

THREE SOUTHERN CALIFORNIA METROPOLITAN AREAS: 1994 AND 2002

The Metropolitan American Housing Survey (AHS) interviews households in the largest 47 metropolitan areas every 4 to 6 years.¹ The AHS interviewers return to the same housing units each time the survey is conducted. The sample is augmented by selection of units that were constructed between the two survey dates. As a result, the AHS results represent both a time series of housing in a particular metropolitan area as well as a cross-section of housing in that area.

The AHS collects extensive information on the housing structure and unit; social, demographic, and economic characteristics of the occupants; the equipment in the units; housing costs and financial characteristics; the condition and quality of the housing unit; neighborhood features and qualities; commuting and labor force information; remodeling and improvements; and moving and relocation data.

Three Southern California metropolitan areas were surveyed in 1994 and 2002: Anaheim-Santa Ana, Riverside-San Bernardino-Ontario, and San Diego. In this article, we present data on a few characteristics of the housing unit, the household or family occupying the unit, and their opinions about the quality of the unit and of the neighborhood. Our purpose is twofold: First, we provide detailed data on these three areas for 2002, and second, we provide information on trends in the three areas since 1994.

Overview

While the three metropolitan areas experienced changes, they also experienced stability in several respects. Each of the three metropolitan areas contained about 1 million housing units, though

Riverside-San Bernardino-Ontario was slightly larger with 1.2 million housing units. The number of housing units in each of these three areas grew 8 to 10 percent during the 1994–2002 period. Vacancy rates in 2002 were between 6 and 4 percent. Riverside-San Bernardino-Ontario posted a substantial decrease in the vacancy rate from 1994, San Diego posted a less sizeable decrease, and Anaheim-Santa Ana posted a slight increase. Most units in these three areas were owner-occupied in 2002, with the homeownership rate between 60 and 70 percent. All three areas experienced increases in their homeownership rates. Single-family, detached houses account for the majority of the houses—50 to 68 percent—and these percentages increased moderately during the period. Units are fairly large in these three areas, with the proportion of units having four or more bedrooms ranging between 18 and 25 percent in 2002, and they had gotten bigger during the 8-year period. Nearly two-thirds of units had two or more bathrooms in 2002, a slight increase since 1994.

Monthly housing costs for renters ranged between \$700 and \$1,000 in 2002, having increased 2 to 4 percent per year since 1994. Owners' housing costs were between \$1,000 and \$1,400 per month in 2002 and had also increased 2 to 4 percent per year. Values of owner-occupied units varied in 2002—about \$165,000 in Riverside-San Bernardino-Ontario to around \$300,000 in the other two metropolitan areas. These values are substantially higher than in 1994—69 percent (6.8 percent per year) in San Diego and about 35 percent (about 4 percent per year) in the other two areas.

The racial and ethnic makeup of these three areas changed appreciably during the period. In 2002, about three-quarters of the households had white householders, but the percentages had decreased by 8 to 15 percentage points during the 8-year period. Households with the householder being from a race other than white or black accounted for about 20 to 24 percent of the households in 2002, and this represents a doubling of their representation since 1994. Hispanics accounted for about 20 to 30 percent of the households in 2002. Fifty percent or more of the households were married-couple households in 2002, and about 20 to 25 percent were one-person households.

Household incomes were between \$44,000 and \$59,000 in 2002 and had grown 20 to 40 percent since 1994, an annual growth of 2 to 4 percent.



Anaheim-Santa Ana

According to the 2002 AHS, about one million housing units are in the Anaheim-Santa Ana metropolitan area². As presented in table 1, 918,000 housing units were counted in 1994 and 995,600 in the 2002 survey, a growth of about 8.5 percent. Vacancy rates were about 6 percent in both years. The number of occupied housing units grew from 851,500 in 1994 to 937,500 in 2002. Most of these housing units were owner-occupied in both years. The homeownership rate increased from 60.3 percent in 1994 to 63.7 percent in 2002. The median age of the housing stock increased by 6 years as the median year built rose from 1971 to 1973 over the 8-year period.

Half of the housing units in Anaheim-Santa Ana are single-family detached units and this percentage has increased slightly in the past 8 years. The number of single-family units increased about 11.5 percent from 451,500 in 1994 (49.2 percent of the housing stock) to 503,300 units in 2002 (50.6 percent of the stock). Manufactured (mobile) homes accounted for less than 4 percent of the stock in both years, a fraction that changed little between 1994 and 2002. About one housing unit in five in Anaheim-Santa Ana was a coop or condominium in 2002. In 1994 coops and condominiums totaled 156,500, or 18.4 percent of all housing units; in 2002 the number had grown by 20 percent to 187,900, 20 percent of the housing stock.

The number of housing units with three or fewer rooms grew from 93,300 in 1994 to 115,100 in 2002, a 23 percent increase. Units with three or fewer rooms accounted for 10.2 percent of all housing units in 1994, increasing to 11.6 percent in 2002. The growth rates for the larger-sized units were about 7 percent, but the bases are larger. In 1994 549,400 housing units (59.8

Table 1. Housing Unit Characteristics: Anaheim-Santa Ana—1994 and 2002

Housing Unit Characteristics	1994		2000	
	Number	Percent	Number	Percent
Housing Stock				
Total housing units	918.0	100.0	995.6	100.0
Vacant housing units	51.9	5.7	65.5	6.6
Occupied housing units	851.5	92.8	937.5	94.2
Owner-occupied	513.7	60.3	597.4	63.7
Renter-occupied	337.7	39.7	340.2	36.3
Year Structure Built, Median	1971	—	1973	—
Units in Structure				
Single-family, detached	451.5	49.2	503.3	50.6
S-F attached and multifamily	432.7	47.1	456.3	45.8
Mobile home or trailer	33.7	3.7	35.9	3.6
Cooperatives and Condominiums				
Cooperatives	17.6	2.1	18.2	1.9
Condominiums	138.9	16.3	169.7	18.1
Rooms				
3 or fewer	93.3	10.2	115.1	11.6
4 to 6	549.4	59.8	585.0	58.8
7 or more	275.4	30.0	295.5	29.7
Bedrooms				
None	10.9	1.2	8.8	0.9
1	116.1	12.6	121.7	12.2
2	300.4	32.7	305.6	30.7
3	294.5	32.1	315.2	31.7
4 or more	196.2	21.4	244.3	24.5
Complete Bathrooms				
None	1.7	0.2	2.2	0.2
1	249.0	29.2	240.1	25.6
1-1/2	119.3	14.0	123.2	13.1
2 or more	548.0	64.4	630.1	67.2
Air Conditioning				
Central	379.8	44.6	472.1	50.4
1 room unit	140.5	16.5	135.1	14.4
2 room units	15.5	1.8	13.7	1.5
3 or more room units	6.1	0.7	4.7	0.5
Monthly Housing Costs, Median				
Owners	\$1,127	—	\$1,396	—
Renters	\$805	—	\$1,030	—
House Value, Median	\$216,962	—	\$ 300,000+	—

Note: Units in thousands (exception: \$ amounts).

percent of all housing units) had between four and six rooms; in 2002 585,000 housing units (58.8 percent) were in this size category. The largest category, seven or more rooms, grew from 275,400 (30 percent) in 1994 to 295,500 (29.7 percent) in 2002.

A more pronounced shift toward units with more bedrooms was evident. In 1994, 21.4 percent, or 196,200 housing units, had four or more bedrooms, compared to 24.5 percent, or 244,300 units, in 2002. This shift toward larger units was most noticeable in the decline of the two-bedroom category, which decreased from 32.7 percent in 1994 to 30.7 percent in 2003. A move toward larger units was also evidenced by the shift to units with two or more complete bathrooms. In 1994 548,000 Anaheim-Santa Ana homes, or 64.4 percent, had two or more bathrooms; this number increased to 630,100, or 67.2 percent, in 2002.

Central air-conditioning has become much more prevalent in the past 8 years in the Anaheim-Santa Ana metropolitan area. The number of homes with central air-conditioning in 1994 equaled 379,800, or 44.6 percent of all housing units, and this increased by nearly 100,000 units to 472,1000 units, or 50.4 percent, in 2002.

Housing costs for renters and owners and the value of owner-occupied houses increased significantly in the 8-year period. The median monthly housing cost for renters was \$805 in 1994 and increased to \$1,030 in 2002. This number is a 28 percent increase for the period, or about 3.1 percent per year. Homeowners' median housing cost rose from \$1,127 in 1994 to \$1,396 in 2002, which is a 24 percent increase over the 8-year period, or an annualized increase of 2.7 percent. The median value for owner-occupied units increased from \$216,962 in 1994 to more than \$300,000³ in 2002, an increase of about 39 percent

over the 8-year period, or about 4 percent per year.

The data on racial composition of the householders⁴ in Anaheim-Santa Ana show a shift away from the white category toward the minority categories. (See table 2.) In 1994 726,000 householders (85.3 percent) responded that they were white; this number decreased to 700,700 (74.7 percent) by 2002. The decline was concentrated in the White Hispanic category that declined from 128,900 (15.1 percent) to 105,600 (11.3 percent). The racial group showing the largest gain was the "other" category, which consists of American Indians, Aleuts, Eskimos, Asians, Pacific Islanders, and members of some other race. Some 109,800 householders (12.9 percent) selected one of the other racial categories in 1994, and this number increased to 223,500 (23.8 percent) in 2002.⁵ Data on ethnicity indicate

that the number and fraction of Hispanics⁶ increased in Anaheim-Santa Ana during the period, from 146,600 householders (17.2 percent) in 1994 to 187,900 (20.0 percent) in 2002, an increase of 28 percent in the number of Hispanic householders.⁷

The median age of householders increased slightly from 44 in 1994 to 46 in 2002. The shift was from the 34 and under category to the older categories, with the two middle categories gaining the most. In 1994, 27.4 percent of the householders were 34 or under, compared with 22.4 percent in 2002. The proportion in the 35-to-54-year-old bracket increased from 43.6 percent to 45.9 percent during the 8-year period. Householders in the 55-to-64-year-old group increased from 11.1 percent in 1994 to 13.3 percent in 2002. Finally, householders 65 and over increased modestly from 17.9 percent to 18.3 percent.

Table 2. Housing Unit Characteristics: Anaheim-Santa Ana—1994 and 2002

Housing Unit Characteristics	1994		2000	
	Number	Percent	Number	Percent
Race and Ethnicity of Householder				
White	726.0	85.3	700.7	74.7
Non-Hispanic	597.1	70.1	595.1	63.5
Hispanic	128.9	15.1	105.6	11.3
Black	15.7	1.8	13.3	1.4
Other	109.8	12.9	223.5	23.8
Total Hispanic	146.6	17.2	187.9	20.0
Age of Householder				
34 and under	232.9	27.4	210.4	22.4
35 to 54	371.6	43.6	430.4	45.9
55 to 64	94.9	11.1	124.8	13.3
65+	152.0	17.9	172.0	18.3
Median	44	—	46	—
Household Composition				
Married-couple households	469.6	55.2	514.9	54.9
Other male-headed households	93.1	10.9	97.2	10.4
Other female-headed households	116.0	13.6	127.8	13.6
One-person households	172.7	20.3	197.6	21.1
Household Income, Median				
	\$48,632		\$59,403	

Note: Units in thousands (exception: \$ amounts).



Anaheim-Santa Ana households were slightly more likely to be one-person households in 2002, a shift away from married-couple and other male-headed families. In 1994, there were 172,700 (20.3 percent) one-person households; this number increased to 197,600 (21.1 percent) in 2002. Married-couple households increased from 469,600 in 1994 to 514,900 in 2002; this increase in the absolute number was accompanied by a small decline in the proportion of married-couple families from 55.2 percent to 54.9 percent.

Household incomes increased in Anaheim-Santa Ana between 1994 and 2002. The median household income in 1994 was \$48,632; this number increased by more than \$10,000 to \$59,403 in 2002, an increase of 22 percent over the 8-year period, or a 2.5 percent annual growth rate.

Although the AHS collects considerable data on housing and neighborhood characteristics and quality, this article examines two overall summary measures of the housing unit and the neighborhood. Respondents were asked to rate their housing unit and their neighborhood on scales of 1 (worst) to 10 (best). As Table 3 shows, most respondents give fairly high ratings to their housing units in 1994, but they lowered their ratings in 2002. In 1994 75.1 percent of the

respondents gave ratings of 8 or higher to their housing units, but this percentage declined to 69.5 percent in 2002. A larger proportion of households gave intermediate ratings of between 5 and 7. In 1994 22.5 percent of the ratings were in this intermediate category, compared to 28.4 percent in 2002. The respondents increased the ratings of their neighborhoods, but much of the increase was represented by movement from low ratings to intermediate ratings. In 1994 5.6 percent gave a low rating (1 to 4) to their neighborhood; this number declined to 2.8 percent in 2002. The proportion that gave intermediate ratings of between 5 and 7 increased from 24.6 percent to 27.4 percent during the period. The proportion giving the top ratings of between 8 and 10 did not change from 69.8 percent.

Riverside-San Bernardino-Ontario

The Riverside-San Bernardino-Ontario metropolitan area⁸ (Table 4) experienced growth in the housing stock, decreasing vacancies, and rising homeownership. The area had 1,229,500 housing units in 2002 up nearly 10 percent from the 1,121,400 housing units in 1994 as presented

in table 4. Vacancies declined from 179,400 units (16 percent of the housing stock) in 1994 to 103,600 units (8.4 percent) in 2002. Occupied housing units increased from 932,900 in 1994 to 1,083,900 in 2002, a 16 percent increase during the 1994 to 2002 period. In 2002 there were 766,700 owner-occupied units, up from 633,500 units in 1994. The homeownership rate was 70.7 percent in 2002, up 2.8 percentage points from the 67.9 percent rate in 1994. The median age of the housing stock increased by 5 years as the median year built rose from 1976 to 1979 over the 8-year period.

The housing stock shifted to single-family, detached structures, away from single-family attached and multifamily units and manufactured housing units. In 1994, 64.4 percent (721,600 units) of the housing stock was single-family, attached units; this number increased to 67.5 percent (830,000 units) in 2002. Manufactured housing units decreased from 125,000 to 122,800 units, or from 11.1 percent of the stock to 10 percent. The category of single-family, attached and multifamily increased from 274,700 in 1994 to 276,700 housing units in 2002, but fell as a proportion of all housing units from 24.5 percent to 22.5 percent. The proportion of condominiums declined slightly during the period, decreasing from 5.8 percent in 1994 to 5.2 percent in 2002.

The size of housing units in Riverside-San Bernardino-Ontario increased between 1994 and 2002, as the number of rooms, bedrooms, and bathrooms increased. The clearest indication of the move to larger houses is evident in the distribution of units by number of bedrooms. The proportion of housing units with four or more bedrooms increased from 17.1 percent to 21.7 percent. Similarly, the proportion with three bedrooms increased from 36.3 percent in

Table 3. Household Opinions: Anaheim-Santa Ana—1994 and 2002

Household Opinions	1994		2000	
	Number	Percent	Number	Percent
Opinion of Structure				
1 (worst) to 4	20.6	2.4	19.2	2.1
5 to 7	190.8	22.5	263.5	28.4
8 to 10 (best)	638.1	75.1	644.3	69.5
Opinion of Neighborhood				
1 (worst) to 4	47.7	5.6	25.7	2.8
5 to 7	209.0	24.6	253.6	27.4
8 to 10 (best)	592.2	69.8	646.5	69.8

Note: Units in thousands.

Table 4. Housing Unit Characteristics: Riverside–San Bernardino–Ontario—1994 and 2002

Housing Unit Characteristics	1994		2000	
	Number	Percent	Number	Percent
Housing Stock				
Total housing units	1,121.4	100.0	1,229.5	100.0
Vacant housing units	179.4	16.0	103.6	8.4
Occupied housing units	932.9	83.2	1,083.9	88.2
Owner-occupied	633.5	67.9	766.7	70.7
Renter-occupied	299.4	32.1	317.2	29.3
Year Structure Built, Median	1976	—	1979	—
Units in Structure				
Single-family, detached	721.6	64.4	830.0	67.5
S-F attached and multifamily	274.7	24.5	276.7	22.5
Mobile home or trailer	125.0	11.1	122.8	10.0
Cooperatives and Condominiums				
Cooperatives	0.7	0.1	—	—
Condominiums	63.4	5.7	64.0	5.2
Rooms				
3 or fewer	114.9	10.2	120.2	9.8
4 to 6	703.0	62.7	779.2	63.4
7 or more	303.2	27.0	330.0	26.8
Bedrooms				
None	11.5	1.0	9.4	0.8
1	137.3	12.2	127.4	10.4
2	374.1	33.4	364.4	29.6
3	406.8	36.3	461.1	37.5
4 or more	191.7	17.1	267.1	21.7
Complete Bathrooms				
None	2.1	0.2	12.5	1.0
1	370.5	33.0	331.4	27.0
1-1/2	83.3	7.4	84.6	6.9
2 or more	665.4	59.3	801.0	65.2
Air Conditioning				
Central	722.6	64.4	866.5	70.5
1 room unit	135.6	12.1	123.8	10.1
2 room units	18.8	1.7	31.2	2.5
3 or more room units	3.2	0.3	5.0	0.4
Monthly Housing Costs, Median				
Owners	\$807	—	\$964	—
Renters	\$592	—	\$676	—
House Value, Median	\$123,491	—	\$164,870	—

Note: Units in thousands (exception: \$ amounts).

1994 to 37.5 percent in 2002. The movement toward larger units is not as clear when considering the number of rooms. In 1994, 62.7 percent of housing units had four to six rooms; this proportion increased modestly to 63.4 percent in 2002. This modest increase in midsize houses came at the expense of the slight decrease in houses with three or fewer rooms, from 10.2 percent of the housing stock in 1994 to 9.8 percent in 2002. The proportion of larger units (seven or more rooms) decreased even less slightly from 27 percent in 1994 to 26.8 percent in 2002. The final indicator of size is the number of complete bathrooms, which shows a dramatic shift toward housing with two or more bathrooms, away from one-bathroom houses. In 1994 59.3 percent of all housing units had two or more bathrooms; this number increased to 65.2 percent in 2002. The proportion of units with one bathroom decreased from 33 percent to 27 percent between 1994 and 2002.

In addition to being larger, housing units are also more luxurious, as evidenced by the increase in the proportion that had central air-conditioning. In 1994, 64.4 percent of the housing units in Riverside-San Bernardino-Ontario had central air-conditioning, but in 2002, 70.5 percent of the units had central air.

Monthly housing costs for renters and owners increased, as did the value of owner-occupied houses. Median monthly housing cost for renters were \$592 in 1994 and \$676 in 2002, a 14.2 percent increase, or 1.67 percent per year. The median housing cost for owners was \$807 in 1994 and \$964 in 2002, an increase of 19.5 percent during the 8 years, or 2.25 percent per year. The median value of owner-occupied units increased from \$123,491 in 1994 to \$164,870 in 2002, a 33 percent increase, or an



annual price appreciation of 3.68 percent.

The data on racial composition of householders in Riverside-San Bernardino-Ontario in table 5 show a shift away from the white category toward the minority categories as was true for Anaheim-Santa Ana. In 1994, 817,600 householders (87.6 percent) responded that they were white; this number decreased to 789,300 (72.8 percent) by 2002.⁹ The decline was concentrated in the White Hispanic category that declined from 196,300 (21 percent) to 172,200 (15.9 percent). The racial group showing the largest gain was the “other” category, which consists of American Indians, Aleuts, Eskimos, Asians, Pacific Islanders, and members of some other race. Some 50,500 householders (5.4 percent) selected one of the other racial categories in 1994; this number increased to 222,000 (20.5 percent) in 2002. Data on ethnicity indicate that the number and fraction of Hispanics has increased in Riverside-San Bernardino-Ontario during the period. In 1994 207,000 households (22.2 percent) responded that the householder was Hispanic; this number increased to 329,900 (30.4 percent) in 2002, an increase of 59.4 percent in the number of Hispanic householders.

Householders were slightly older in Riverside-San Bernardino-Ontario as young householders moved into older categories. In 1994, 25.4 percent of householders were 34 and under; this number decreased to 22 percent in 2002. At the same time, the group of householders aged 35 to 54 increased from 41.8 percent to 45.7 percent. The proportion of householders in the 55-to-64-year-old category also increased, from 11.4 percent in 1994 to 12.6 percent in 2002. Elderly households (65 and older) declined as a group, moving from 21.4 percent of all households in 1994 to 19.7 percent in 2002.

Table 5. Housing Unit Characteristics: Anaheim-Santa Ana—1994 and 2002

Housing Unit Characteristics	1994		2000	
	Number	Percent	Number	Percent
Race and Ethnicity of Householder				
White	817.6	87.6	789.3	72.8
Non-Hispanic	621.3	66.6	617.1	56.9
Hispanic	196.3	21.0	172.2	15.9
Black	64.8	6.9	72.7	6.7
Other	50.5	5.4	222.0	20.5
Total Hispanic	207.0	22.2	329.9	30.4
Age of Householder				
34 and under	236.9	25.4	238.2	22.0
35 to 54	389.8	41.8	495.0	45.7
55 to 64	106.7	11.4	136.8	12.6
65+	199.4	21.4	213.9	19.7
Median	45	—	46	—
Household Composition				
Married-couple households	536.0	57.5	625.9	57.7
Other male-headed households	69.6	7.5	88.2	8.1
Other female-headed households	139.5	15.0	158.4	14.6
One-person households	187.8	20.1	211.4	19.5
Household Income, Median	\$32,057	—	\$43,850	—

Note: Units in thousands (exception: \$ amounts).

In Riverside-San Bernardino-Ontario, the typical household is very likely a married-couple family, a demographic fact that has not changed. Married-couple households increased from 536,000 (57.5 percent) in 1994 to 625,900 (57.7 percent) in 2002. In 2002, “other male-headed”¹⁰ households increased their importance slightly in a shift away from “other female-headed” and one-person households. Other male-headed households increased from 69,600 in 1994 to 88,200; the proportion increased from 7.5 percent to 8.1 percent. One-person households increased from 187,800 in 1994 to 211,400 in 2002; however, this increase in numbers was not accompanied by an increase in representation. The proportion of one-person households decreased from 20.1 percent to 19.5 percent. The proportion of “other female-headed” households declined from 15 percent to 14.6 percent during the period.

Household income rose substantially in Riverside-San Bernardino-Ontario between 1994 and 2002. The median family income was \$32,057 in 1994 and increased to \$43,850 in 2002, a 36.8 percent increase over the 8-year period, or an annualized growth rate of 4 percent.

Households in Riverside-San Bernardino-Ontario generally gave high scores to their housing units and neighborhoods as shown in table 6. They appear less satisfied with their housing units and neighborhoods in 2002, however, than they were in 1994. In 1994 76.2 percent of households gave their units ratings in the 8 to 10 category; in 2002 that proportion had decreased to 72.1 percent. Most of this decrease represents an increase in the proportion of households giving ratings in the 5 to 7 category. In 1994 21.2 percent of the households gave ratings of

Table 6. Household Opinions: Riverside–San Bernardino–Ontario—1994 and 2002

Household Opinions	1994		2000	
	Number	Percent	Number	Percent
Opinion of Structure				
1 (worst) to 4	24.6	2.6	33.9	3.2
5 to 7	197.1	21.2	264.2	24.7
8 to 10 (best)	707.9	76.2	771.2	72.1
Opinion of Neighborhood				
1 (worst) to 4	63.3	6.9	65.2	6.1
5 to 7	236.2	25.6	293.2	27.4
8 to 10 (best)	622.4	67.5	710.4	66.5

Note: Units in thousands.

5 to 7; but this number increased to 24.7 percent in 2002. Homeholders overwhelmingly (67.5 percent) gave top ratings to their neighborhoods in 1994, which was lower by 1 percentage point (66.5 percent) in 2002. Nearly the same decrease was experienced for those giving the lowest ratings (1 to 4). The proportion giving the intermediate ratings (5 to 7) to their neighborhood increased from 25.6 percent to 27.4 percent, offsetting the declines in the top and bottom categories.

San Diego

The San Diego metropolitan area¹¹ contains about one million housing units. Table 7 presents 1994 and 2002 values for various housing characteristics for the metropolitan area. In 1994 San Diego had 993,300 housing units and grew about 8 percent to 1,072,000 housing units in 2002. During the period vacancies declined and homeownership increased. There were 95,600 vacant housing units (9.6 percent of the housing stock) in 1994; this number decreased to 67,100 housing units (6.3 percent) in 2002. In 2002, 586,000 homeowners were in San Diego, up from the 500,900 in 1994. The homeownership rate increased from 55.9 percent in 1994 to 58.7 percent in 2002. The typical housing

unit was older in 2002 than in 1994. The median age of units in 1994 was 22 years when the median year built was 1972; this median age increased to 27 years in 2002 when the median year built was 1975.

The growth of the housing stock was concentrated among single-family, detached units, which now accounts for the majority of housing units, with other categories growing slightly but reducing their shares. In 1994, San Diego included 495,200 single-family, detached units (49.8 percent); in 2002 there were 565,200 such units (52.7 percent). The number of condominiums and cooperatives increased from 132,100 in 1994 to 142,300 in 2002, but their share of all housing units remained unchanged at 13.3 percent.

Housing units in San Diego have become larger with more rooms, bedrooms, and bathrooms. The most common house, representing 62.1 percent of all houses in 2002, contains four to six rooms. The number of housing units with seven or more rooms increased from 221,500 units (22.3 percent) in 1994 to 262,600 housing units (24.5 percent) in 2002, an increase of 2.2 percentage points. There were fewer smaller units, with the number of units with three or fewer rooms being 149,600 in 1994 and 143,400 in 2002. The number of intermediate-size houses increased

from 622,300 in 1994 to 666,100 in 2002; but as a proportion of all homes, this group decreased from 62.6 percent to 62.1 percent. The number of houses with three or more bedrooms also indicates that San Diego housing units are getting larger. In 2002 nearly half of the housing units had three or more bedrooms. In 1994, 30.4 percent of housing units had three bedrooms, and 15.6 percent had four or more bedrooms. At the end of the 8-year period, these percentages increased to 31.8 percent and 17.9 percent, respectively. The number and proportion of houses with two or more complete bathrooms increased significantly. In 1994, 54.6 percent of housing units had two or more bathrooms; this number increased to 57.4 percent in 2002. The number and proportion of housing units with one bathroom decreased from 361,400 (36.4 percent) in 1994 to 352,300 (32.9 percent).

A dramatic increase in the presence of central air-conditioning in San Diego is evident. In 1994 263,700 (26.5 percent) of housing units had central air-conditioning compared to 370,300 housing units (34.5 percent) in 2002.

Housing costs and values have increased substantially in San Diego. The median monthly housing cost for renters increased from \$640 in 1994 to \$886 in 2002, an increase of 38.6 percent during the 8-year period, or 4.2 percent annually. The monthly housing cost for owner-occupants increased from \$873 in 1994 to \$1,210 in 2002, an increase of 38.4 percent, or 4.1 percent per year. The median value of an owner-occupied home in San Diego was \$176,277 in 1994 and increased to \$297,458 in 2002, an increase of 68.7 percent for the period, or 6.8 percent per year.

Data on the racial composition of householders in San Diego (see table 8) show a shift away



Table 7. Housing Unit Characteristics: San Diego—1994 and 2002

Housing Unit Characteristics	1994		2000	
	Number	Percent	Number	Percent
Housing Stock				
Total housing units	993.3	100.0	1,072.0	100.0
Vacant housing units	95.6	9.6	67.1	6.3
Occupied housing units	896.8	90.3	999.1	93.2
Owner-occupied	500.9	55.9	586.0	58.7
Renter-occupied	395.8	44.1	413.1	41.3
Year Structure Built, Median	1972	—	1975	—
Units in Structure				
Single-family, detached	495.2	49.8	565.2	52.7
S-F attached and multifamily	448.5	45.1	456.4	42.6
Mobile home or trailer	49.8	5.0	50.4	4.7
Cooperatives and Condominiums				
Cooperatives	1.0	0.1	1.7	0.2
Condominiums	131.1	13.2	140.6	13.1
Rooms				
3 or fewer	149.6	15.1	143.4	13.4
4 to 6	622.3	62.6	666.1	62.1
7 or more	221.5	22.3	262.6	24.5
Bedrooms				
None	16.5	1.7	7.4	0.7
1	157.4	15.8	162.0	15.1
2	362.4	36.5	369.1	34.4
3	302.3	30.4	341.1	31.8
4 or more	154.8	15.6	192.4	17.9
Complete Bathrooms				
None	2.1	0.2	4.6	0.4
1	361.4	36.4	352.3	32.9
1-1/2	87.6	8.8	99.6	9.3
2 or more	542.1	54.6	615.5	57.4
Air Conditioning				
Central	263.7	26.5	370.3	34.5
1 room unit	112.0	11.3	101.6	9.5
2 room units	9.7	1.0	10.2	1.0
3 or more room units	1.5	0.2	4.2	0.4
Monthly Housing Costs, Median				
Owners	\$873	—	\$1,210	—
Renters	\$640	—	\$886	—
House Value, Median	\$176,277	—	\$297,458	—

Note: Units in thousands (exception: \$ amounts).

from the white category toward the minority categories, as was true for Anaheim-Santa Ana and Riverside-San Bernardino-Ontario. In 1994 755,700 householders responded that they were white; this number increased to 760,500 by 2002, but the proportion decreased from 84.3 percent to 76.1 percent. The decline was concentrated in the White non-Hispanic category that declined from 72.9 percent (653,500) to 66.8 percent (667,800). The racial group showing the largest gain was the “other” category, which consists of American Indians, Aleuts, Eskimos, Asians, Pacific Islanders, and members of some other race. Some 93,600 householders (10.4 percent) selected one of the other racial categories in 1994; this number increased to 191,600 (19.2 percent) in 2002.¹² Data on ethnicity indicate that the number and fraction of Hispanics increased in San Diego during the period. In 1994, 137,000 households (15.3 percent) responded that the householder was Hispanic; this number increased to 193,400 (19.4 percent) in 2002, an increase of 41.2 percent in the number of Hispanic householders.

Householders were getting slightly older in San Diego, as the young householders moved into older categories. In 1994 27.7 percent of householders were 34 and under; this number decreased to 24.1 percent in 2002. At the same time, the group of householders aged 35 to 54 increased from 39.3 percent to 43.5 percent. The proportion of householders in the 55-to-64-year-old category also increased, from 11.3 percent in 1994 to 11.8 percent in 2002. Elderly households (65 and older) declined as a group, moving from 21.7 percent of all households in 1994 to 20.6 percent in 2002.

In San Diego the typical household is a married-couple family, though this is less true in 2002 than it was in 1994. Married-couple households changed from 456,400 (50.9 percent)

Table 8. Housing Unit Characteristics: San Diego—1994 and 2002

Housing Unit Characteristics	1994		2000	
	Number	Percent	Number	Percent
Race and Ethnicity of Householder				
White	755.7	84.3	760.5	76.1
Non-Hispanic	653.5	72.9	667.8	66.8
Hispanic	102.1	11.4	92.7	9.3
Black	47.5	5.3	47.0	4.7
Other	93.6	10.4	191.6	19.2
Total Hispanic	137.0	15.3	193.4	19.4
Age of Householder				
34 and under	248.7	27.7	240.7	24.1
35 to 54	352.5	39.3	434.2	43.5
55 to 64	101.2	11.3	117.9	11.8
65+	194.4	21.7	206.2	20.6
Median	45	—	47	—
Household Composition				
Married-couple households	456.4	50.9	497.3	49.8
Other male-headed households	90.6	10.1	109.7	11.0
Other female-headed households	133.5	14.9	146.2	14.6
One-person households	216.2	24.1	245.9	24.6
Household Income, Median				
	\$35,012	—	\$49,868	—

Note: Units in thousands (exception: \$ amounts).

Table 9. Household Opinions: San Diego—1994 and 2002

Household Opinions	1994		2000	
	Number	Percent	Number	Percent
Opinion of Structure				
1 (worst) to 4	23.2	2.6	27.0	2.8
5 to 7	193.3	21.7	273.9	28.1
8 to 10 (best)	672.9	75.7	674.1	69.1
Opinion of Neighborhood				
1 (worst) to 4	48.3	5.4	43.0	4.4
5 to 7	224.3	25.3	269.0	27.6
8 to 10 (best)	613.9	69.2	661.3	67.9

Note: Units in thousands.

in 1994 to 497,300 (49.8 percent) in 2002. “Other male-headed households” and one-person households have increased their representations. In 1994 there were 216,200 (24.1 percent) one-person households; this number increased to 245,900 (24.6 percent) in 2002. Other male-headed households increased from 90,600 in 1994 to 109,700 in 2002, with the proportion increasing from 10.1 percent to 11.0 percent.

As was true in the other two metropolitan areas household income rose substantially in San Diego between 1994 and 2002. The median family income was \$35,012 in 1994, increasing to \$49,868 in 2002. The change represents a 42.4 percent increase over the 8-year period, or an annualized growth rate of 4.5 percent.

Households in San Diego, as did households in other parts of the nation, generally gave high scores to their housing units and neighborhoods. San Diego households appear less satisfied with their housing units and neighborhoods in 2002, however, than they were in 1994. (See table 9.) In 1994 75.7 percent of households gave high ratings (8 to 10) to their units, but in 2002 that proportion had decreased to 69.1 percent. Most of this decrease shows up as an increase in the proportion of households giving ratings in the 5 to 7 category. In 1994 21.7 percent of the households gave rating of 5 to 7; this percentage increased to 28.1 percent in 2002. Householders overwhelmingly (69.2 percent) gave top ratings to their neighborhoods in 1994, but this number also decreased (67.9 percent) in 2002. Those giving the lowest ratings (1 to 4) decreased by 1 percentage point, while the proportion giving the intermediate ratings (5 to 7) to their neighborhood increased from 25.3 percent to 27.6 percent.



More Information

Descriptions of the housing units, occupants, and housing quality discussed above for the three Southern California metropolitan areas cover only a small portion of the information available from the American Housing Surveys. In 2002, the following 13 metropolitan areas (and identified subareas) were surveyed.¹³

ANAHEIM-SANTA ANA, CA: Anaheim city, Santa Ana city, and Garden Grove City

BUFFALO, NY: Buffalo city, Balance of Erie County (exclude Buffalo city), and Niagara Falls city

CHARLOTTE, NC-SC: Mecklenburg County, NC; Gaston County, NC; and York County, SC

COLUMBUS, OH: Columbus city, Balance of Franklin County (exclude Columbus city), and Licking County

DALLAS, TX: Dallas city, Balance of Dallas County (exclude Dallas city), and Collin County

FORT WORTH-ARLINGTON, TX: Fort Worth city, Arlington city, and Balance of Tarrant County (exclude Fort Worth city and Arlington city)

KANSAS CITY, MO-KS: Kansas City city, MO; Kansas City city, KS; and Balance of Jackson County, MO (exclude Kansas City city, MO)

MIAMI-FT. LAUDERDALE, FL: Miami city, Balance of Dade County (exclude Miami city), and Ft. Lauderdale city

MILWAUKEE, WI: Milwaukee city, Balance of Milwaukee County (exclude Milwaukee city), and Waukesha County

PHOENIX, AZ: Phoenix city, Mesa city, and Balance of Maricopa County (exclude Phoenix city and Mesa city)

PORTLAND, OR-WA: Portland city, Balance of Multnomah County, OR; and Washington County, OR

RIVERSIDE-SAN BERNARDINO-ONTARIO, CA: Riverside city, Balance of Riverside County, and San Bernardino city

SAN DIEGO, CA: San Diego city and Balance of San Diego County

Notes

1. The survey was called the Annual Housing Survey from 1973 to 1983 and American Housing Survey from 1985 to 2002. Copies of the 1973 to 2002 reports can be found on the Internet at <http://www.census.gov/prod/www/abs/h150.html>. Information on the AHS can be found at the HUD USER website at <http://www.huduser.org/datasets/ahs.html> or at the Census Bureau website at <http://www.census.gov/hhes/www/ahs.html>. These two sites also provide information on how to order printed copies of the reports.

2. This metropolitan area includes Anaheim and Santa Ana as central cities and encompasses all of Orange County, California. It is the home of Disneyland, San Juan Capistrano, San Clemente, and the Irvine Ranch.

3. The 2002 median house value figure for Anaheim-Santa Ana fell into the open-ended, top-coded category (\$300,000 or more) in 2002; it is not possible to estimate the median with any further precision in an open-ended category.

4. The householder is the first household member listed on the questionnaire who is an owner or renter of the sample unit and is aged 18 years or older. It is used in place of the more value-laden term Household Head. Household members were asked to self-identify race.

5. In 2002, 127,000 of the respondents in the other group responded that they were Asian or Pacific Islanders. The 1994 AHS report does not show the category separately.

6. Hispanic or Spanish origin was determined on the basis of a question that asked for self-identification of a person's origin or descent.

7. When considering these shifts in Anaheim-Santa Ana and the other two metropolitan areas, one should bear in mind that race and Hispanic origin are self-reported, the reporting may be subject to significant response or measurement error, and people may have responded differently to these questions over time.

8. This metropolitan area consists of Riverside and San Bernardino counties and includes the central cities of Riverside, San Bernardino, and Ontario. The total area of these two counties is more than 27,000 square miles.

9. In 2002, 168,500 of the respondents in this other group responded that they were of some other race. The 1994 AHS report does not show the category separately.

10. Other male-headed households are households containing two or more persons with a male householder who is divorced, widowed, separated, or single, or who are married with a wife absent for some other reason.

11. The San Diego metropolitan area is the entire county of San Diego with San Diego as the central city.

12. In 2002 109,00 of the respondents in the other group responded that they were of some other race, and 77,700 responded that they were Asian or Pacific Islanders. The 1994 AHS report does not show the category separately.

13. Copies of these reports, as well as reports for the other 34 separate metropolitan areas, can be downloaded in PDF format at <http://www.census.gov/prod/www/abs/h170sma.html>.