

2011 Housing Profile: Oakland-Fremont-Hayward, CA

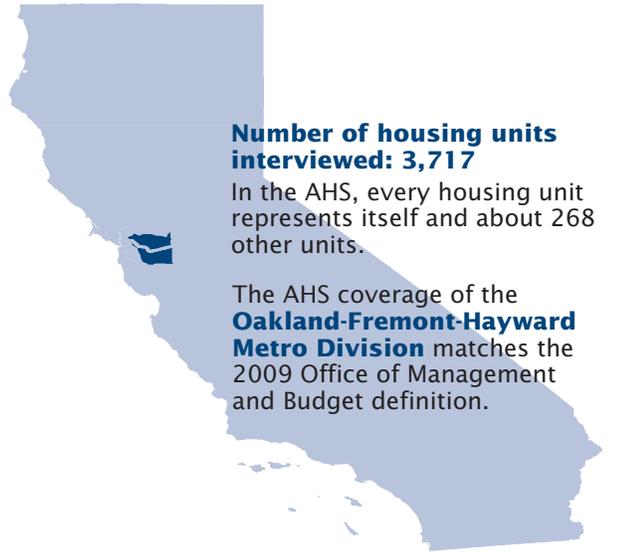
American Housing Survey Factsheets

Issued July 2013
AHS/11-20

OUR HOMES ARE MORE THAN WHERE WE LIVE

Owning or renting your own place is a milestone for many. Our homes may be investments, or sometimes financial burdens. Whether it's a gathering place

for friends and family or a sanctuary where you relax, our homes are important. That is why the American Housing Survey (AHS) is a valuable survey, allowing us to learn more about the types of homes in which we live and the size and composition of the housing inventory.

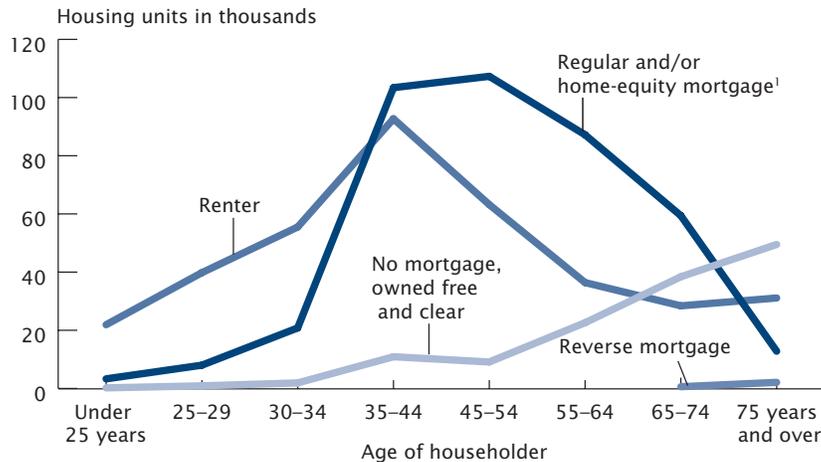


Number of housing units interviewed: 3,717

In the AHS, every housing unit represents itself and about 268 other units.

The AHS coverage of the **Oakland-Fremont-Hayward Metro Division** matches the 2009 Office of Management and Budget definition.

WHO RENTS OR PAYS A MORTGAGE?



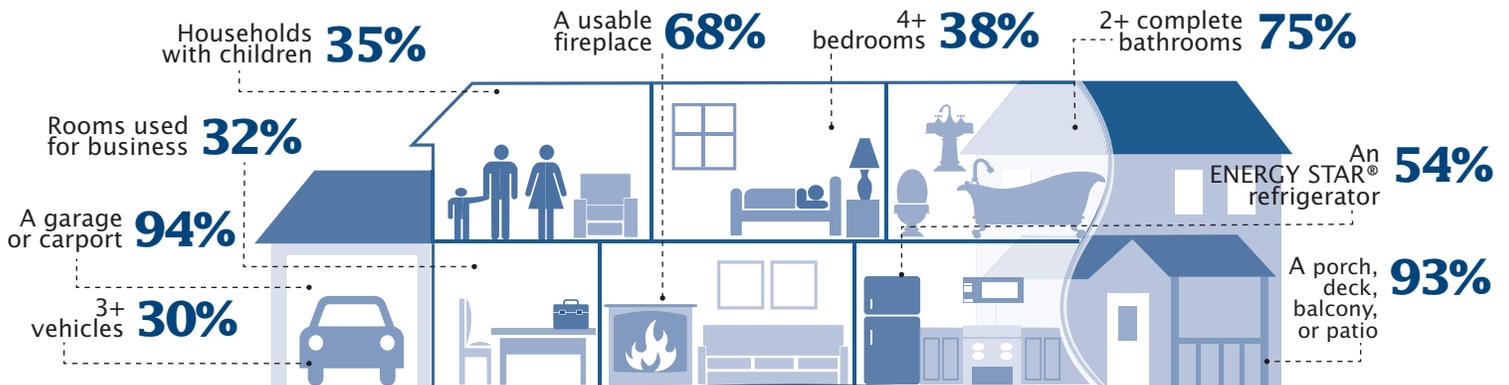
¹ Regular mortgages include all mortgages not classified as home-equity credit lines or reverse annuity mortgages.
Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, 2011 American Housing Survey.

HOUSING INVENTORY

	Number	Percent
Total Units	994,600	100.0
Owner-occupied units	538,300	54.1
Renter-occupied units	368,900	37.1
Vacant units	87,000	8.7
Seasonal units	300	-

- Represents or rounds to zero

OWNER-OCCUPIED HOUSING UNITS WITH:



WHAT IS THE AHS?

The AHS is the most comprehensive housing survey in the United States. The same units have been interviewed since 1985, with new construction, demolitions, and conversions taken into account. National data are collected every other year and metropolitan area data are collected on a rotating basis.

People in nearly every field use information from the AHS to evaluate and study the physical and financial characteristics of the nation's housing stock. In addition to the indicators presented in Tables 1 and 2, the AHS provides data on multi-family and single-family homes, manufactured/mobile homes, equipment and appliances, characteristics of the occupants, and more.

Table 1.

Physical Characteristics—All Occupied Housing Units: 2011

Characteristics	Total	Owner-occupied	Renter-occupied
One unit, detached (percent)	60.4	81.5	29.7
Cooperative or condo (percent)	12.0	12.6	11.2
Median:			
Year built	1970	1971	1968
Square footage per unit	1,750	1,800	1,400
Percentage using:			
Well water (primary source)	0.6	0.9	0.2
Public sewer	99.0	98.5	99.8
Main house heating fuel (percent):			
Electricity	19.6	12.9	29.2
Piped gas	79.6	86.3	69.7
Other	0.9	0.7	1.1
Percentage with:			
Central air	39.1	50.0	23.2
Warm-air furnace (main heating)	70.9	83.4	52.7
Unsafe drinking water	9.3	7.4	12.0
Working carbon monoxide detectors	37.4	41.0	32.1
Separate dining room	46.5	58.1	29.4
Swimming pool	19.8	17.7	22.9
Signs of rodents in last 12 months	9.0	10.3	7.1
Mold in last 12 months	4.0	2.3	6.5
Wheelchair-accessible ramps	0.3	0.5	0.1
Missing roofing material ¹	2.5	2.2	3.9
Leakage from outside structure	6.8	5.8	8.2

¹ Excludes multiunit structures.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, 2011 American Housing Survey.

Table 2.

Financial Characteristics—Owner-Occupied Housing Units: 2011

Characteristics	Total	New construction past 4 years	Black alone	Hispanic	Elderly (65+ years)	Below poverty
Median:						
Year mortgage originated	2007	2009	2005	2006	2005	2006
Purchase price (dollars)	280,000	390,000	143,000	210,000	116,000	72,500
Home value (dollars)	400,000	385,000	350,000	249,000	350,000	190,000
Current total loan as percentage of value (percent)	78.0	100.0	86.0	100.0	54.0	80.0
Ratio of value to current income	4.1	2.3	4.5	3.7	7.0	24.0
Percentage with:						
No mortgage, owned free and clear	24.8	6.2	29.9	19.3	54.0	53.8
Regular and/or home equity mortgage ¹	74.7	93.8	69.8	80.6	44.4	45.1
Line-of-credit only	10.2	1.0	3.9	7.3	8.7	1.7
Refinanced primary mortgage	37.1	9.3	35.7	43.3	27.2	23.7
Two or more regular and/or home equity mortgages ¹	14.6	14.4	16.2	14.1	6.9	5.8
Median monthly expenditures (dollars)						
Total housing	1,983	2,810	1,689	1,853	878	941
Mortgage payment	1,903	2,600	1,850	1,700	1,300	1,500
Property insurance	83	50	94	67	79	71
Real estate taxes	312	420	233	250	200	200
Routine maintenance	42	—	33	25	25	17
Electricity	87	87	81	85	83	69
Trash removal	30	30	30	37	28	30

— Represents or rounds to zero.

¹ Regular mortgages include all mortgages not classified as home-equity credit lines or reverse annuity mortgages.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, 2011 American Housing Survey.

SOURCE AND ACCURACY

The AHS is sponsored by the Department of Housing and Urban Development (HUD) and conducted by the U.S. Census Bureau. Data presented are based on the sample of units that responded to the 2011 AHS, using weighting consistent with Census 2010. The resulting estimates are representative of the entire population. For information on sampling and estimation methods, see <www.census.gov/housing/ahs/methodology>.

FOR MORE INFORMATION

Visit the AHS Web site for a complete set of tables, definitions, and more <www.census.gov/housing/ahs>. Additional information is available on HUD's Web site at <www.huduser.org>. Please contact us at 888-518-7365 (toll-free) or e-mail us at <[ahsn@census.gov](mailto:ahsn@ census.gov)> with any inquiries about these data.