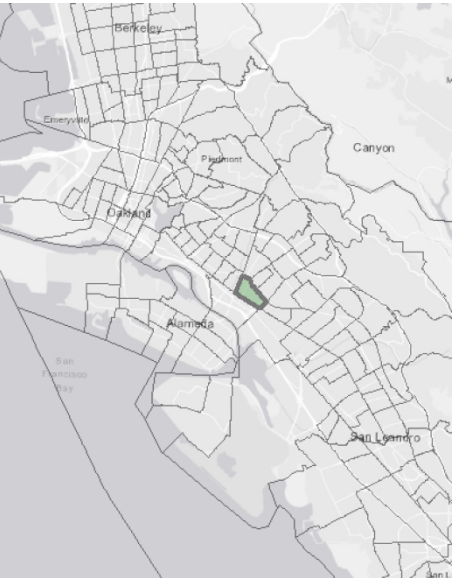
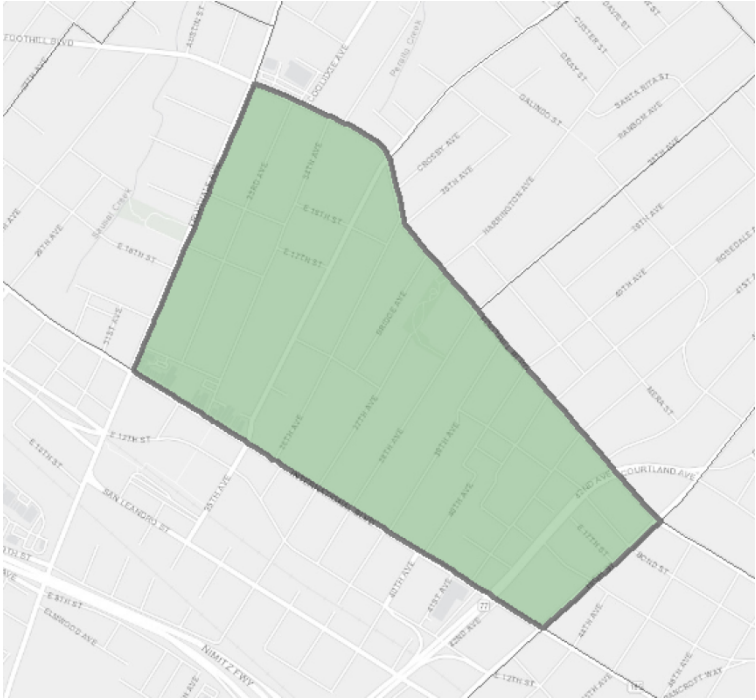


Community Profile of Census Tract 4072

Fruitvale Neighborhood, Oakland, CA



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01/18/2020

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Introduction

This community profile explores various demographic, physical, and economic traits of Census Tract 4072 in the neighborhood of Fruitvale in the City of Oakland. This area is bounded by Foothill Boulevard, Fruitvale Boulevard, International Boulevard, and High Street—an area of around .3 square miles. It is adjacent to the Fruitvale Bart Station, but it does not include Fruitvale Village, a recent development in transit oriented design.

Primary Data Source

Most of the data used in this report comes from the American Communities Survey (ACS), a survey conducted by the U.S. Census Bureau every year. Because this is not a total count, the data presented has margins of error, which in some cases are wide enough to preclude making substantiated claims about the tract. This report uses 5-year data from the 2009 ACS and the 2017 ACS, except where otherwise noted.

Key Findings

Tract 4072 plays an important role as a lower income, family focused neighborhood in inner-city Oakland, with a large concentration of minorities, particularly Hispanics and Latinos. While the tract certainly differentiates itself from the rest of Oakland, it has remained fairly constant over the 2009-2017 ACS data collection period.

PEOPLE

Population Size

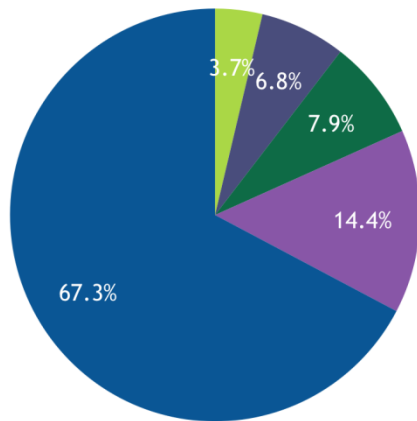
Tract 4072 had a total population of 7064 (\pm 762) in 2017. Population size increased by one third in tract 4072 during the period measured by the 2009 ACS and 2017 ACS. Over the same period, the population of Oakland remained relatively constant. In 2009, tract 4072 contained 1.3% percent of Oakland's population and had increased to 1.7% by 2017. See Appendix for further details

Race + Ethnicity

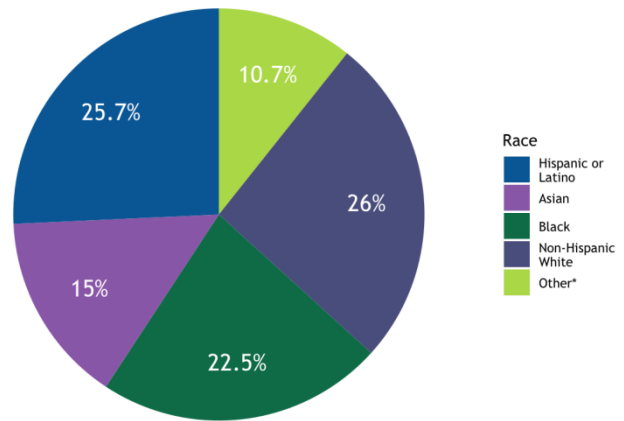
Tract 4072 is predominantly Hispanic and Latino neighborhood. In comparison, Oakland is approximately only a quarter Hispanic and Latino. The tract's Black population is under representative of Oakland as a whole, with a location quotient of 0.35 (the ratio of Tract 4072's and Oakland's percentages of Black residents). The Asian population is fairly consistent between the tract and Oakland at around 15%. The tract also has a significantly lower percentage of non-Hispanic White residents, with a location quotient of 0.26.

Figure 1. 2017 Racial Distribution of Tract 4072 and Oakland

Racial Distribution of Tract 4072, 2017 Estimates



Racial Distribution of Oakland, 2017 Estimates



Source: U.S. Census Bureau; American Community Survey, 2017

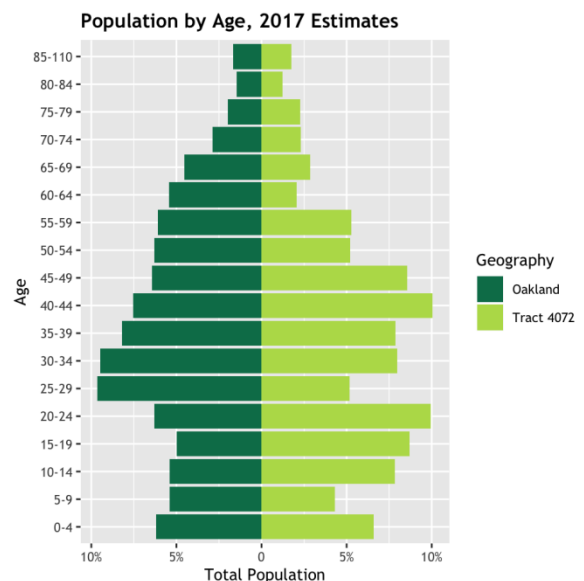
American Community Survey 5-Year Estimates and 2009 American Community Survey 5-Year Estimates, Table B03002; generated by Isaac Schmidt; using American FactFinder; <<http://factfinder.census.gov>>; (February 7, 2020).

Figure 2. Population by Age

Age

The age demographics of this tract have shifted slightly from 2009 to 2017. In 2009, there were a lot of people, particularly males, between 25 and 39 years old.

Community Profile: Census Tract 4072



Schmidt; using American FactFinder;
<<http://factfinder.census.gov>>; (February 7, 2020).

Source: U.S. Census Bureau; American Community Survey, 2017 American Community Survey 5-Year Estimates, Table B01001; generated by Isaac

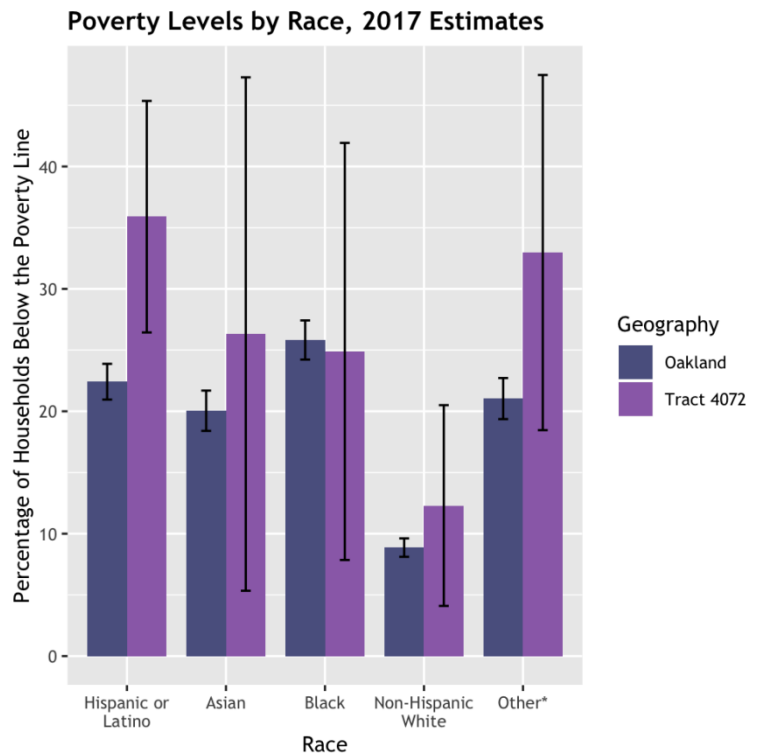
Eight years later, there is a corresponding increase in the number of people between the ages of 35 to 49, suggesting that many of these people did not move from the tract. At first glance, this census tract seems to be slightly younger than the general Oakland population. The median age of census tract residents is 34.5, while the median age of Oakland residents is 36.4, but this difference is not statistically significant. However, one noticeable difference is the underrepresentation of people aged 25-34 years in the census tract compared to Oakland as a whole, and the overrepresentation of people aged 10 to 24 years. The tract's distribution of upper-middle-aged and elderly people also differs from the city—few people older than 50 years live in this tract when compared to the rest of Oakland.

Income and Poverty Level

Tract 4072 is significantly less wealthy

Figure 3. Poverty

than its encapsulating city. In 2009, the median household income in the tract was around \$38,000, with Oakland hovering around \$50,000. However, by 2017, median income in Oakland ballooned to \$63,000, but median income in the tract did not significantly increase. Accounting for inflation, real household income in the tract actually decreased over the eight-year period. This shows that this tract is not



benefitting from the rest of Oakland’s growth—it is being left behind.

Source: U.S. Census Bureau; American Community Survey, 2017 American Community Survey 5-Year Estimates, Table B17001A-I; generated by Isaac Schmidt; using American FactFinder; <<http://factfinder.census.gov>>; (February 7, 2020).

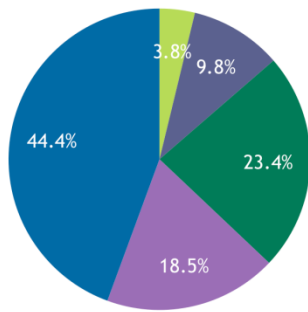
This tract, like the rest of Oakland, shows signs of a large racial wealth gap. Median income for non-Hispanic Whites in 2017 was more than \$15,000 above that for Hispanics. While this difference is not statistically significant due to the relatively low number of whites in the tract, the same story can be told through the levels of poverty. As the chart shows, just 12% of whites in the tract live below the poverty line, compared to 36% of Hispanics and Latinos. Both of these numbers dwarf the respective totals for Oakland as a whole.

Educational Attainment

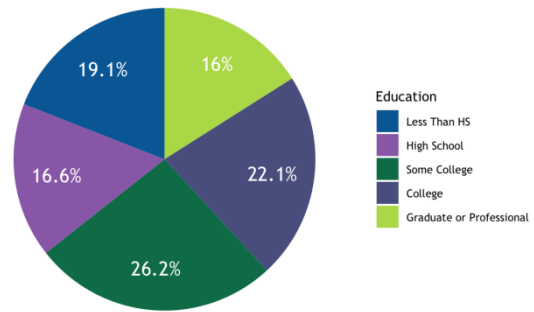
While it is not possible to make conclusive statements about higher education levels in tract 4072, it is clear that the tract has less formal education than Oakland as a whole. This is most clear in the percentage of the population who do not hold a high school or equivalent degree, which is over twice the rate of Oakland. It appears that high school or equivalent degree rates, some college rates, and associate degree rates, are similar; while college and advanced degree rates are significantly higher in Oakland. Unfortunately, the data for these latter categories is not statistically significant at the tract level. It also appears that education levels in this tract have remained fairly constant over this period, but once again the margins of error make this impossible to compare with any significant degree of accuracy. It should be noted that the data used is for adults over 18, thus it is likely that some portion of the individuals with “some college” are in the process of earning their bachelors degrees.

Figure 4: Education Level Comparison

Education Levels within Tract 4072, 2017 Estimates



Education Levels within Oakland, 2017 Estimates



Education

- Less Than HS
- High School
- Some College
- College
- Graduate or Professional

Source: U.S. Census Bureau; American Community Survey, 2017 American Community Survey 5-Year Estimates and 2009 American Community Survey 5-Year Estimates, Table B15001; generated by Isaac Schmidt; using American FactFinder; <<http://factfinder.census.gov>>; (February 7, 2020).

HOUSING

Housing Units

As with population size, there was not a significant change in the number of units in either location for the 2009-2017 period. The number of housing units in tract 4072 increased very slightly. However, the total number of housing units in Oakland actually decreased slightly during this period. Thus, tract 4072 provided a slightly higher percentage of Oakland's housing stock in 2017 than it did in 2009.

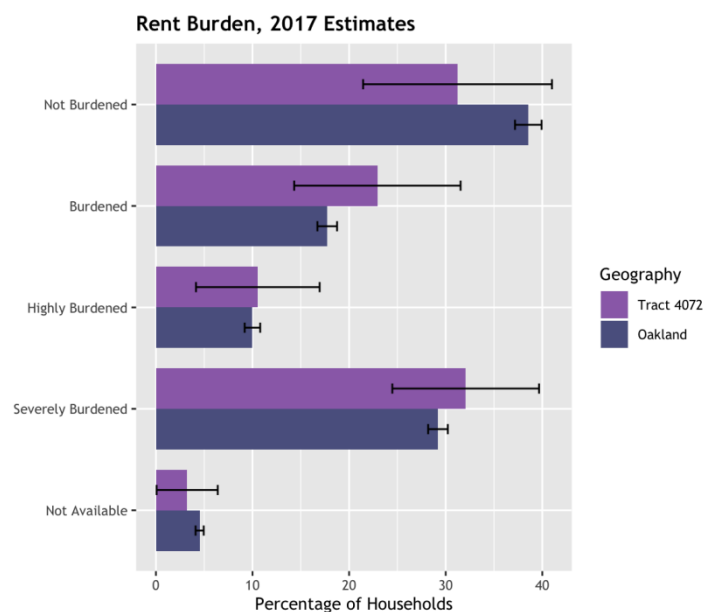
Household Type

Tract 4072 and Oakland shared similar rates of non-family multiple person households, 10% and 12% respectively. The distinction between the areas is most apparent in levels of family versus single occupant households. In both 2009 and 2017 ACS measurements, tract 4072's percentage of family households was around 70%. In comparison, Oakland had 53%-55% family households. See appendix for details

Rent Burden

Figure 5: Rent Burden Comparison

According to Figure 5, it appears that households in tract 4072 have higher rates of rent burden than most of Oakland. However, this data has large margins of error at the tract level, which makes it impossible to make solid claims about the nature of the tract.



Source: U.S. Census Bureau; American Community Survey, 2017 American Community Survey 5-Year Estimates, Table B25070; generated by Isaac Schmidt; using American FactFinder; <<http://factfinder.census.gov>>; (February 7, 2020).

Value of Owner Occupied Housing

The extreme margins of error present in the tract level data make housing value even more difficult to provide analysis on, especially combined with the fact that housing value is self reported and may not accurately map. However, in comparison to Oakland as a whole, it is clear that this area has less valuable housing. For example, Oakland had approximately 15% of

owner occupied units valued over \$1 million, while the ACS estimated that none of the owner occupied units in tract 4072 are valued over \$1 million.

Physical Characteristics of Housing Stock

Age of Housing Stock

Both tract 4072 and Oakland have had much of their development pre-1950. Tract 4072 has a higher percentage of pre-1940 development than Oakland. This may be an indicator of a higher concentration of architecturally interesting homes. This may increase the risk of gentrification in this area, as older architectural features can be desirable to wealthier prospective buyers who can afford to place higher value on aesthetics. See appendix for details

Table 1. Tract 4072 Bedroom Number Location

Quotients

Number of Bedrooms

Location quotients show clear overrepresentation of housing units without bedrooms and underrepresentation of units with four or more bedrooms. Between 2009 and 2017, it appears that units the representation of units with one to two bedrooms has become more representative of Oakland.

	2009	2017
No bedroom	2.36	2.17
1 bed	1.44	0.94
2 bed	0.52	1.07
3 bed	0.99	0.79
4+ bedrooms	0.67	0.51

Source: U.S. Census Bureau; American Community Survey, 2005 and 2017 American Community Survey 5-Year Estimates, Table B25041; generated by Isaac Schmidt; using American FactFinder; <http://factfinder.census.gov>; (February 7, 2020).

LABOR+BUSINESS

Labor Force Characteristics

Community Profile: Census Tract 4072

From 2010 to 2017, the number of employed workers living in the tract grew by about 30 percent, but unfortunately this difference is not statistically significant. The distribution of jobs among tract residents stayed about the same over that period, with the exception of a large growth in the number of workers in the arts, entertainment, and food industries. Another point worth noting is the decline of manufacturing workers, a trend that parallels the entire United States.

The main difference between the tract and Oakland is a very high concentration of construction workers in the tract compared to the overall city, and a relatively low concentration of educational, health, and social care workers—the most popular industry among Oakland residents. This is another indicator that this tract is much more blue-collar than the rest of Oakland.

Journey to Work

The commuting means of those who live in Tract 4072 are quite similar to Oakland residents. However, one noticeable trend is the increase in the tract of workers using public transit to work, particularly buses. In 2009, the ACS reported that only 2% of tract residents took a bus to work, and 6% took BART, but by 2017 those numbers jumped to 12% and 14%, respectively. Where transit usage in the tract lagged behind Oakland in 2009, it now exceeds that of the city in 2017. This is a trend we can possibly expect to continue in the future with the ongoing development of the Fruitvale Transit Village.

Another trend is an increase in the tract of the number households without a car. In 2009, the tract mirrored Oakland—only around 17% of households did not have a car. In 2017, lack of car ownership in Oakland stayed flat, but the tract increased to around 21%. This may not be a significant difference, but it is possible that the increase in transit availability and usage is reducing people's desire to own a car.

Business Characteristics

The data for this section comes from a different dataset, different year, and represents a larger geography—ZIP Code Business Patterns from 2014. Tract 4072 lies within the middle of zip code 94601, which extends all the way to Oakland Harbor. In this zip code, the average annual wage was around \$36,000, which is slightly lower than neighboring zip codes to the north and south, and the City of Alameda to the west, but is also about \$10,000 higher than zip codes 94619 and 94605 located directly east. Overall, 94601 falls well short of the average annual wage in Alameda County, which is above \$60,000.

Over 20 percent of the establishments in 94601 are classified as retail trade, which is almost twice the percentage of retail trade establishments in Alameda County. Zip code 94601 also does not have anywhere near the proportion of professional and technical service establishments compared with the county as a whole, which could explain the difference in wage level.

Table 2. Industry Comparison of Zip Code and County

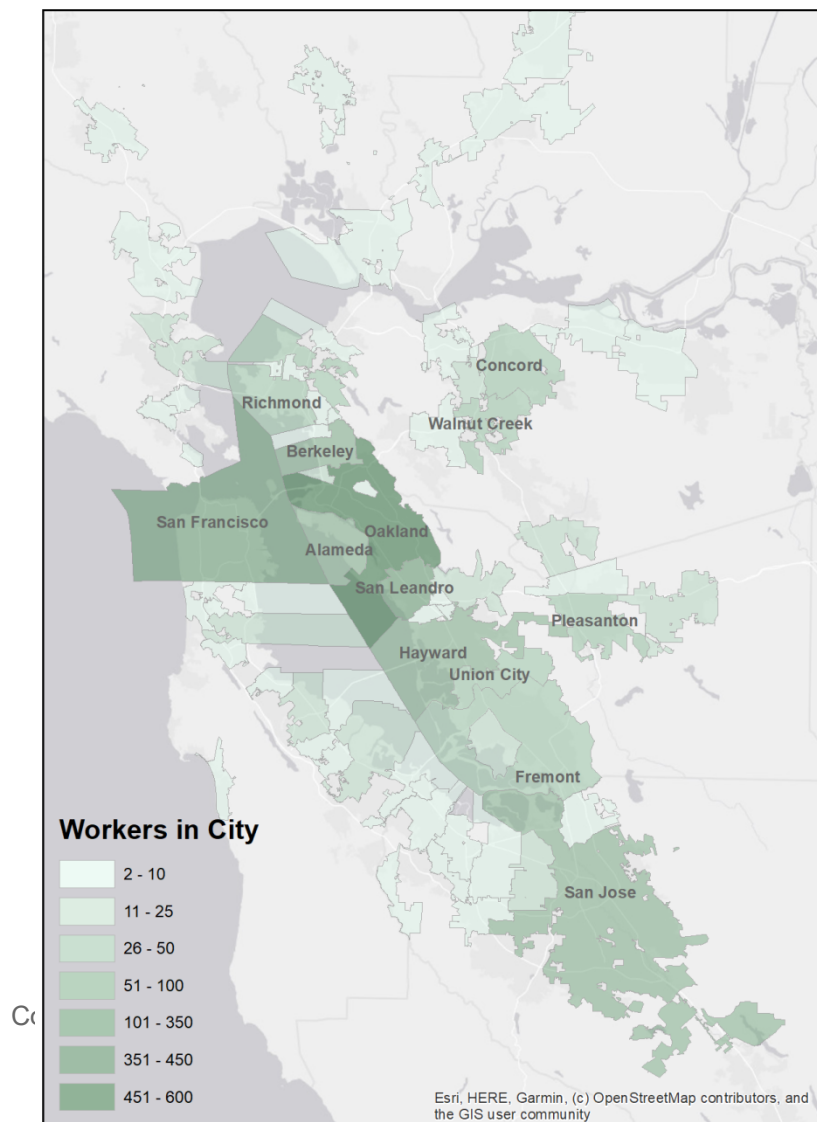
Industry	Tract 4072	Alameda County
Retail Trade	20.1%	11.3%
Other Services (Except Public Administration)	14.2%	9.3%
Health Care and Social Assistance	11.2%	12.1%
Accommodation and Food Services	10.9%	10.2%
Manufacturing	7.7%	4.7%
Construction	6.7%	7.0%
Administrative and Support and Waste and Remediation Services Management	5.7%	4.6%

Wholesale Trade	4.5%	7.0%
Transportation and Warehousing	4.2%	2.6%
Finance and Insurance	4.2%	4.2%
Professional, Scientific, and Technical Services	3.5%	14.9%
Real Estate and Rental and Leasing	3.3%	5.2%
Other	3.6%	6.8%

Source: U.S. Census Bureau. 2020. ZIP Code and County Business Patterns 2014. Washington, DC. Accessed on Feb 19, 2020 at <https://www.socialexplorer.com/tables/ZBP2014>.

Commuting Flows

Figure 6. Commute Flow from Tract 4072



Source: U.S. Census Bureau. 2020. LEHD Origin-Destination Employment Statistics Data (2002-2017). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed on Feb 19, 2020 at <https://onthemap.ces.census.gov/>.

In Tract 4072, close to 25% of workers stay within Oakland, and another 13% commute to San Francisco. More than a third of workers work outside of both Alameda or San Francisco counties. These patterns mirror those of Oakland. Nearly half of

residents live within 10 minutes of their work, and this has stayed consistent since 2009. A common indicator of gentrification is an increasing spatial mismatch between jobs and residences, but in this tract, jobs are staying close to home. The tract has a lot more people living inside it than people working inside it—twice as many people leave in the morning and return at night than the other way around. One thing to note is that the number of people who both live and work within the tract has dropped by almost half between 2009 and 2017, from 91 to 52.

CONCLUSION

Tract 4072 is an important part of Oakland for many reasons. Demographics of the tract have remained fairly constant over the period covered in this report, but the population has grown. This indicates a need for areas which serve these populations. This is emphasized by tract 4072's distinct differences from the City of Oakland in terms of wealth, job sector, education, and race. This tract also exhibits risk factors for gentrification such as a substantial amount of older, more architecturally significant housing, as well as proximity to a significant transit hub, Fruitvale Station. The racial wealth disparity is perhaps one of the early signs of this process.

It is important that the City of Oakland work to maintain this neighborhood for working class families. Households already appear to be more rent burdened than most Oakland residents, thus, there is the potential for displacement. Further analysis based on income disparity, rates of tenure, and other indicators of gentrification should be examined to see if more immediate concern about gentrification is warranted.

CITATIONS

U.S Census Bureau. 2009 and 2017 American Community Survey 5-Year estimates

U.S. Census Bureau. 2020. LEHD Origin-Destination Employment Statistics Data (2002-2017). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed on Feb 19, 2020 at <https://onthemap.ces.census.gov/>.

U.S. Census Bureau. 2020. ZIP Code and County Business Patterns 2014. Washington, DC. Accessed on Feb 19, 2020 at <https://www.socialexplorer.com/tables/ZBP2014>

Appendix

PEOPLE

	Population	MOE	% Change
Tract 2009	5313	626	
tract 2017	7064	762	33%
Oakland 2009	398793	71	
Oakland 2017	417442	65	5%

Source: U.S. Census Bureau; American Community Survey, 2017 American Community Survey 5-Year Estimates, Table B01003; generated by Isaac Schmidt; using American FactFinder; <<http://factfinder.census.gov>>; (February 7, 2020).

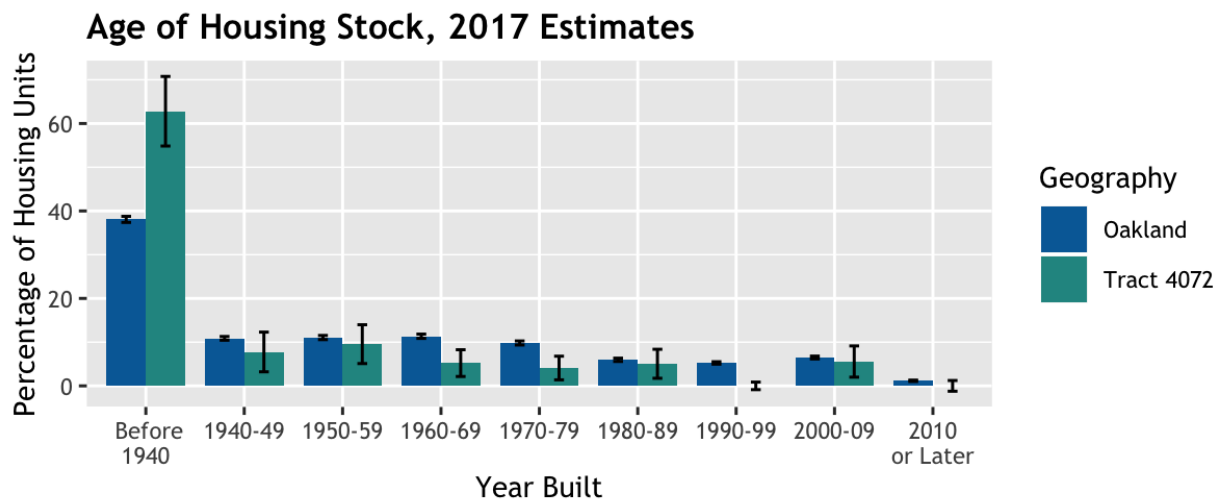
HOUSING

Housing Units

	Housing Units	MOE	% Change
Tract 2009	1915	75	
Tract 2017	1960	56	2.35%
Oak 2009	174143	1728	
Oak 2017	169303	1245	-2.78%

Source: U.S. Census Bureau; American Community Survey, 2017 American Community Survey 5-Year Estimates, Table B25001; generated by Isaac Schmidt; using American FactFinder; <<http://factfinder.census.gov>>; (February 7, 2020).

Age of Housing Stock Geographic Comparison .



Source: U.S. Census Bureau; American Community Survey, 2017 American Community Survey 5-Year Estimates, Table B25034; generated by Isaac Schmidt; using American FactFinder; <<http://factfinder.census.gov>>; (February 7, 2020).

Housing Value

	< 100,000	100,000-200,000	200,000-400,000	400,000-750,000	750,000-1 million	1 million +
Tract 2017	3%	4%	68%	25%	0%	0%
Oak 2017	3%	5%	24%	36%	17%	15%

Source: U.S. Census Bureau; American Community Survey, 2017 American Community Survey 5-Year Estimates, Table B25075; generated by Isaac Schmidt; using American FactFinder; <<http://factfinder.census.gov>>; (February 7, 2020).

Household Type

	Tract 2009	Tract 2017	Oak 2009	Oak 2017
family	72%	70%	53%	55%
single	20%	20%	38%	33%
non fam	8%	10%	10%	12%

Source: U.S. Census Bureau; American Community Survey, 2017 American Community Survey 5-Year Estimates, Table B11001; generated by Isaac Schmidt; using American FactFinder; <<http://factfinder.census.gov>>; (February 7, 2020).