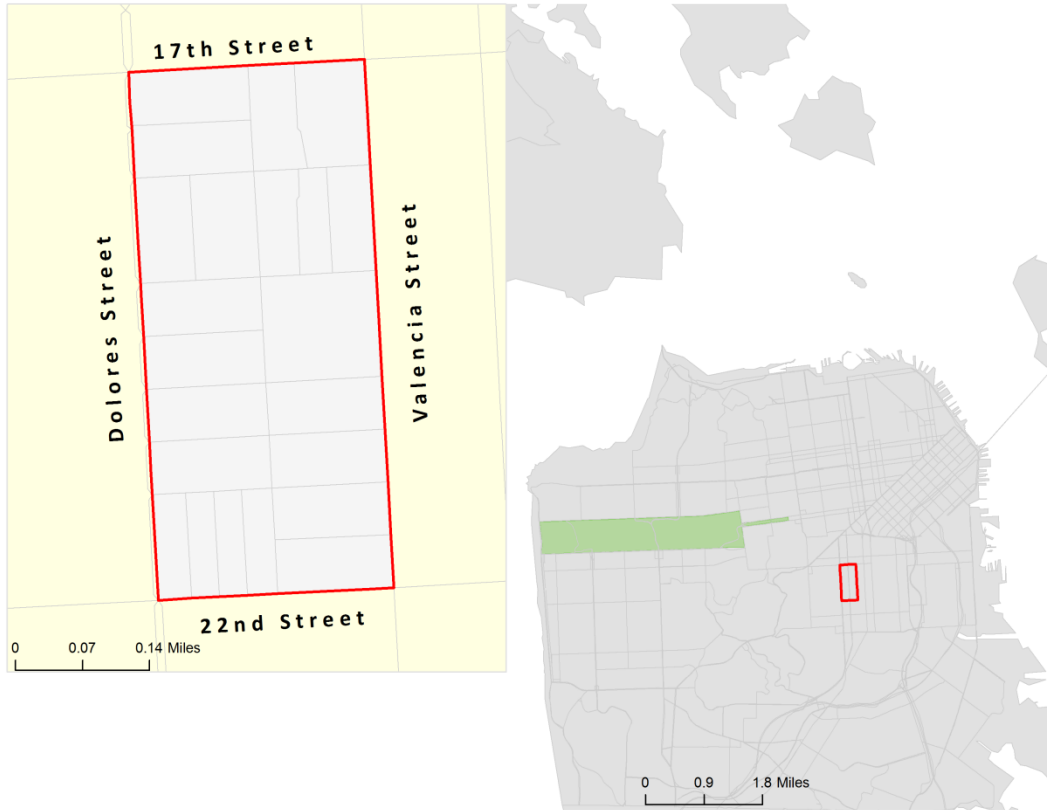


# Community Profile of Census Tract 207



Prepared for the San Francisco Planning Department

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## Introduction

This community profile describes the population and household characteristics of census tract 207 in the City of San Francisco. The tract bounded by 17<sup>th</sup> Street and 22<sup>nd</sup> Street to the north and south, and by Valencia Street and Dolores Street to the west and east. This area is located within a larger neighborhood popularly known as the Mission District.

### *About the data*

This report is based primarily on census data from 1990 and 2000. Step-down projections based on ACS data from 2008 provide more recent figures for income, educational attainment and household composition.

### *Key findings*

Tract 207 possesses several characteristics which make it a unique neighborhood within the city. At the same time, there are clear indications of shifts in the community's demographics. This report will highlight the distinctive characteristics of the tract as well as the changes taking place within it.

#### **Notable features compared to the city as a whole**

- Lower median age range (30-to-34)
- High concentration of non-family households
- High concentration of White and Hispanic residents
- Higher labor force participation rates
- Majority employed in management, business and related occupations
- Higher percentage of renters
- Low percentage of single-unit housing structures
- Higher percentage of bike and subway commuters

#### **Shifting demographics within the community**

- Decrease in percentage of residents under 19 years
- Decrease in average household size
- Decrease in percentage of Hispanic residents
- Increase in percentage of White residents
- Increase in per capita income
- Rise in educational levels
- Significant appreciation in home value

## Population and Household

In the 2000 census, the total number of people in the tract was 5427 and the total number of households was 2784. The tract contained 0.7 percent of the total population of San Francisco and 0.8 percent of the households in San Francisco. (See Appendix Section I for additional data.)

### *Shifting demographics*

While the number of people in the tract decreased by 1.2 percent between the 1990 and 2000 census counts, the number of households in the tract increased by 8 percent in the same time period. This is likely related to the increase in one- and two-person households, discussed in the section on Household Type and Composition.

## Age Structure of the Population

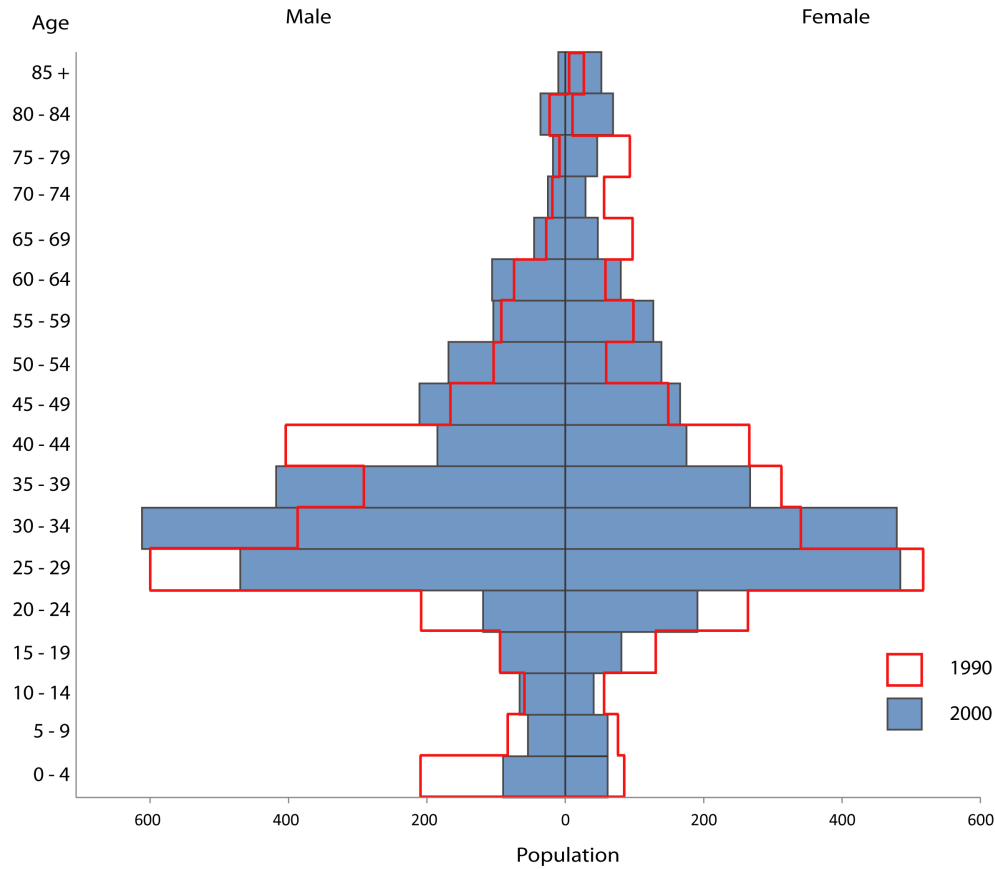
### *Shifting demographics*

Figure 1 shows age information in 5-year age groups by sex for 1990 and 2000. In 2000, the largest age group was 30-to-34 year olds, with 1091 people comprising 20 percent of the total population of the tract. This represents a 7 percent gain for this age group since 1990. The next largest age group in 2000 was 25-to-29 year olds, with 954 people comprising 17.6 percent of the population. The total population nineteen years and younger diminished 30 percent over this time period.

### Differences from the City

Despite fluctuations in age group distributions, the tract's median age range remained 30-to-34 which is lower than the city-wide median age range of 35-to-39.

**Figure 1**  
Population by Age and Sex: 1990 and 2000



Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table P8; 1990 Census, SF3, Tables P014A-P014J.

## Household Type and Composition

### Shifting demographics

Average household size decreased between 1990 and 2000. Figure 2 shows that one- and two-person households increased by 12 and 22 percent respectively. American Community Survey data indicates that one-person households continued to increase through 2008.

**Figure 2**

**Household Size: 1990, 2000 and 2008**

Household Size	1990	2000	2008	Percent Change, 1990-2000
1-person	1079	1207	1305	12%
2-person	843	1031	985	22%
3-person	330	292	285	-12%
4-person	151	147	144	-3%
5-or-more people	172	107	68	-38%

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table P14; 1990 Census, SF3, Table P16; 2008 American Community Survey 3-Year Estimates, Table B11016.

*Differences from the City*

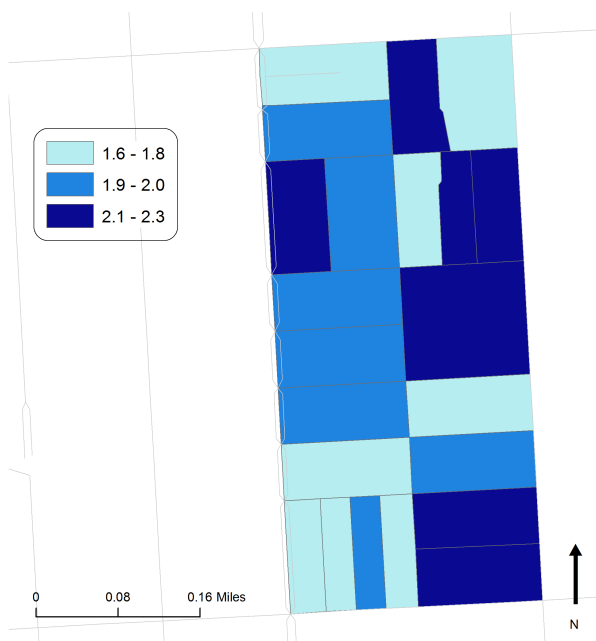
Decreasing average household size in the tract parallels city-wide decreases over this time period. Smaller households increased in number in San Francisco as well, yet one- and two-person households are over-represented in the tract. Notably, family households, and families with children, are under-represented. (See Appendix Section III.)

*In-depth analysis*

Figure 3 shows the geographic distribution of household size throughout the tract. There is a distinct pattern showing larger average household size occurring in the eastern half of the tract, between Valencia and Guerrero streets. The blocks on the western side of the tract have lower average household sizes, except for one block which abuts Dolores Park. Notably, the smallest average household sizes cluster at the southwest corner of the tract.

**Figure 3**

**Average Household Size by Block: 2000**



Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF1, Table P17; City of San Francisco, SFGIS US Census Blocks (No Water).

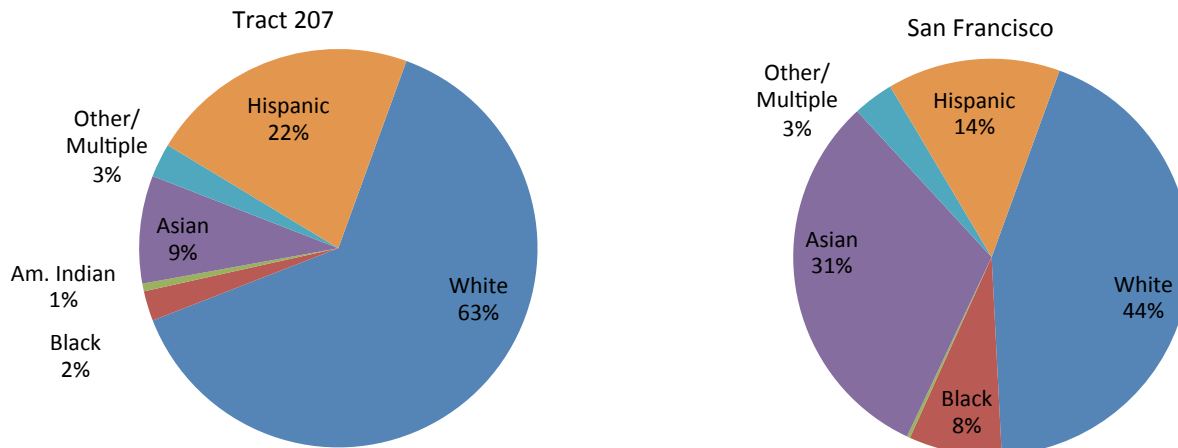
## Racial and Ethnic Composition

### Differences from the City

Figure 4 compares the racial and ethnic composition of the tract and the city. The two most heavily represented racial and ethnic categories in tract 207 are Whites and Hispanics, with location quotients of 1.46 and 1.55 respectively, compared to the city as a whole. Meanwhile, the tract has lower than average representation of Asians and Blacks, with location quotients of 0.28 and 0.32 respectively.

**Figure 4**

Racial and ethnic composition in the tract and the city: 2000



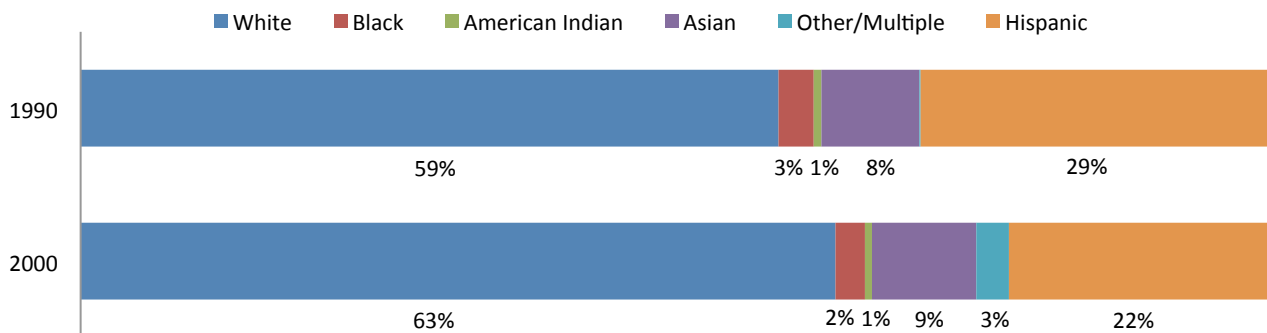
### Shifting demographics

As illustrated in Figure 5, a noticeable shift has occurred in the composition of the tract. In particular, the percentage of Hispanic residents decreased from 29 percent to 22 percent, which translates to 422 fewer Hispanic residents in 2000 than in 1990.

Note that the increase in percentage of individuals in the “Other/Multiple” category between 1990 and 2000 is not necessarily a real phenomenon. The option to select more than one race was given for the first time in the 2000 census.

**Figure 5**

Racial and ethnic composition of the tract: 1990 and 2000



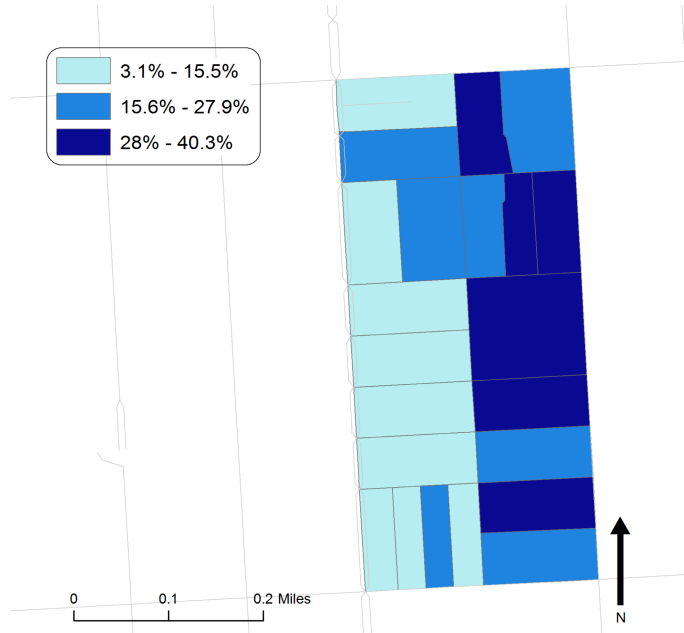
Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF1 Table P7; 1990 Census, SF1 Table P10.

### In-depth analysis

A block-level analysis of the distribution of the Hispanic population, shown in Figure 6, reveals a gradient in the spatial distribution of Hispanic residents. Specifically, the eastern-most blocks, located close to Valencia Street, have a higher percentage of Hispanic residents than the blocks on the west side of the tract, close to Dolores Street. The categories mapped are chosen to be equal intervals which bound the upper and lower values in the data set.

Figure 6

#### Percent Hispanic Population by Block



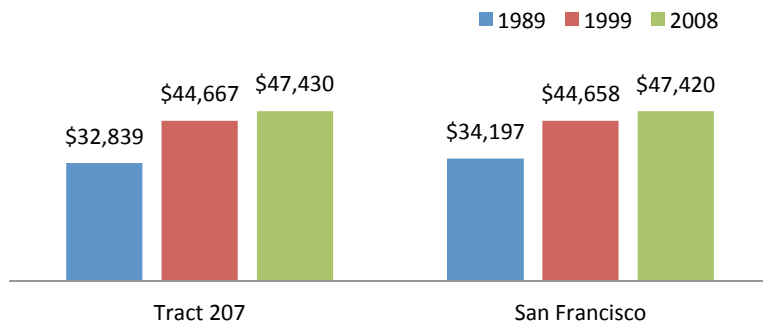
Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF1 Table P7; City of San Francisco, SFGIS US Census Blocks.

To further investigate the spatial segregation of the Hispanic population in the tract, the Dissimilarity Index was calculated for White and Hispanic residents using blocks as the unit of analysis. According to the Dissimilarity Index, 29 percent of Whites or Hispanics in the tract would have to move to another block to achieve a distribution of Hispanics and Whites in each block that matched the tract-wide proportions of 63 percent White and 22 percent Hispanic.

### Income and Poverty

Figure 7

Changes in per capita income: 1989, 1999 and 2008 (in 2008 \$)



Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF1 Table P82; 1990 Census, SF3, Table P114A; 2008 American Community Survey 1-Year Estimates, Table B19301.

### *Shifting demographics*

The per capita income of tract 207 increased by 36 percent between 1989 and 1999, a phenomenon which tracks the city-level increase of 31 percent. It is relevant to note that the per capita income for the nine-county Bay Area region increased by only 17 percent in the same time period, suggesting that both tract 207 and San Francisco became more affluent relative to the Bay Area region during that period. (See Appendix Section V.)

These increases in per capita income may be at least partly explained by the boom in the technology industry which occurred between 1990 and 2000 and may have contributed to an increase in job opportunities and prosperity for a large segment of the population, even those employed outside the technology sector.

Based on the census and ACS data alone, we are not able to make any definitive conclusions about whether the increase in per capita income reflects an increase in income for the households that were already present in the tract in 1990, or whether lower income households moved out and were replaced by higher income households.

Considering the increase in per capita income along with other demographic shifts in age, ethnicity and educational attainment, it is reasonable to believe that this phenomenon is at least partly due to a change in the tract's population rather than purely a change in the characteristics of the 1990 population.

ACS Data indicates that the increase in per capita income for the city slowed down substantially between 1999 and 2008, with an increase of only 6 percent in this nine-year period. By extension, it is estimated that the 2008 per capita income for the tract would follow a similar trend, as illustrated in Figure 7.

Significantly, the income levels of the tract differ dramatically between different groups. In 1999, the per capita income of the non-Hispanic White population was twice the per capita income of the Hispanic population, at \$53,841 compared to \$27,100 in 2008 dollars.

### *Poverty*

In 1999, 7.5 percent of the tract was below the poverty level, compared to 11.3 percent in the city as a whole. Both these percentages were approximately one percent lower than in 1989.

## **Educational Attainment**

### *Shifting demographics*

The number of residents with a bachelor's or higher degree increased nearly 50 percent between 1990 and 2000, following a city-wide trend of rising education levels. The biggest increase in growth – over 100 percent – came from the population with graduate or professional degrees (Figure 8). According to the American Community Survey, these trends continued through 2008. The percentage of the population with a bachelor's degree rose from 38 percent in 2000 to 40 percent in 2008. Likewise, the percentage of the population with graduate or professional degree rose from 22 to 26 percent over the same time period.

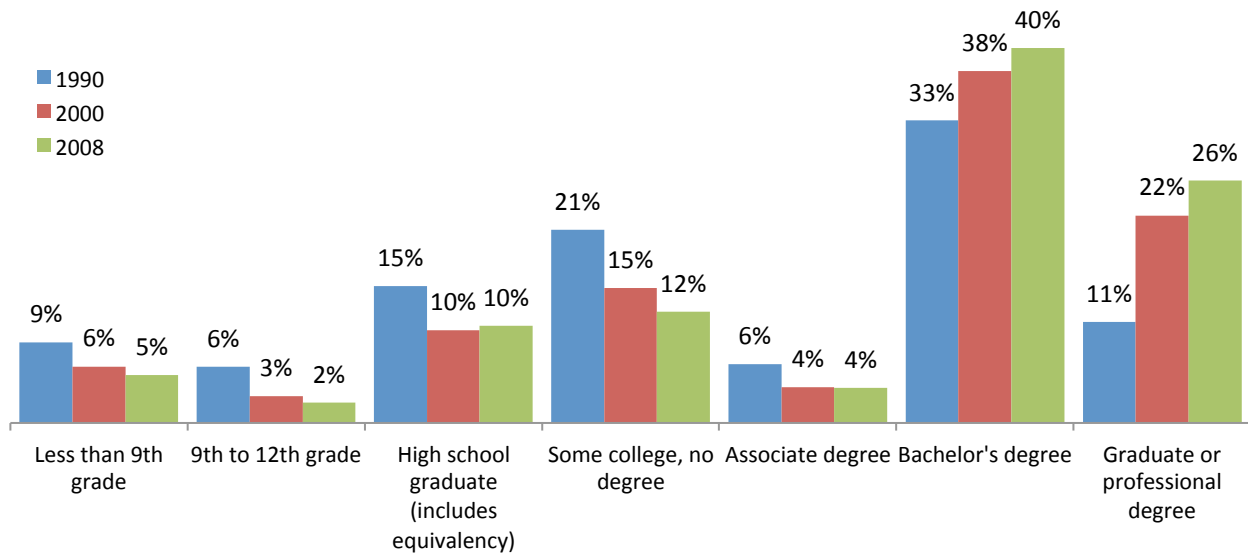
Breaking down education along specific racial and ethnic categories, a clear difference between the Non-White Hispanic population and the Non-Hispanic White population emerges: only 28 percent of Hispanics had a bachelor's degree or higher compared to 78 percent of Whites. (See Appendix Section VI.)

### *Differences from the City*

As overall education levels rose, the number of residents with an attainment level below a bachelor's degree decreased by 29 percent, nearly five times the percentage change for San Francisco over that same time period. (See Appendix Section VI.)

**Figure 8**

**Educational Attainment: 1990, 2000 and 2008**



Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table P37; 1990 Census, SF3, Table P057; 2006-2008 American Community Survey 3-Year Estimates, Table B15002.

**Labor Force Characteristics**

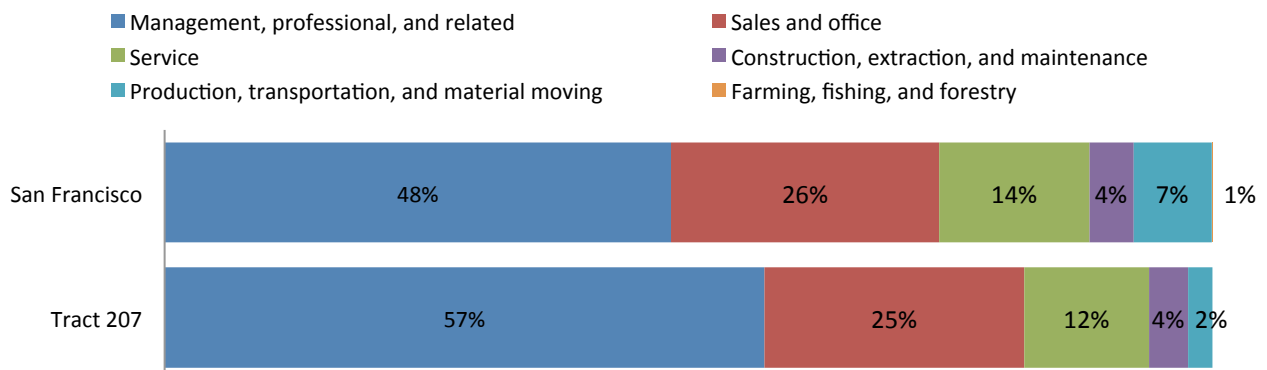
In 2000, the majority of the population was employed in management, business and related occupations. Sales and office was the next highest occupational group, employing 25 percent of the population.

*Differences from the City*

A greater percentage of the population was employed in management, business and related occupations than in the city overall (Figure 9). The tract had a significantly higher labor force participation rate at 82 percent than the city's overall rate of 66 percent. Unemployment rates by 2.7 percent between 1990 and 2000, which is slightly larger than San Francisco's 1.7 percent decrease over the same period. (See Appendix Section VII.)

**Figure 9**

**Occupational Groups: 2000**



Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table P50.



## Housing stock

### Basic facts

There were 2857 housing units in the tract in 2000, which is an increase of 94 units from 1990. The occupancy rate for the tract increased from 94 percent to 97 percent in 2000. These occupancy rates are comparable to those for the city as a whole. (See Appendix Section VIII.)

### Differences from the City

The percentage of renters in tract 207 is significantly higher than the overall percentage of renters in the city. In 2000, 83 percent of housing units were renter occupied, compared to 65 percent for San Francisco as a whole. These proportions did not change significantly from 1990 to 2000.

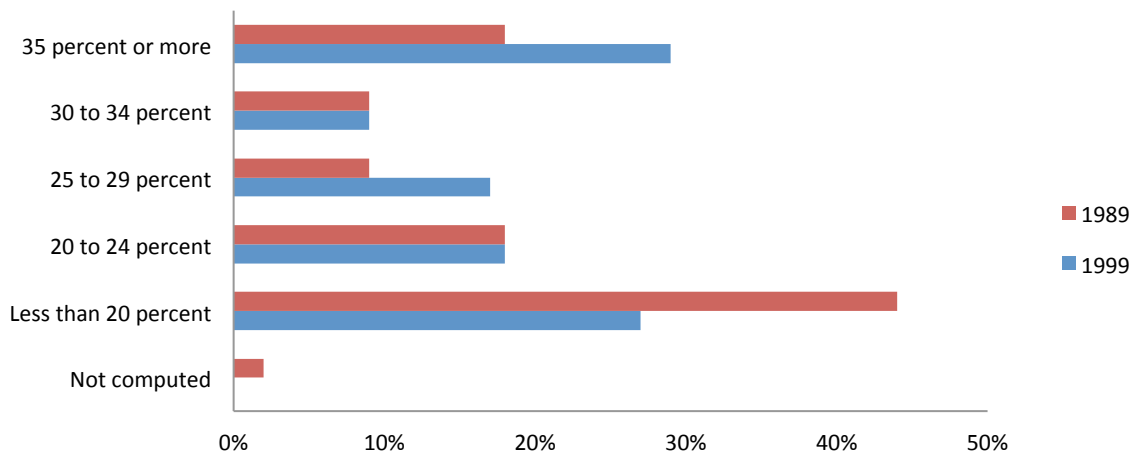
Another notable difference is that homes in tract 207 appreciated significantly in value compared to homes in San Francisco as a whole. The median value of owner-occupied housing units in the tract increased by 24 percent between 1990 and 2000 (in 2000 \$), whereas the median value of owner-occupied housing units in the entire city increased by only 2 percent in the same period. In 1990, the median value of homes in the tract was 1.2 times the median value in the city; by 2000, the median value in the tract had increased to 1.5 times that of the city. (See Appendix Section VIII.)

### Shifting demographics

Median gross rent stayed relatively constant between 1990 and 2000, increasing only 4 percent between 1990 and 2000, from \$870 to \$905 (in 2000 \$), while the per capita income increased by 36 percent. The result of these two trends is captured in Figure 10 which shows the reduction in rent burden as a percentage of household income.

**Figure 10**

Gross rent as a percentage of household income: 1989 and 1999



Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF1, Table H69; 1990 Census, SF1, Table H50.

## Physical characteristics of housing stock

### Differences from the City

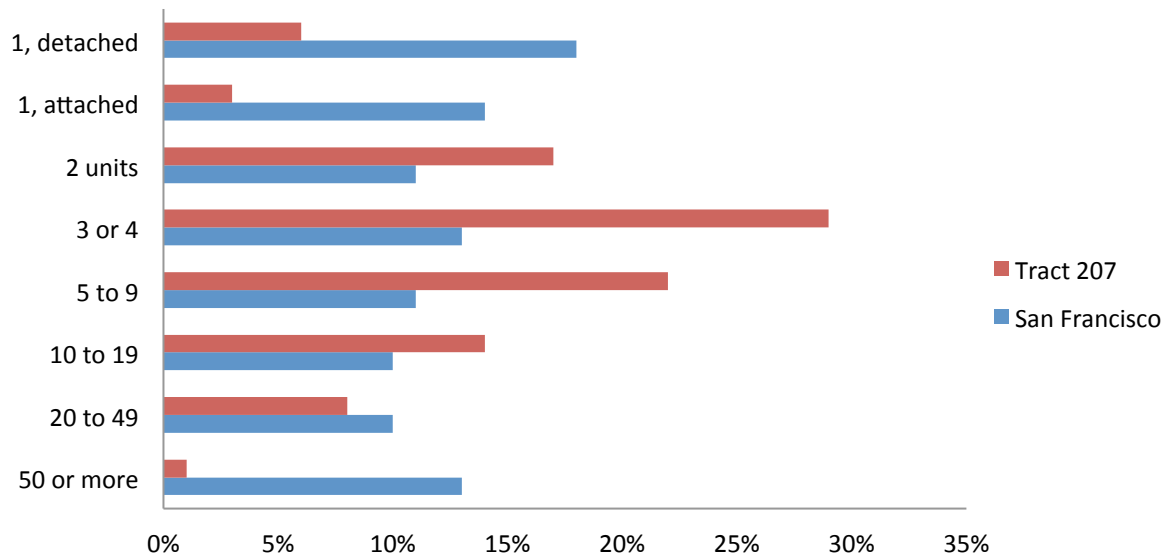
The housing units in this tract tend to be older than in San Francisco as a whole. 68 percent of housing units in the tract were built before 1939, whereas in the entire city, 50 percent of housing units were built before 1939. As of the 2000 census, only 3 percent of housing units in the tract were built in 1980 or later.

As illustrated in Figure 11, the tract is dominated by housing structures with between 2 and 19 units, which comprise 82

percent of all dwellings. There are very few single-family structures compared to San Francisco as a whole, and very few large complexes with more than 50 housing units.

**Figure 11**

**Number of units in housing structures: 2000**

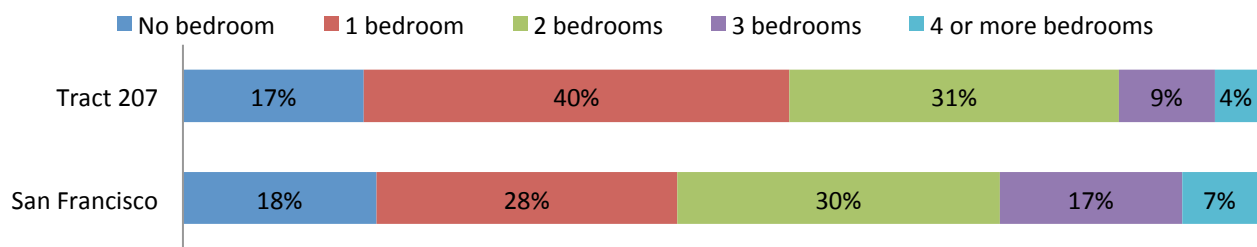


Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF1 Table H30.

Compared to San Francisco, a greater proportion of the housing units in tract 207 have only 1 bedroom, and a lower proportion of the housing units have 3 or more bedrooms (Figure 12). This characteristic of the housing stock seems correlated to the high proportion of one- and two-person households in the tract.

**Figure 12**

**Number of units in housing structures: 2000**



Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF1 Table H41.

## Journey-to-Work Travel Characteristics

A significant proportion of the working population in this tract relied on public transportation and did not commute by car. In 2000, 22 percent of workers commuted by subway or elevated rail. Notably, less than one-third of all workers in this tract drove alone to work.

### *Differences from the City*

As illustrated in Figure 13, workers in this tract commuted by subway over 3.5 times the average city-wide. Workers also commuted by bike over 3 times the city-wide average. The proximity to BART and a 77 percent containment rate may have contributed to these higher-than-city-wide percentages. (See Appendix Section X.)

**Figure 13**

**Means of Transportation to Work: 2000**

Means of Transportation	Total	Percent	Location Quotient
Car, truck, or van	1,651	42%	0.82
Public transportation:	1,433	37%	1.18
Bus or trolley bus	456	12%	0.55
Streetcar or trolley car	86	2%	0.80
Subway or elevated	866	22%	3.68
Motorcycle	52	1%	1.41
Bicycle	257	7%	3.32
Walked	272	7%	0.74
Worked at home	224	6%	1.24

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table P30.

**Conclusion**

This report has identified both the unique features and shifting demographics of census tract 207. The age structure of the tract is dominated by 25-to-39 year olds, while families with children are under-represented. Between 1990 and 2000, household size in the tract decreased more than in San Francisco. In the same time period, the percentage of White residents increased while the percentage of Hispanic residents decreased. Income and education levels both rose dramatically, consistent with city-wide trends, while the percentage of the population with an educational attainment level less than a Bachelor’s degree diminished beyond the city-wide trend.

These findings, when considered in concert, point to potential issues to be aware of with respect to this neighborhood. The tract shows indications of all the components considered to be a part of gentrification: housing price appreciation, increase in income level and increase in educational attainment. Additionally, the tract exhibits features that have been identified as factors in a neighborhood’s susceptibility to gentrification: namely, a high percentage of non-family households, a high percentage of renter-occupied housing and a proximity to and high usage of public transit (Chapple, 2009).

One of the most serious implications of this analysis is the potential bifurcation of socio-economic characteristics in the tract’s population. Further analysis of non-aggregated data would help to identify more precisely how race, ethnicity, age, household type, income and education intersect in the demographics of this tract. In general, the planning department may want to pay attention to residents who are increasingly in the minority relative to the tract as a whole, due to being lower income, less educated, Hispanic or in family households.

## Sources

Chapple, Karen et al. Mapping Susceptibility to Gentrification. Center for Community Innovation, UC Berkeley. 2009.

U.S. Census Bureau, 2006-2008 American Community Survey 3-Year Estimates and 2008 1-Year Estimates.

U.S. Census Bureau, 2000 Census of Population and Housing, SF1 and SF3.

U.S. Census Bureau, 1990 Census of Population and Housing, SF3.

## Appendix

### Section I – People and Households

	Tract 207		San Francisco	
	1990	2000	1990	2000
Total number of people	5491	5427	723,959	776,733
Number of people in sample	623	621	82,279	90,864
Percent of people in sample	11.3%	11.4%	11.4%	11.7%
Total number of households	2575	2784	305,984	329,850
Number of households in sample	293	313	37,343	38,733
Percent of households in sample	10.6%	11.3%	11.4%	11.7%

Sources: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Tables P2, P3, P4, P5, H2 and H4 ; 1990 Census, SF3, Tables P2, P3, P3A, P5, H2 and H3A.

### Section II – Age Structure

### Section III – Household Type and Composition

#### Household Type and Children: 2000

Household Type	Tract		San Francisco	Location Quotient
	Total	Percent	Percent	
Family	724	26%	45%	0.58
With Children	258	9%	17%	0.55
Nonfamily	2060	74%	55%	1.34

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table P10.

### Section IV – Racial and Ethnic Composition

#### Racial and ethnic composition

	Tract 207		San Francisco		LQ for Tract 2000
	1990	2000	1990	2000	
Total:	5491	5427	723,959	776,733	
Non-Hispanic					
White	3225	3448	337,118	338,909	1.46
Black	163	132	76,343	58,791	0.32

American Indian	35	34	2635	2020	2.41
Asian	452	475	205,686	241,775	0.28
Other/multiple	5	149	1460	25,734	0.83
Hispanic	1611	1189	100,717	109,504	1.55

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF1 Table P7; 1990 Census, SF1 Table P10.

### Calculating Location Quotient (LQ)

The Location Quotient is a ratio that compares the concentration of a given group in a location with the average for a larger region. An LQ of more than 1.0 indicates that the demographic category is overrepresented in the region under study, compared to the state or national average; an LQ of less than 1.0 indicates that the demographic category is underrepresented.

$$LQ = \frac{\text{\# of given group in tract / total population in tract}}{\text{\# of given group in city / total population in city}}$$

### Calculating Dissimilarity Index (D)

The Dissimilarity Index measures the intensity of segregation between two groups of people across space. In the table below we calculate D for Non-Hispanic White residents and Hispanic resident in the census tract by performing analysis at the block-level.

$$D = \frac{1}{2} \sum_{i=1}^n |(H_i)/H - (W_i)/W|$$

Where:  $H_i$  is the Hispanic population in block  $i$ , and  $H$  is the Hispanic population in the tract.

$W_i$  is the White population in block  $i$ , and  $W$  is the White population in the tract.

### Dissimilarity Index

Block #	All races / ethnicities	Non-Hispanic White	Black	Asian + PI	Hispanic	White/Hispanic Dissimilarity Index
1000	229	126	8	31	62	0.016
1001	345	173	6	50	108	0.041
1002	328	244	9	34	33	0.043
1003	302	172	19	33	67	0.006
1004	247	161	14	25	41	0.012
1005	306	229	7	19	45	0.029
1006	240	134	3	39	59	0.011
1007	158	74	2	31	45	0.016
1008	188	103	1	17	57	0.018
2000	599	319	12	44	192	0.069
2001	265	197	9	24	23	0.038
2002	282	210	11	17	29	0.037

2003	199	152	5	12	23	0.025
2004	252	132	7	11	90	0.037
2005	317	202	1	18	87	0.015
2006	194	144	2	14	17	0.027
3000	315	164	0	16	127	0.059
3001	110	90	5	3	10	0.018
3002	241	174	3	22	41	0.016
3003	118	85	1	6	24	0.004
3004	95	78	5	4	6	0.018
3005	97	85	2	5	3	0.022
Tract 207	5427	3448	132	475	1,189	29%

## Section V – Income and Poverty Levels

### Median Income (in 2008 \$)

	Tract 207	San Francisco
1989	\$56,991	\$58,017
1999	\$73,735	\$71,364
2008	\$76,250	\$73,798

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3 Table P53; 1990 Census, SF3, Table P80A; 2008 American Community Survey 1-Year Estimates, Table B19013.

### Per Capita Income: 1989, 1999 and 2008 (in 2008 \$)

	Tract 207	San Francisco	Nine-county Bay Area
1989	\$32,839	\$34,197	\$34,233
1999	\$44,667	\$44,658	\$39,977
2008	\$47,430	\$47,420	\$39,069

(See Note 1)

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3 Table P82; 1990 Census, SF3, Table P114A; 2008 American Community Survey 1-Year Estimates, Table B19301.

Note 1: While the per capita income from the 1990 and 2000 census aggregates data for the nine-county Bay Area, the ACS data calculates per capita income for the 11-county San Jose-San Francisco-Oakland, CA Combined Statistical Area.

### Per Capita Income for Select Race/Ethnic Groups: 1999 (in 2008 \$)

	Per Capita Income
White, Non-Hispanic	\$53,841
Hispanic	\$27,100

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3 Table P82; 1990 Census, SF3, Table P157H and P157I.

## Population below Poverty Level: 1989 and 1999

	Tract 207	San Francisco	Bay Area
1989	8.3%	12.7%	9.3%
1999	7.5%	11.3%	8.6%

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3 Table P87; 1990 Census, SF3 Table P117.

## Section VI – Educational Attainment

### Educational Attainment Level of the Population 25 Years and Over: 1990 and 2000

	1990	2000	Percent Change	Location Quotient
Associate's Degree and Below	2395	1706	-28.8%	4.92
Bachelor's Degree and Above	1841	2752	49.5%	1.16

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table P37; 1990 Census, SF3, Table P057.

### Educational Attainment for Select Race/Ethnic Groups: 2000

	Non-Hispanic White	Hispanic
Associate's Degree and Below	803	626
Bachelor's Degree and Above	2246	244

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table P148H and P148I.

## Section VII – Labor Force Characteristics

### Labor Force and Unemployment in Tract 207 and San Francisco: 1990 and 2000

	Tract		San Francisco	
	1990	2000	1990	2000
Total Labor Force	3,930	4,129	412,385	448,669
Unemployed Civilians	286	190	25,855	20,609
Unemployment Rate	7.3%	4.6%	6.3%	4.6%

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table P43; 1990 Census, SF3, Table P070.

## Section VIII - Composition of Housing Stock

### Occupancy Status: 1990 and 2000

	Tract 207		San Francisco	
	1990	2000	1990	2000
Occupied	2601	2781	305,584	329,700
Vacant	162	76	22,887	16,827



Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table H6; 1990 Census, SF3, Table H4.

### Tenure: 1990 and 2000

	Tract 207		San Francisco	
	1990	2000	1990	2000
Owner occupied	397	482	105,514	115,315
Renter occupied	2204	2299	200,070	214,385

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table H7; 1990 Census, SF3, Table H8.

### Median Home Value (in 2000 \$)

	Tract 207	San Francisco
1990	\$469,696	\$388,405
2000	\$584,500	\$396,300
% increase	24%	2%

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table H76; 1990 Census, SF3, Table H61A.

## Section IX – Physical Characteristics of Housing Stock

### Year Structure Built: 2000

	Tract 207		San Francisco	
	Number	Percent	Number	Percent
Built 1999 to March 2000	0	0%	1687	0%
Built 1995 to 1998	71	2%	5564	2%
Built 1990 to 1994	10	0%	6935	2%
Built 1980 to 1989	22	1%	17,024	5%
Built 1970 to 1979	80	3%	24,270	7%
Built 1960 to 1969	125	4%	32,674	9%
Built 1950 to 1959	199	7%	39,673	11%
Built 1940 to 1949	402	14%	45,896	13%
Built 1939 or earlier	1948	68%	172,804	50%

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table H34.

## Section X – Journey-to-Work Travel Characteristics

### Place of Work and Containment: 2000

	Tract	San Francisco
Total Workers	3,903	418,553
Worked in place of residence	3,010	322,009
Worked outside place of residence	893	96,544
Containment Rate	77.1%	76.9%

Source: U.S. Census Bureau, 2000 Census of Population and Housing, SF3, Table P27.