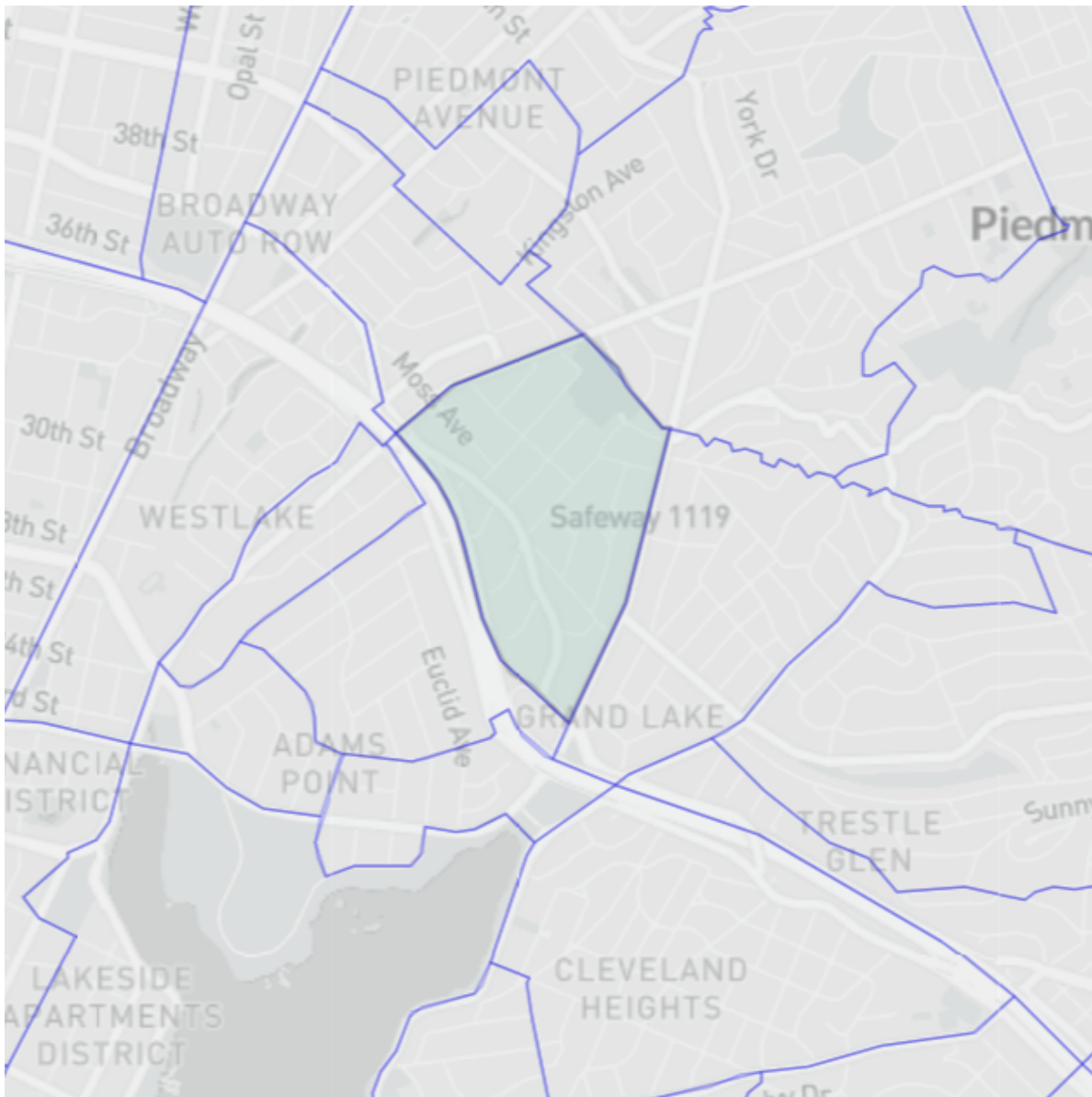


# Community Profile of Census Tract 4039

## Grand Lake Area of Oakland, California



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City Planning 102: Urban Data Analytics

## Introduction

This community profile details different characteristics from Census Tract 4039 of Oakland, California. A key focus of this community profile is the notable changes in the demographic, financial, and housing characteristics of the tract between 2010 and 2019. This report will also compare the characteristics between the tract and the city of Oakland as a whole, to better contextualize any changes found in the neighborhood tract data.

## Data

This report uses [survey data on Census Tract 4039](#) from the American Communities Survey of the U.S. Census Bureau which collects data in part to help public officials determine where resources should be allocated. The data also provides estimates and margin of errors that allow us to identify any trends and changes in the tract.

## People & Housing

In 2010, the 5-year population estimate of Census Tract 4039 was 3,804, which makes up just 0.97% of Oakland's overall population. Since then, the population of the tract has increased to 4,051 in the 2019 estimate and still makes up roughly the same percentage of Oakland's population.

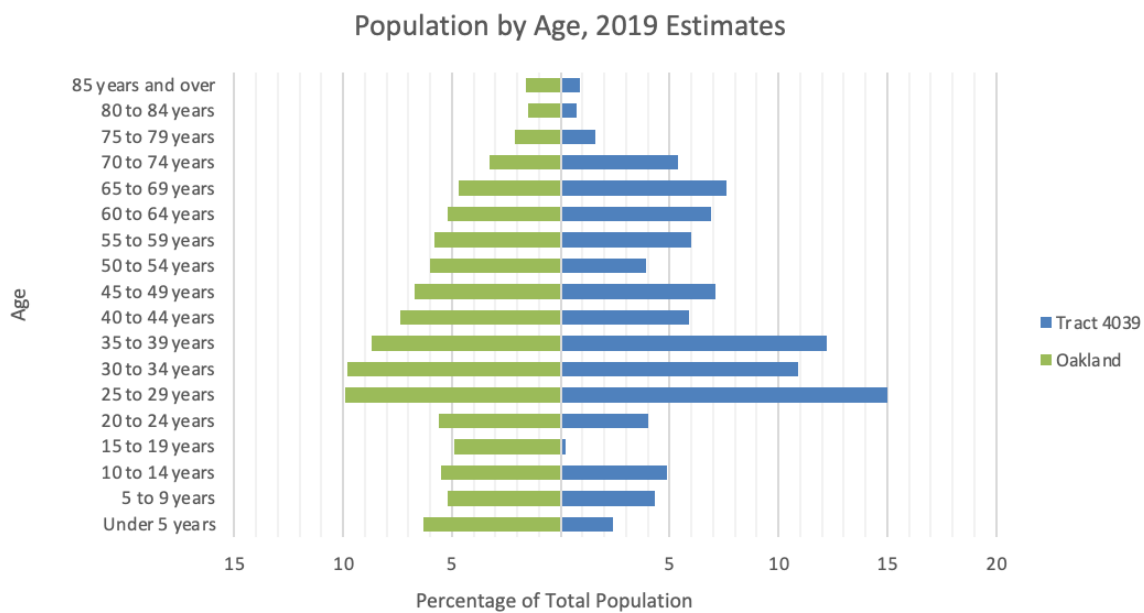
In 2010, there was an estimate of 2,405 housing units in Census Tract 4039, equating to roughly 1.58 individuals per housing unit. In 2019, the housing unit estimate for the tract actually decreased to 2,207 while the population went up, and the ratio of individuals to housing units increased by over 16% to a value of 1.835.

Looking at the tract's surroundings in 2010, the estimated population to housing unit ratio in Oakland was 2.267, and it increased by 4.5% to a ratio of 2.371 in 2019. Comparing this to the lower values of Census Tract 4039 suggests a major difference in population and housing density between the two areas.

## Age

Between 2010 and 2019, there were some slight differences in the age distribution for Census Tract 4039. Notably there is a decrease in the 80-84 age range and an increase in the 60-64 age range between 2010 and 2019. However the shape of the distributions remained similar, particularly after taking MoE into consideration.

Figure 1. Population by Age



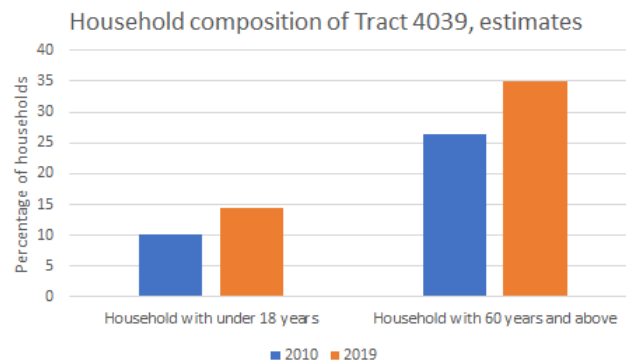
Source: U.S. Census Bureau, 2010 and 2019 American Community Survey 5 Year Estimates, S0101.

The median age for Tract 4039 was 38.3, while in Oakland, the median age was a bit lower at 36.5 years old. For other age ranges like those aged 75 and above, the margin of error is slightly high so any differences seen may be statistically insignificant. However, within Tract 4039, there is a clear underrepresentation of people aged 15-19 compared to its containing city.

## Household Composition

From 2010 to 2019, Census Tract 4039 estimates (Figure 2) show increases in percentages of both households with children (individuals under the age of 18) and households with older adults (individuals age 60 and above).

Figure 2. Household Age Composition of Tract 4039



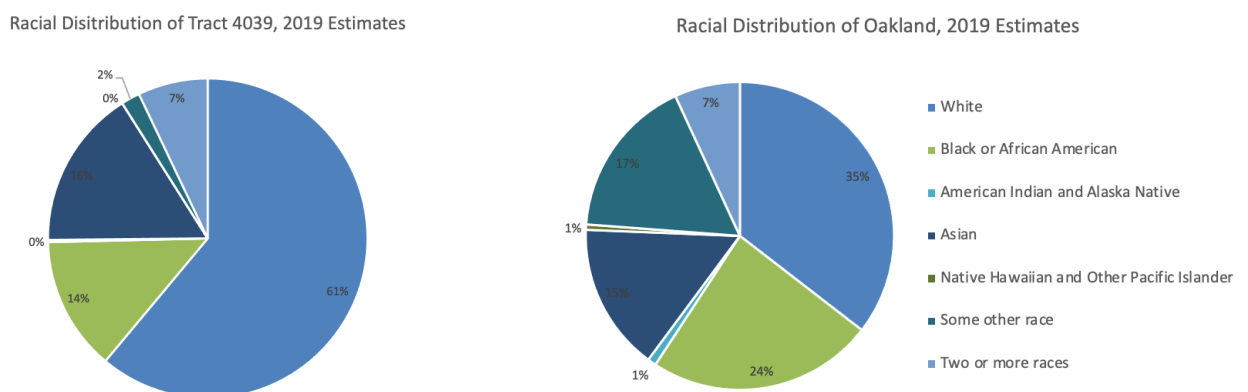
Source: U.S. Census Bureau, 2019 American Community Survey 5 Year Estimates, DP02.

The estimates show an increase of just under 5% in the percentage of households with children and over a 9% increase in the percentage of households with older adults. Looking at the overlapping MoE in this data, however, we cannot definitively conclude these changes, but it is certainly possible with the overall increasing trend.

### Race/Ethnicity

Looking at the racial makeup of Census Tract 4039 in Figure 3, we can see that it is a majority white neighborhood, with white residents making up 61% of the tract population. This puts the tract in stark contrast with Oakland, where white residents make up just 35% of the population.

Figure 3. Racial Distribution of Tract 4039 and Oakland



Source: U.S. Census Bureau, 2019 American Community Survey 5 Year Estimates, DP05.

In Oakland, Black residents made up 24% of the population and Hispanic residents made up 17%. The tract's population consists of just 14% Black and 2% Hispanic residents.

The Asian, American Indian, and Pacific Islander populations were all fairly similar between the tract and city. There appeared to be an increase in the Asian population and a decrease in the African American population between 2010 and 2019, however, the MoE is large enough that there is a level of uncertainty on this statistic.

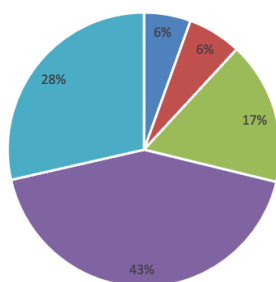
### Educational Attainment

The data for Tract 4039 was segmented into age groups which had to be combined manually to produce the desired table. The data for people aged 18-24 had an extremely high MoE due to its small sample size, creating some uncertainty.

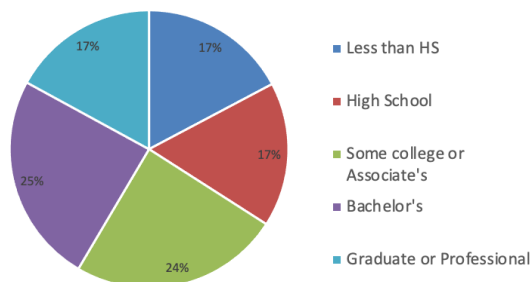
Nevertheless, there did appear to be some statistically significant differences between the tract and city. 71% of people in the tract had at least a Bachelor's degree, compared to just 49% in Oakland. Furthermore, 34% of people in the city had a high school diploma or less, compared to just 12% in the tract. Data on educational attainment was not available in 2010 for the census tract, so comparisons across time could not be made.

Figure 4. Education level Comparison

Educational Attainment for Tract 4039, 2019 Estimates



Educational Attainment for Oakland, 2019 Estimates



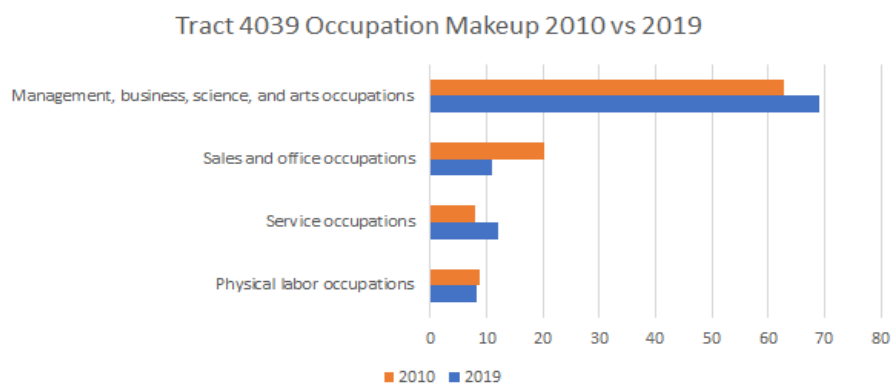
Source: U.S. Census Bureau, 2019 American Community Survey 5 Year Estimates, S1501.

## Labor Force Characteristics

In 2010, Census Tract 4039 had a high percentage of its occupations in management, business, science and art at 62.9% of the labor force. As of 2019, that majority makeup increased to almost 70% of the labor force, with a possibility of some of that coming from the sharp decrease in sales and office jobs (Figure 5).

When comparing the tract to Oakland's occupational makeup in 2010, the management level occupations of the tract makeup over 20% more of the community occupations than the level in Oakland. This could possibly be associated with the difference in the educational attainment chart from the section above, as those roles typically require a higher educational degree.

Figure 5. Occupational Makeup of Tract 4039

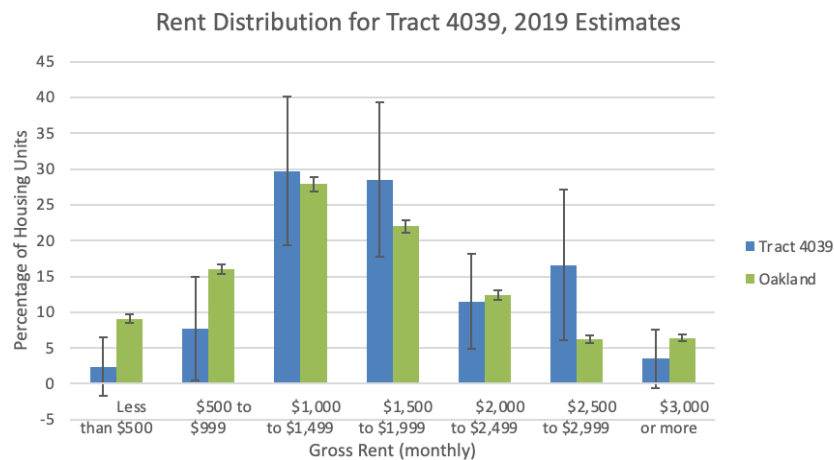


Source: U.S. Census Bureau, 2019 American Community Survey 5 Year Estimates, S2401.

## Composition of Housing Stock

Between 2010 and 2019, both rent and property values in Census Tract 4039 showed an increase. Average rent in the tract appears slightly higher than Oakland's average, however, establishing statistical significance with the high margin of error is challenging. The distribution of tenure in the tract mirrors that of the city, with a roughly 40/60 split between owner-occupied and renter-occupied units. Surprisingly, property values in Tract 4039 seem slightly lower than Oakland's average, though this difference is likely not statistically significant given the large MoE associated with both figures.

Figure 6. Rent Distribution

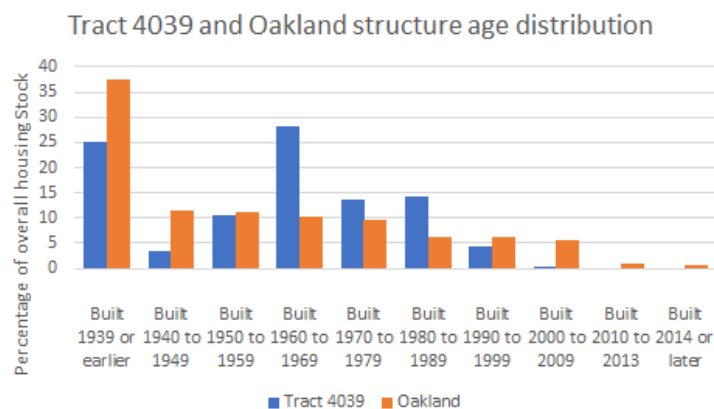


Source: U.S. Census Bureau, 2010 and 2019 American Community Survey 5 Year Estimates, DP04.

### Physical Characteristics of Housing Stock

Something interesting to note about the age of Tract 4039's housing stock is that nearly all development is estimated to have stopped in the 2000 to 2009 age group (Figure 7). The peak of Tract 4039 development occurred in the 1960s with nearly 30% of its housing stock being aged in that time period. Oakland on the other hand has a gradual development with no major peaks in development other than the aggregation pre-1940s.

Figure 7. Distribution of Structure Age of Tract 4039 and Oakland



Source: U.S. Census Bureau, 2010 and 2019 American Community Survey 5 Year Estimates, DP04

## Travel Statistics + Vehicle Availability

Means of transportation to work in Tract 4039 remained stable from 2010 to 2019, with a slight uptick in individuals working outside their county of residence. No discernible differences in transportation patterns were observed between the tract and the city, although a higher proportion of Oakland residents worked within their county compared to those in the tract.

In both scenarios, most people (~60%) either drove to work alone or carpooled. The second most popular option was public transportation. For both 2010 and 2019, there were similar amounts of people working from home in both the tract and Oakland.

## Business Characteristics in ZIP Codes

Census Tract 4039 encompasses two distinct ZIP codes: a smaller upper section falling within the 94611 area and the larger remainder situated in the 94610 area. Both ZIP codes hold a relatively high median household income, registering at \$100,717 and \$129,576 for 94610 and 94611, respectively. The median household income of the entire tract stands at \$98,455, comparatively lower than the 94611 area code.

Looking at Oakland as a whole, Census Tract 4039 is part of a ring of moderately high income tracts that surround lower income tracts at the city center. The area surrounding this ring consists of census tracts with extremely high median household incomes.

## Commuting Flows

In a 2018 report, there are very few people who both live and work in the tract. Of the 1570 people who lived inside the tract and had a private primary job, 98.2% worked outside of the tract. Comparatively, 96.8% of the people employed inside the tract lived outside of it.

Of the individuals who work inside the tract but live outside, just 35.7% made an income over \$3,000 a month. This is a stark contrast between those who live inside but work outside, with 71.9% of residents making over \$3,000 a month.



## Conclusion

The examination of Census Tract 4039 reveals many differences from the city of Oakland as well as changes between 2010 and 2019. A notable surge in housing construction during the 1960s and 1980s aligns with a unique development timeline, indicative of historical responses, potentially tied to civil rights movements.

Tract 4039 stands out with a notable higher proportion of White residents compared to the overall demographics of Oakland. Occupationally, Tract 4039 reveals a concentration in management and professional roles, reflecting an upward trajectory in educational attainment (88% with college education) over the past decade, contrasting sharply with the city's average of 66%.

These changes coincide with a lower poverty rate in the tract (8.6% compared to Oakland's 16.7%), underlining the intricate interplay between demographic shifts and socioeconomic dynamics. The tract's evolution suggests a nuanced narrative of potential gentrification and migration patterns in response to societal shifts.

To gain a comprehensive understanding of Oakland's urban evolution, it's crucial to extend this analysis to other tracts. The uncovered disparities underscore the need for continued exploration into the historical context of the tract, providing insights into broader urban dynamics within the city. This approach is vital for informing policies and initiatives that address the diverse needs of Oakland's evolving communities.