

American Housing Brief



From the American Housing Survey: 1994

Housing Profile: San Diego, California

The San Diego area includes the city of San Diego and San Diego County.

CENTRAL CITY: The city of San Diego contained 46 percent of the 993,300 housing units in the San Diego metropolitan area.

Fifty-one percent of the renter-occupied homes and 41 percent of owner-occupied homes were in the city of San Diego. Housing costs were similar for homeowners living in the city and in the suburbs. Both groups had a median monthly housing cost of about \$900 (\$908 and \$851, respectively). The same relationship was true for renters. The median monthly housing cost for city renters was \$633, not significantly different from the \$645 figure for suburban renters. Both city and suburban homeowners spent a median of 23 percent of their income on housing, and both groups of renters spent about 33 percent.

Four percent of the occupied units in the city had a moderate or severe physical problem. These problems included either the lack of basic amenities in the home such as plumbing or kitchen facilities, or the poor condition of the home or its systems. Fifty-five percent of the area's homes with physical problems were in the city of San Diego.

EXPENSIVE HOMES: More than one-third of homeowners valued their homes at \$200,000 or more.

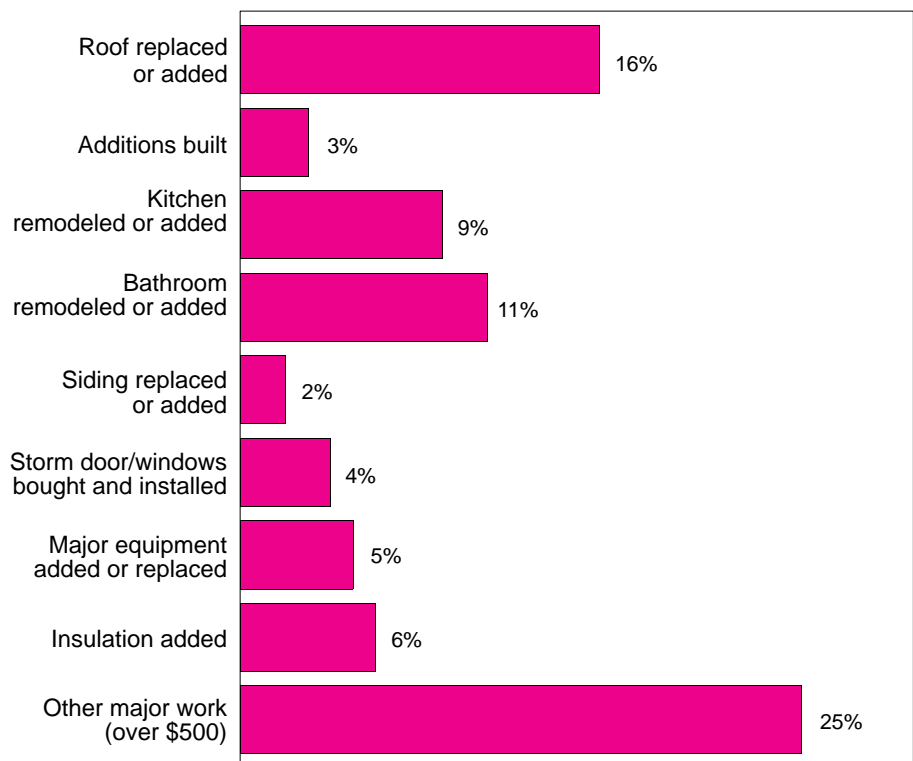
Many (about 4 in 10) of these expensive homes were less than 15 years old. Among the owner-occupied

Some Characteristics of a Typical San Diego Household

Median	Owners	Renters
Age of householder	53 years	36 years
Length of time lived at address	7 years	less than 1 year
Age of home*	21 years	22 years
Amount paid monthly for housing	\$873	\$640
Amount paid monthly for electricity	\$46	\$33
Percent of income used for housing	23%	33%

* No significant difference

Homeowners Reporting Home Improvements or Repairs in the Last 2 Years



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homes built in the 1990's, about half (58 percent) were worth \$200,000 or more in 1994. Over 9 in 10 of the homes worth \$200,000 or more were single-family, detached units.

Besides being fairly new, these homes were also big. Forty-four percent had four or more bedrooms. Sixty-one percent of the units worth \$200,000 or more boasted 2,000 square feet or more of area (only single-family, detached units and mobile homes were measured). Among the less expensive owner-occupied units, just 15 percent had four or more bedrooms, and 13 percent¹ of the measured units worth less than \$200,000 were 2,000 or more square feet in size.

High value often meant high costs. The median monthly housing cost for homes worth \$200,000 or more was \$1,303, compared with a median of \$755 for the remaining San Diego homes. Real estate taxes also hit expensive homes harder—for those worth \$200,000 or more, the median monthly bill was \$170, compared with \$76 for homes with a lesser value.

HISPANIC HOUSEHOLDS: There were more Hispanic householders in the suburbs of the San Diego area than in the city of San Diego.

There were about 61,000 city and 76,000 suburban households with an Hispanic householder.² Overall, Hispanics made up 15 percent of the area's households. Forty-one percent of Hispanic householders owned their own homes. Among non-Hispanics, 59 percent were homeowners.

In Hispanic households, the median household income for homeowners was about twice that for renters (\$42,200 versus \$18,600). Crowding (defined as more than one person per room) occurred in 20 percent of the Hispanic households.

HOUSEHOLD INCOME: Households in newly built homes had median incomes higher than that of all households.

Households living in units built within the last 4 years reported a median income of \$59,500, compared with a

median of \$35,000 for all households. This extra money was useful since housing costs for the newer units were also higher. The median monthly housing costs for new units were \$1,194, compared with a \$693 monthly median for all households.

Compared with 3 years ago, local households had not improved their income situation. Median income for the San Diego metro area in 1994 (\$35,000) was lower than the 1991 median (in 1994 dollars) of \$36,900. One result was a slightly higher poverty rate—9 percent of 1994 San Diego area households had an income below the poverty level, compared with 8 percent in 1991.

This series of housing profiles presents housing data for various demographic groups in selected metropolitan areas in 1994. The data are drawn from the American Housing Survey (AHS), a highly detailed, comprehensive set of data collected each year for a different group of metropolitan areas. The AHS is sponsored by the Department of Housing and Urban Development and conducted by the Census Bureau.

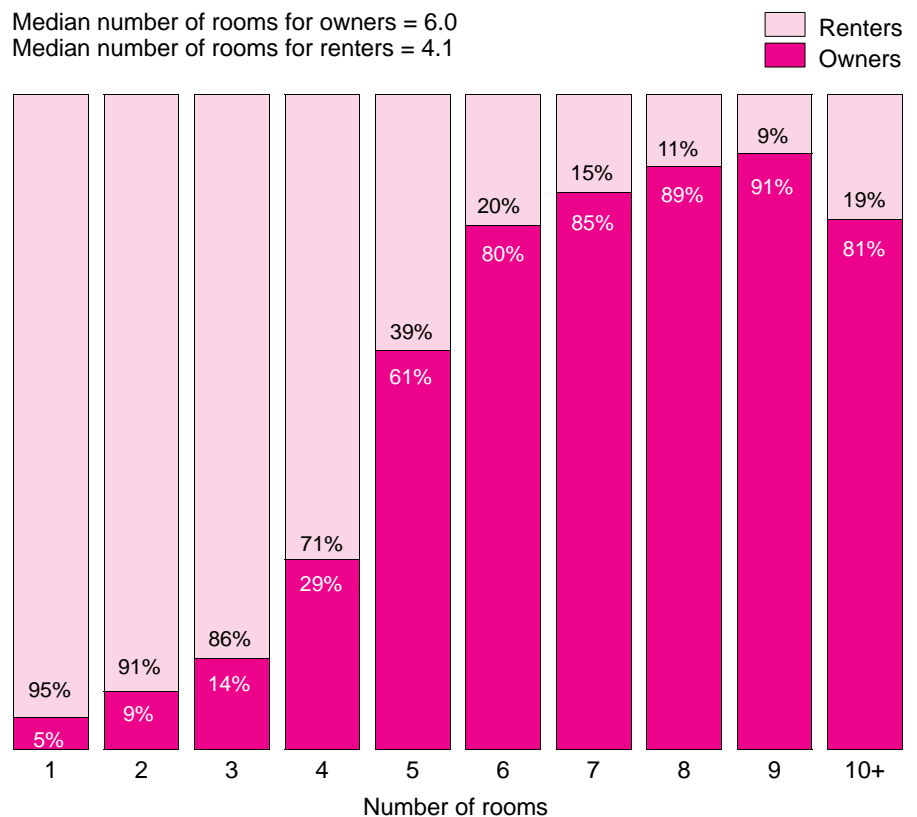
For further information on Housing and American Housing Briefs see: *American Housing Survey for the San Diego Metropolitan Area in 1994*, Series H170/94-6. This publication is for sale for \$11 by the Bureau of the Census, Customer Services, Washington, DC 20233. Use 301-457-4100 for telephone orders.

Contact:
American Housing Survey Staff
301-763-8551

This brief is one of a series that presents information of current policy interest. It may include data from businesses, households, or other sources. All statistics are subject to sampling variability, as well as survey design flaws, respondent classification and reporting errors, and data processing mistakes. The Census Bureau tries to minimize errors and tests analytical statements to meet statistical standards. However, because of methodological differences, users should be cautious when comparing these data with data from other sources.

Percent of Homes Occupied by Owners and Renters by Size of the Home: 1994

Median number of rooms for owners = 6.0
Median number of rooms for renters = 4.1



¹ This proportion not significantly different from that for lower value units with four or more bedrooms.

² The householder is the person who owns or rents the unit.