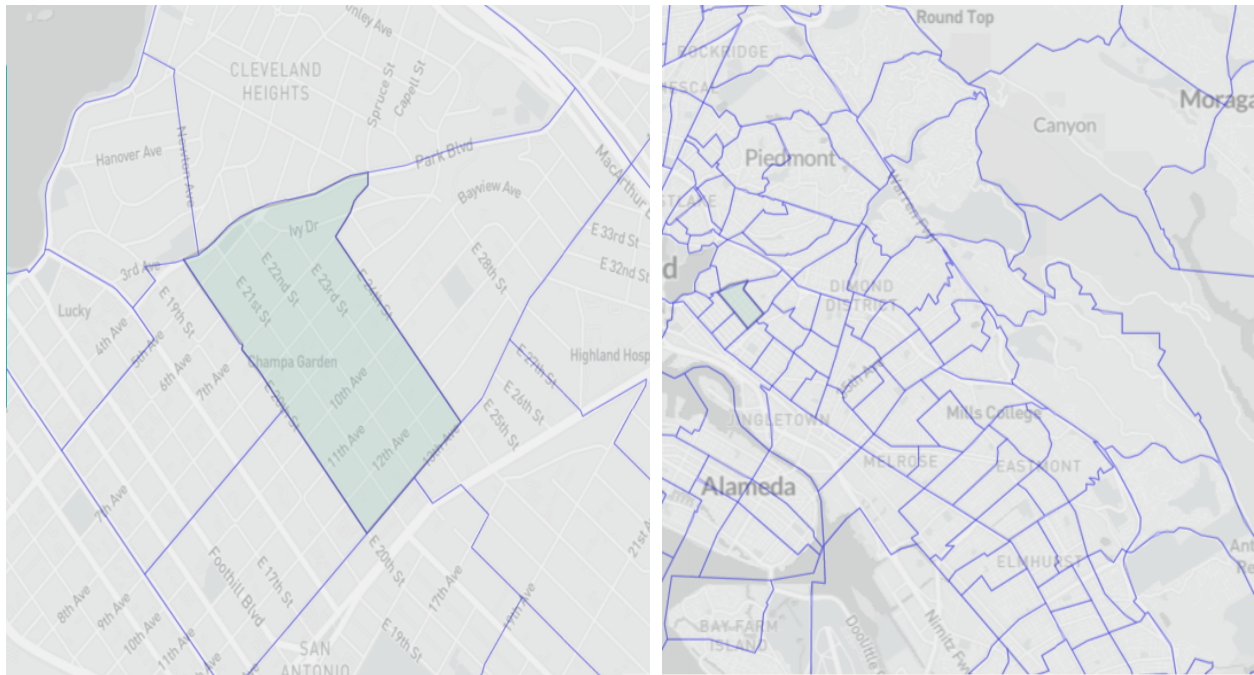


Community Profile of Census Tract 4055

East Lake Neighborhood, Oakland, CA



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City Planning 101

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COMMUNITY PROFILE OF CENSUS TRACT 4055

Introduction

This community profile describes Census Tract 4055 in the East Lake neighborhood in Oakland, California, as of 2019. This area covers 0.2 square miles and is bounded by the areas of Cleveland Heights and San Antonio, specifically by the streets Park Boulevard, 7th Avenue, 13th Avenue, East 20th Street, and East 24th Street. The total population of this tract as of 2019 is 3880, resulting in a population density of 24,407.7 people per square mile.

Primary Data Source

This report utilizes data from the U.S Census Bureau's American Community Survey (ACS), which conducts surveys every year. The data is not a total count and contains margins of error that are in some instances too large to make substantial conclusions about the census tract. All data is taken from 2019 and 2010 5-year ACS estimates, shown in the Appendix..

Key Findings

Comparison between tract 4055 and Oakland focus on the number of people and households, household type and composition, income and poverty levels, labor force characteristics, and journey to work travel characteristics and vehicle availability. Major findings include:

- The median age is 37.7 years, with a majority falling between 25 to 34 years.
- The median household income is \$ 62,778.
- 17.3% of people in tract 4055 falls below the poverty line.
- It takes roughly 30.4 minutes to travel to work.
- The population is predominantly of Asian race, followed by white and Black.
- Average of 2.5 persons per household. There are more married households and nonfamily households compared to single-person households.
- More than 50% of the tract's population drives alone to work, but most of these vehicles are rented and not owned.
- This is a predominantly residential area, with nearly 98% of households traveling outside to work.
- More than 60% of this population have attained a university degree or higher and are in professional employment.

COMMUNITY PROFILE OF CENSUS TRACT 4055

Total Population

As of 2019, the total population of tract 4055 is 3,880 with an MOE of ± 347 . Between 2010 and 2019, the population in this tract increased by 9.87%, which is very similar to the overall 8.97% increase in population that Oakland as a whole experienced in the same period. The population of tract 4055 in 2010 was 0.90% of the Oakland population, and remained relatively the same at 0.91% in 2019. This data is represented in Table 1 of the Appendix.

Race and Ethnicity

Tract 4055 is a predominantly Asian neighborhood compared to Oakland as a whole, which primarily consists of white and Black people. In the tract, the Asian population makes up 41.7% of the total population, while in all of Oakland, it makes up only 15.5 % of the population. There is also a large difference in the proportion of people of other races, with the other race category only consisting of 1.44% of tract 4055, while it takes up 16.9% in Oakland. Across tract 4055 and Oakland, there

seems to be a similar proportion of Black or African American and American Indian and Alaska Native. This data is described in Table 2 in the Appendix.

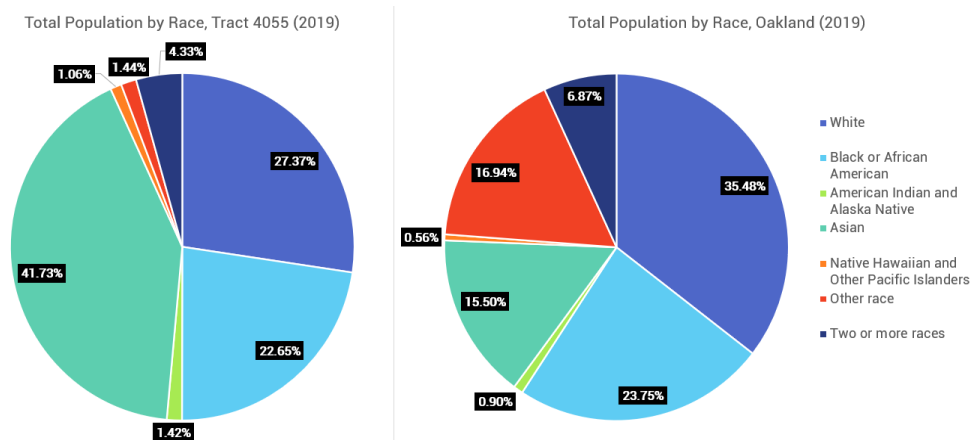


Figure 1: Racial Distribution of Tract 4055 and Oakland

Source: U.S. Census Bureau; American Community Survey, 2019 5-Year Estimates, Table B02001.

Age Distribution

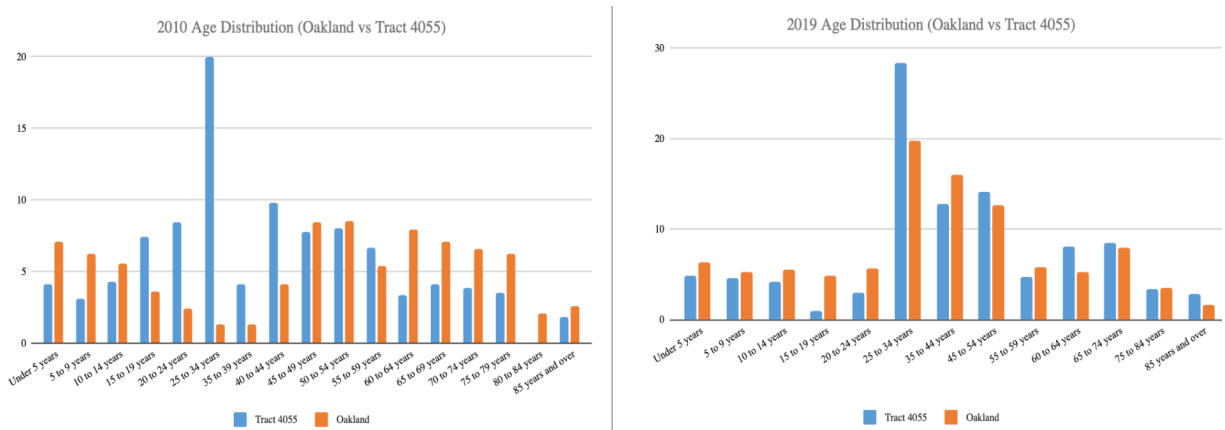
The age demographics in tract 4055 have slightly changed between 2010 and 2019. In 2010, there was a large population percentage, especially males, between age 25 and 34 in the tract. The same trend can be seen in 2019 in tract 4055. The population between the ages of 5 and 24 years has reduced, showing that fewer children are being born or that people below 25 years are

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leaving the tract while those above are moving into the area. The median age of this tract is 37.7 years old. There is a general underrepresentation of people below 20 and above 74 years of age.

When compared to the population of Oakland, there is a notable difference in 2010 in the representation of the age group 25 to 34 years. This difference can be seen in 2019 as well. This indicates that there are a lot of labor forces present in this area. On the other hand, older people above 65 years do not prefer this area compared to the city of Oakland.

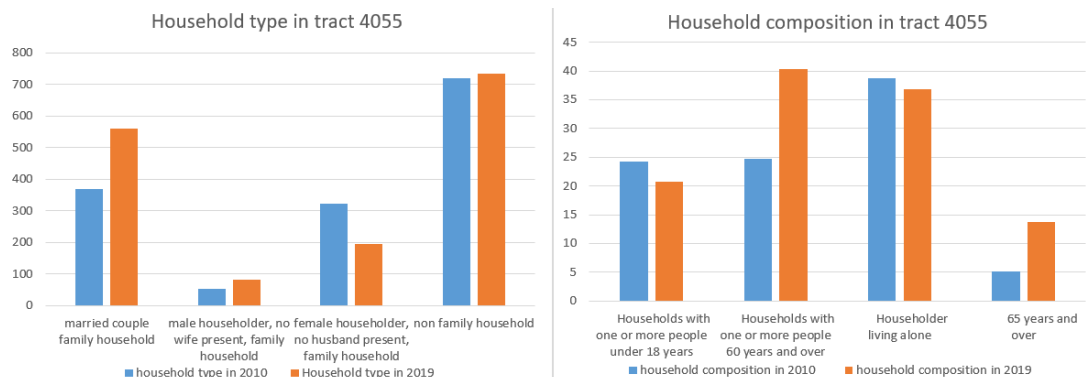
Figure 2: Age distribution in Tract 4055 between 2010 and 2019



Household Type and Composition

There are 1,572 households in the tract in 2019, with each household having an average of 2.47 members. This is an increase from the 2010 statistic of 1,467 households with a size of 2.38 each. In both years, there are more nonfamily households and married households compared to single partner households. There are more nonfamily households compared to family households in this tract. Most of the households in this tract live alone or take care of an elder between 60 and 64 years old. This data is shown in table 4 in the Appendix.

Figure 3: Household Type and Composition in Tract 4055



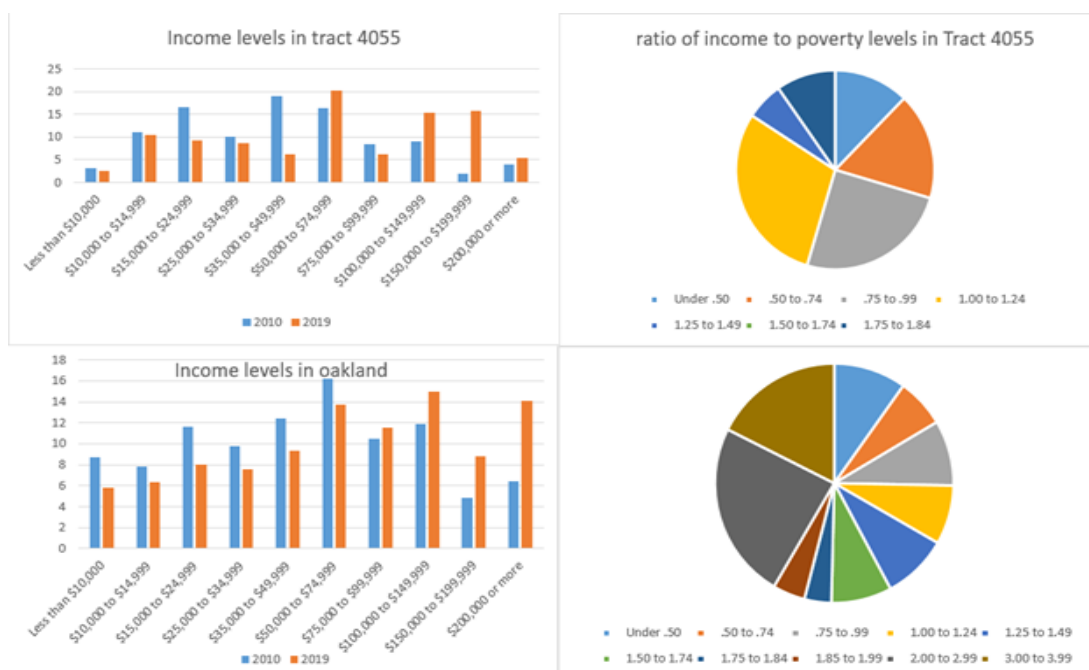
COMMUNITY PROFILE OF CENSUS TRACT 4055

Income and Poverty levels

The median income in 2019 is \$62,778, which is a rise from the 2010 median income that was at \$43,892. This means people are earning more in 2019, and conditions are becoming better in this tract than in 2010. The income levels for the group earning between \$0 and \$75,000 are lower in 2019 than the 2010 levels, while for people earning above \$75,000, their incomes are now higher than the levels their incomes were at in 2010. This suggests that the richer are becoming richer while the poor are becoming even poorer. The incomes for the educated group have become higher while the income for the manual labor group has become lower. This shows an increasing rift between the lower and higher social classes. This trend is observed in both tract 4055 and Oakland. The estimates of the income levels for the higher-earning categories are lower in tract 4055 when compared to Oakland, meaning there are fewer rich people in this tract.

The ratio of income to the poverty level of families considering the past 12 months, as shown by the pie charts, shows the same trend. Low-income families are becoming poorer while high-income households are becoming more prosperous. 17.3% of people in tract 4055 falls below the poverty line compared to 16.7% in Oakland. This shows that more poor people in tract 4055 are a percentage of its population compared to Oakland. It is important to note that the positive margin of error suggests that this estimate could be wrong, and there could be even more families below the poverty line. This data is represented in the Appendix in table 5.

Figure 4: The Income and Poverty Levels of Tract 4055

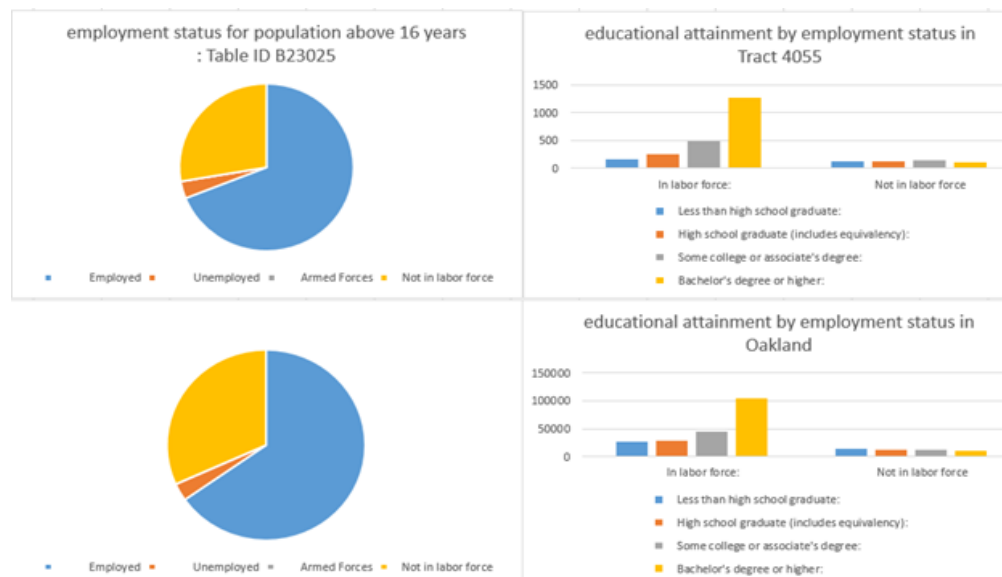


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Labor Force Characteristics

Census tract 4055 and Oakland have a higher proportion of the population above 16 years in the labor force as professionals. From the bar chart showing the educational attainment levels, we can see that a higher percentage of people in the labor force have attained a bachelor's degree or higher education level. The census tract between 2010 and 2019 consists mainly of professional workers. Both the tract and Oakland have a tiny percentage in the armed forces. In tract 4055, the data shows there is no one in the armed forces, but an MOE of ± 12 suggest that there could be a very small population in the armed forces. This shows a value for education and formal civil employment. On a broad scale, this population is not in the manual service labor sector. Based on the 2019 ACS, the top professions include engineering, business, and education. This trend where there is a decline in manual service workers has been observed recently in the United States. This track is highly blue-collar based like the rest of Oakland.

Figure 5: Labor Force characteristics



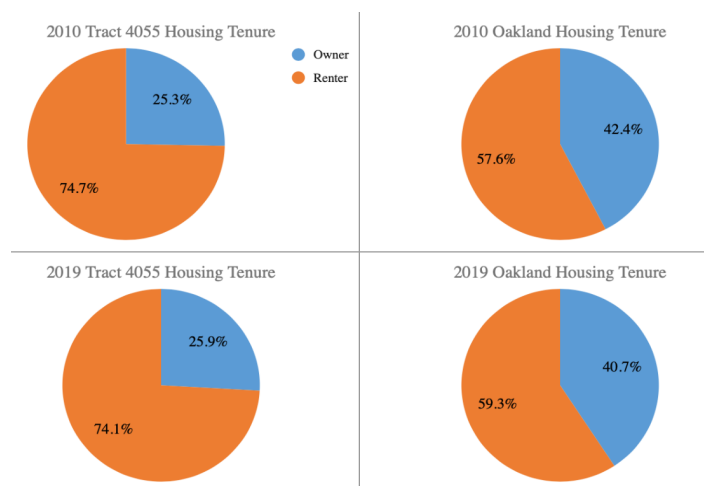
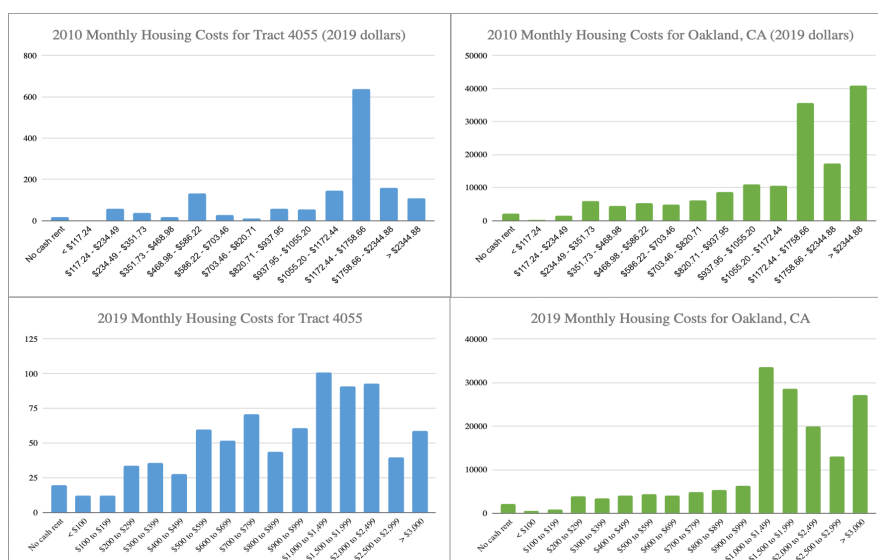
Composition of the housing stock

The housing cost for tract 4055 is lower compared to the City of Oakland in 2010 and in 2019, and more importantly, there are many affordable housing. Compared to 2010, 2019 we see a huge increase in cost of housing, especially for the price over \$2400, which is not present in 2010, and indicates gentrification. The rise of housing cost is citywide, due to significant

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gentrification over the past years. This could cause people who are not able to afford a single room or whole apartment to share with others, which we can see an increase in affordable housing in 2019 compared to 2010.

Figure 6.1: Monthly Housing Cost



In terms of tenure, tract 4055 is predominantly a renter place. Only 25.3% (371 ± 92 MOE) of the housing is occupied by the owner, compared to 42.4% ($65,644 \pm 1212$ MOE) for the City of Oakland, and this might show why this area has a strong labor force since there are more young people present.

Figure 6.2: Tenure

Journey to Work Travel Characteristics and Vehicle Availability

The journey to work reflects the commute patterns of the population in both tract 4055 and Oakland, as shown in the appendix section by table 8 based on the 2019 ACS data. The average travel time from home to work for people in tract 4055 is 30.4 minutes. Slightly over 50% of the population in both the tract and Oakland drove a car to work. This is a reflection of the large

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employed population. Over 30% of the population either carpoolled or used public transportation. The percentage of the people who walked to work, used a bicycle, or other means is around only 5%. around 10% of the population worked from home. This data is a direct reflection of the Oakland data as well.

An exciting trend observed is that in the tract, more people drive to work or carpool. This shows that tract 4055 has better living conditions, and the population owns vehicles compared to Oakland as a whole.

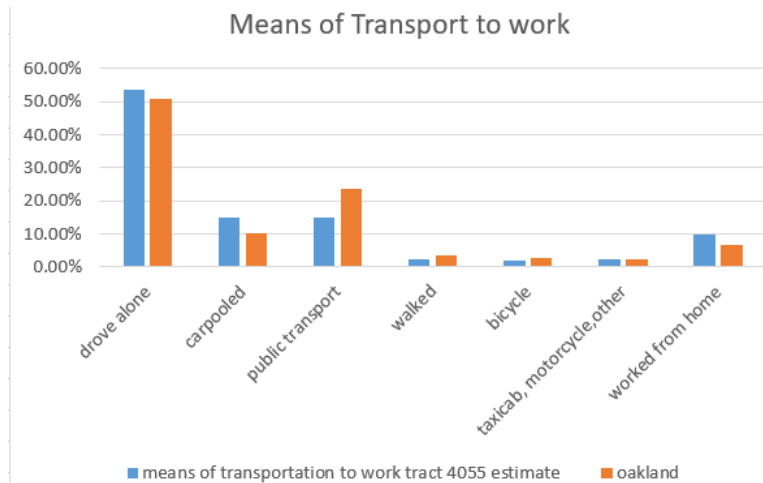
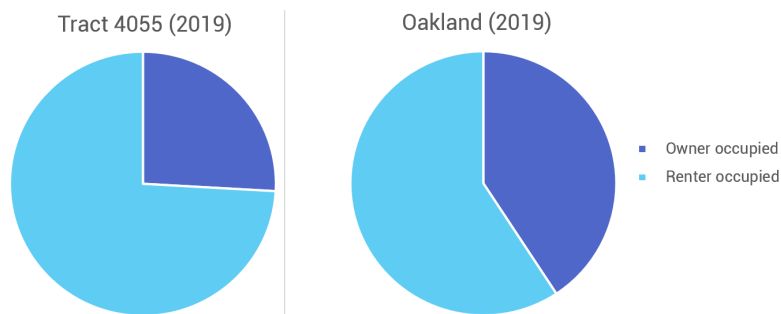


Figure 7: Means of Transport to Work

Based on the high percentage of drive alone and carpoolled transportation, it brings to question the issue of the number of owned vehicles as shown in figure 8 below:

Figure 8: Proportion of Owned Vehicles



Source: U.S. Census Bureau; American Community Survey, 2019 5-Year Estimates, Table B25044.

It is a surprising realization that despite this high number, the higher percentage of cars in tract 4055 is renter-occupied when compared to Oakland.

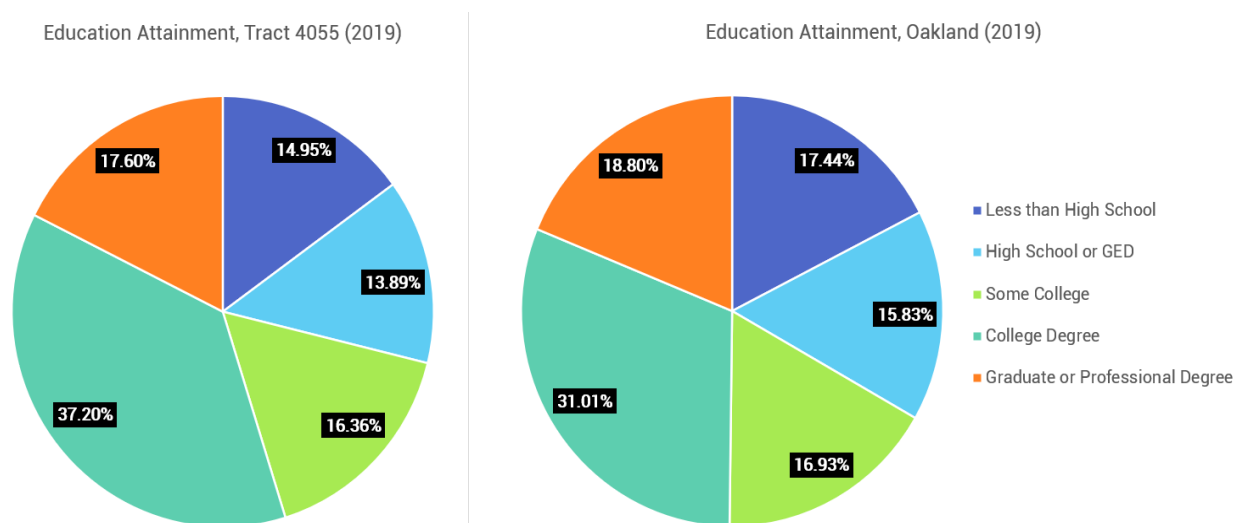
Level of Education

Looking at the distribution of education attainment of the population over 25 years old, it seems that tract 4055 follows a similar distribution of education levels when compared to Oakland as a

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whole. Tract 4055 deviated more in 2010, showing a larger difference in those who have completed some college and those who have a graduate or professional degree. On average, the percentages of the population in each category varied by 2.48% between tract 4055 and Oakland as a whole in 2019, and by 5.26% in 2010. When compared to 2010 estimates, both tract 4055 and Oakland saw an increase in the amount of people with a college degree in 2019. It is worth noting that the large proportion of people with college degrees in 2019 may be explained by the fact that people who previously were in high school or finished some college in the 2010 estimates have completed their college degrees in the past 9 years, explaining the large increase in those with college degrees between 2010 and 2019. Different education levels were taken in aggregate, and resulting margins of error (see Table 9.2 in Appendix) make it difficult to make any conclusive statements about education attainment levels in tract 4055.

Figure 9: Educational attainment



Source: U.S. Census Bureau; American Community Survey, 2019 5-Year Estimates, Table B15003.

Community Flows (LEHD)

Figure 10 depicts the inflow and outflow of tract 4055, and it indicates that this area is a predominately residential neighborhood, around 1496 (97%) residents work outside in the year of 2010, and 1997 residents (98%) for the year of 2018.

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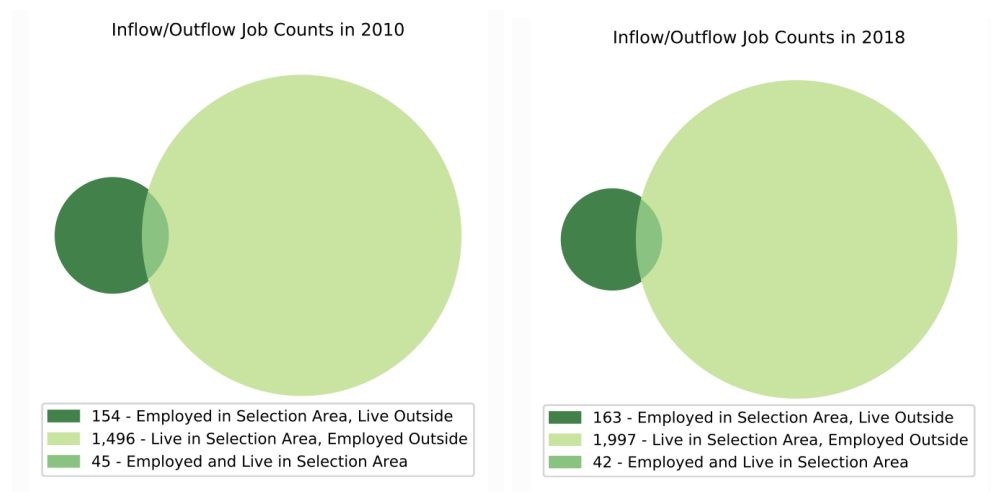


Figure 10: Community Flows

Conclusion

The trends observed in tract 4055 have relatively remained constant between 2010 and 2019, despite the slight increase in population. The increase in population in this area signifies that it has become more attractive, especially for those between ages 25 and 35 years old. This can potentially be attributed to better working conditions, opportunities, and wages. There is a notable difference between Oakland and track 4055 in ethnicity: while the largest racial group in Oakland is white, Asians make up the greatest proportion in this tract. The class wealth gap observed in this area indicates that the educational levels in this area are high; non-educated wages are also decreasing. This can be seen by the high percentage of professional employment in this area. High educational levels may be associated with the increased median wages. Most of the trends found in the journey to work, income and poverty levels, age distribution, and household type/composition mirror Oakland data. Further investigation of other variables such as tenure rates and other gentrification indicators should be further studied to understand why the older population in this area is so low.

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References

U.S. Census Bureau. (2010-2019). *OnTheMap*. Census.gov. <https://onthemap.ces.census.gov/>

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<https://data.census.gov/cedsci/>

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Appendix

Table 1: Total Population

	Population	MOE	% Change	% of Oakland's Total Population
Tract 4055 (2010)	3,497	499		0.90%
Tract 4055 (2019)	3,880	347	9.87%	0.91%
Oakland (2010)	386,909	61		
Oakland (2019)	425,097	103	8.98%	

Table 2. Racial Distribution

	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islanders	Other race	Two or more races
Tract 4055 (2010)	972	595	44	1,686	0	85	115
Tract 4055 (2019)	1,062	879	55	1,619	41	56	168
Oakland (2010)	145,859	109,815	2,553	61,664	2,082	48,237	16,699
Oakland (2019)	150,827	100,966	3,832	65,902	2,374	72,004	29,192

Table 3: Age Distribution

Age and sex : Table ID S0101							
tract 4055 age distribution as of 2019				oakland values as a percentage of total population			
tract 4055 age distribution as of 2019		tract 4055 age distribution as of 2010		oakland age distribution in 2010.		oakland age distribution in 2019	
label	percentage	label	percentage				
Under 5 years	4.8	Under 5 years	3.7	Under 5 years	7.5	Under 5 years	6.3
5 to 9 years	4.6	5 to 9 years	3.7	5 to 9 years	6.5	5 to 9 years	5.2
10 to 14 years	4.1	10 to 14 years	2.6	10 to 14 years	6	10 to 14 years	5.5
15 to 19 years	0.9	15 to 19 years	6	15 to 19 years	6.4	15 to 19 years	4.9
20 to 24 years	2.9	20 to 24 years	10.6	20 to 24 years	6.6	20 to 24 years	5.6
25 to 29 years	13.8	25 to 29 years	4.6	25 to 29 years	8.4	25 to 29 years	9.9
30 to 34 years	14.7	30 to 34 years	19.7	30 to 34 years	8.7	30 to 34 years	9.8
35 to 39 years	7.3	35 to 39 years	3.9	35 to 39 years	8.5	35 to 39 years	8.7
40 to 44 years	5.4	40 to 44 years	8.6	40 to 44 years	8.2	40 to 44 years	7.4
45 to 49 years	6.4	45 to 49 years	6.6	45 to 49 years	7	45 to 49 years	6.7
50 to 54 years	7.7	50 to 54 years	6.7	50 to 54 years	6.4	50 to 54 years	6
55 to 59 years	4.7	55 to 59 years	7.4	55 to 59 years	5.9	55 to 59 years	5.8
60 to 64 years	8.1	60 to 64 years	3.7	60 to 64 years	4.4	60 to 64 years	5.2
65 to 69 years	4.6	65 to 69 years	1.8	65 to 69 years	2.9	65 to 69 years	4.7
70 to 74 years	3.9	70 to 74 years	6.1	70 to 74 years	2.3	70 to 74 years	3.3
75 to 79 years	2.5	75 to 79 years	1.9	75 to 79 years	1.8	75 to 79 years	2.1
80 to 84 years	0.8	80 to 84 years	0	80 to 84 years	1.2	80 to 84 years	1.5
85 years and over	2.8	85 years and over	2.2	85 years and over	1.2	85 years and over	1.6

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Table 4: Household Type and Composition

tract 4055 households and Families : Table ID S1101		
	2010	2019
type		
married couple family household	370	560
male householder, no wife present, family household	54	83
female householder, no husband present, family household	323	195
non family household	720	734
composition by type		
Households with one or more people under 18 years	24.3	20.7
Households with one or more people 60 years and over	24.7	40.3
Householder living alone	38.7	36.8
65 years and over	5.1	13.7

Table 5: Income and Poverty Levels Data

INCOME IN THE PAST 12 MONTHS (IN 2019 INFLATION-ADJUSTED DOLLARS) : Table ID S1901					
Tract 4055				In oakland	
	2019		2010	2019	2010
income levels	estimate				
Less than \$10,000	2.6		3.2	5.8	8.7
\$10,000 to \$14,999	10.4		11.1	6.3	7.8
\$15,000 to \$24,999	9.2		16.7	8	11.6
\$25,000 to \$34,999	8.7		10	7.6	9.8
\$35,000 to \$49,999	6.2		19.1	9.3	12.4
\$50,000 to \$74,999	20.3		16.4	13.7	16.2
\$75,000 to \$99,999	6.2		8.5	11.5	10.5
\$100,000 to \$149,999	15.4		9.1	15	11.9
\$150,000 to \$199,999	15.8		2	8.8	4.8
\$200,000 or more	5.3		3.9	14.1	6.4
ratio of income to poverty level in past 12 months : Table ID B17026					
Tract 4055 in 2019			in Oakland 2019		
lable	estimate	MOE	label	estimate	MOE
Total:	838	132	Total:	88562	1167
Under .50	24	27	Under .50	4452	370
.50 to .74	34	38	.50 to .74	3001	361
.75 to .99	49	50	.75 to .99	3993	442
1.00 to 1.24	58	49	1.00 to 1.24	3623	382
1.25 to 1.49	12	18	1.25 to 1.49	4015	427
1.50 to 1.74	0	12	1.50 to 1.74	3711	322
1.75 to 1.84	19	29	1.75 to 1.84	1652	247
1.85 to 1.99	13	15	1.85 to 1.99	1989	283
2.00 to 2.99	110	67	2.00 to 2.99	10849	735
3.00 to 3.99	119	56	3.00 to 3.99	7955	481
4.00 to 4.99	21	22	4.00 to 4.99	7027	530
5.00 and over	379	95	5.00 and over	36295	973

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Table 6: Labor Force Characteristics

labour force characteristics						
employment status for population above 16 years : Table ID B23025						
tract 4055						oakland
label	estimate	MOE		label	estimate	MOE
Total:	3351	283		Total:	353995	4226
In labor force:	2423	307		In labor force:	241738	6082
Civilian labor force:	2423	307		Civilian labor force:	241611	6067
Employed	2312	298		Employed	231125	6384
Unemployed	111	66		Unemployed	10486	2001
Armed Forces	0	12		Armed Forces	127	158
Not in labor force	928	196		Not in labor force	112257	5434
educational attainment by employment status : Table ID B23006						
Tract 4055						Oakland
label	estimate	MOE		label	estimate	MOE
Total:	2646	248		Total:	252862	1571
Less than high school graduate:	281	86		Less than high school graduate:	40893	1410
In labor force:	165	65		In labor force:	27105	1280
Not in labor force	116	75		Not in labor force	13788	861
High school graduate (includes equivalency)	370	130		High school graduate (includes equivalency)	39536	1515
In labor force:	243	108		In labor force:	28419	1203
Not in labor force	127	64		Not in labor force	11117	835
Some college or associate's degree:	630	128		Some college or associate's degree:	57215	1339
In labor force:	479	134		In labor force:	44705	1215
Not in labor force	151	84		Not in labor force	12510	807
Bachelor's degree or higher:	1365	228		Bachelor's degree or higher:	115218	1832
In labor force:	1261	228		In labor force:	105160	1839
Not in labor force	104	57		Not in labor force	10058	705

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Table 7.1: Monthly Housing Costs

Monthly Housing Costs							
B25104							
YEAR 2010							
Tract 4055				Oakland, CA			
Label	Estimate	MOE		Estimate	MOE		Label (\$ in 2019)
No cash rent	16	20		2122	348		No cash rent
< \$100	0	132		332	119		< \$117.24
\$100 to \$199	59	67		1406	288		\$117.24 - \$234.49
\$200 to \$299	39	37		5908	491		\$234.49 - \$351.73
\$300 to \$399	17	20		4470	427		\$351.73 - \$468.98
\$400 to \$499	133	85		5360	522		\$468.98 - \$586.22
\$500 to \$599	27	25		4771	406		\$586.22 - \$703.46
\$600 to \$699	11	15		6036	531		\$703.46 - \$820.71
\$700 to \$799	58	39		8663	572		\$820.71 - \$937.95
\$800 to \$899	55	43		11034	753		\$937.95 - \$1055.20
\$900 to \$999	145	88		10663	660		\$1055.20 - \$1172.44
\$1,000 to \$1,499	638	136		35736	1291		\$1172.44 - \$1758.66
\$1,500 to \$1,999	160	95		17374	734		\$1758.66 - \$2344.88
\$2,000 or more	109	53		40979	1129		> \$2344.88
Total	1467	130		154854	1362		Total
YEAR 2019							
Tract 4055				Oakland, CA			
Label	Estimate	MOE		Estimate	MOE		
No cash rent	28	20		2148	278		
< \$100	0	12		555	162		
\$100 to \$199	0	12		894	206		
\$200 to \$299	23	34		3924	434		
\$300 to \$399	23	36		3481	368		
\$400 to \$499	30	28		4012	399		
\$500 to \$599	57	60		4465	437		
\$600 to \$699	75	52		4101	393		
\$700 to \$799	75	71		4882	373		
\$800 to \$899	72	44		5301	479		
\$900 to \$999	69	61		6281	482		
\$1,000 to \$1,499	400	101		33575	935		
\$1,500 to \$1,999	237	91		28660	904		
\$2,000 to \$2,499	262	93		19896	818		
\$2,500 to \$2,999	74	40		13028	707		
> \$3,000	147	59		27216	782		
Total	1572	69		162419	1356		

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Table 7.2: Tenure

Tenure					
B25003					
YEAR 2010					
Tract 4055			Oakland, CA		
Label	Estimate	MOE	Estimate	MOE	
Owner occupied	371	92	65644	1212	
Renter occupied	1096	143	89210	1303	
Total	1467	130	154854	1362	
YEAR 2019					
Tract 4055			Oakland, CA		
Label	Estimate	MOE	Estimate	MOE	
Owner occupied	407	97	66177	1118	
Renter occupied	1165	111	96242	1244	
Total	1572	69	162419	1356	

Table 8: Means of Transport to Work

means of transportation to work : Table ID S0801					
tract 4055			oakland		
label	estimate	MOE	estimate	MOE	
drove alone	53.50%	6.9	50.90%		
carpooled	15%	5.6	10.30%		
public transport	15%	4.7	23.50%		
walked	2.30%	1.7	3.70%		
bicycle	2.10%	1.5	2.70%		
taxicab, motorcycle, other	2.40%	1.9	2.30%		
worked from home	9.70%	5.9	6.70%		
vehicle availability					
Tract 4055 : Table ID B25044			oakland : Table ID B25044		
label	estimate	MOE	estimate	MOE	
Total:	1572	69	162419	1356	
Owner occupied:	407	97	66177	1118	
Renter occupied:	1165	111	96242	1244	

Table 9.1: Educational Attainment Percentages

	Less than High School	High School or GED	Some College	College Degree	Graduate or Professional Degree
Tract 4055 (2010)	551	556	696	515	225
Tract 4055 (2019)	480	446	525	1,194	565
Oakland (2010)	56,041	49,070	48,236	70,499	41,732
Oakland (2019)	53,819	48,835	52,228	95,675	58,020

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Table 9.2: Educational Attainment Aggregate MOEs

Tract 4055	Estimates	MOE
Less than High School	480	136.26
High School	446	151.24
Some College	525	126.53
College	1,194	202.83
Graduate or Professional	565	158.90
Oakland		
Less than High School	53,819	1,760.02
High School	48,835	1,821.65
Some College	52,228	1,504.43
College	95,675	1,784.03
Graduate or Professional	58,020	1,338.41