

## **WEST OAKLAND DEMOGRAPHIC PROFILE**

**Compiled from various sources by Margot Lederer Prado, AICP City of Oakland**

### Population and Ethnicity

Number of persons: City of Oakland: 399,484 (year 2000)

Number of persons West Oakland: 20,305

Number of Households West Oakland: 6,820

Number of residents West Oakland under age 18: 33%

Number of Persons above in Prescott & South Prescott neighborhoods (neighborhoods adjacent to 7<sup>th</sup> Street subject study area): 6,095 (30% of above)

Race & Ethnicity as percentage of total population year 2000:

WEST OAKLAND	West Oakland	City of Oakland
African –American:	77%	45%
Caucasian:	9%	30%
Asian Pacific Islander:	9%	20%
Other	5%	5%
All above of Hispanic Heritage:	15%	22%
All above claiming two+ races	4%	4%

Commentary: West Oakland developed in the turn of the century as a diverse community. The commercial area of West Seventh Street was populated by Europeans of Mediterranean origin, as well as Swedes, Irish, Chinese, African and Latinos from Central and South America. The African American population surged first with the draw of work as railway workers /porters and later with the rise of war-time shipyard and port-related jobs. Today, the Census demographics do not accurately reflect the increase of Latinos and Asian Pacific Islanders in the area which has risen with multi-generational families which have moved into the area. In addition, the demographics do not reflect the large increase of Caucasian residents, which has risen due to West Oakland's proximity to San Francisco, the attractiveness of West Oakland's historical housing stock, the relative affordable comparable to other Oakland and Berkeley neighborhoods to that population able to pay the rising price of a single family home in the San Francisco Bay Area.

### HH Financial Data

Number of financial institutions in WO (banks or credits unions) Full Service: 1

Number of ATM facilities in WO outside of above institutions: 0

Rate of car ownership WO residents: 47% (2002)

Median Household Income: City of Oakland: \$39,626 (Bay Area Economic Study 2000)

Median Household Income: West Oakland: \$17,945 (BAE Study 2000)

Percent of HH earning under \$35,000 per year, City of Oakland: 45% (BAE, 2000)

Percent of HH earning under \$35,000 per year, West Oakland: 73% (BAE, 2000)

### Housing (all follow applies to West Oakland)

Percentage of renters: 79%

Percentage of Owners: 21%

Number of Section 8 units: 1,101

Median Rent for New Units: \$1,314

Average Home Sales:

July 2000: \$95,000

July 2001: \$194,000

Current average sales for single family home in above \$300,000

Home Loan Purchase Approval Rates: 73%

Home Loan Improvement Approval Rates: 30%

Discussion: The above indicates that there has been a dramatic increase in the real estate values of the average single family home in the five-year period 2000-2004. In addition development speculation has raised the price of industrial land and has encouraged the conversion of industrial buildings to Work/Live facilities. New work/live units in West Oakland sell for over \$300 per square foot.

**Education Levels (West Oakland Statistics)**

No High School : 45%

High School Degree: 42%

College Degree: 11%

Graduate Degree: 2%

Students reading at grade level: 19%

Students at McClymonds (West Oakland) HS eligible for University of CA : 5%

Students at McClymonds who are college bound: 12%