**Hillsborough Demographics and Housing Needs**

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| --- | --- | --- | --- | --- | --- | --- |
| Total Housing Units | | | | |  |  |
|  | **Hillsborough** | | **County** | | **State** | |
|  | Number | Percent Change | Number | Percent Change | Number | Percent Change |
| 2000 | 3,804 | x | 260,576 | x | 12,214,549 | x |
| 2011 | 3,801 | -0.1% | 271,140 | 4% | 13,688,351 | 12% |
| *Source: 2007-2011 American Community Survey, 2000 US Census* | | | | | |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Vacancy Rate | | | | |
|  |  | **Hillsborough** | **County** | **State** |
| 2000 | Owner | 0.4% | 0.5% | 1.4% |
|  | Renter | 4.2% | 1.8% | 3.7% |
| 2011 | Owner | 0.0% | 1.2% | 2.2% |
|  | Renter | 28.7% | 4.0% | 5.5% |
| *Source: 2007-2011 American Community Survey, 2000 US Census* | | | | |

|  |  |  |  |
| --- | --- | --- | --- |
| Building Type |  |  |  |
|  | **Hillsborough** | **County** | **State** |
| Single Family Detached | 98% | 57% | 58% |
| Single Family Attached | 2% | 9% | 7% |
| 2 units | 0% | 2% | 3% |
| 3 or 4 units | 0% | 5% | 6% |
| 5 to 9 units | 0% | 6% | 6% |
| 10 to 19 units | 0% | 6% | 5% |
| 20 or more units | 0% | 14% | 11% |
| Mobile Home or Other | 0% | 1% | 4% |
| Total | 3,801 | 271,140 | 13,688,351 |
| *Source: 2007-2011 American Community Survey* | | |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Year Structure Built |  |  |  |
|  | **Hillsborough** | **County** | **State** |
| Built in 2000 or more recently | 5% | 5.4% | 12% |
| Built in 1990s | 5% | 6% | 11% |
| Built in 1980s | 9% | 9% | 15% |
| Build in 1970s | 24% | 17% | 18% |
| Built in 1960s | 13% | 17% | 14% |
| Built 1950s or Earlier | 45% | 45% | 30% |
| Total | 3,801 | 271,140 | 13,688,351 |
| *Source: 2007-2011 American Community Survey* | |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Bedrooms |  |  |  |
|  | **Hillsborough** | **County** | **State** |
| No bedroom | 0% | 4% | 4% |
| 1 bedroom | 0% | 16% | 14% |
| 2 bedrooms | 2% | 26% | 28% |
| 3 bedrooms | 18% | 34% | 33% |
| 4 bedrooms | 48% | 16% | 16% |
| 5 or more bedrooms | 32% | 5% | 4% |
| Total | 3,801 | 271,140 | 13,688,351 |
| *Source: 2007-2011 American Community Survey* | | |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Number of Potential Housing Problems | | |  |  |
|  | **Hillsborough** | | **County** | **State** |
|  | Number | Percent | Percent | Percent |
| Lacking complete plumbing facilities | 0 | 0% | 0.3% | 0.6% |
| Lacking complete kitchen facilities | 0 | 0% | 0.9% | 1.3% |
| No telephone service available | 0 | 0% | 1.2% | 1.9% |
| *Source: 2007-2011 American Community Survey* | |  |  |  |

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| Housing Problems |  |  |  |
|  | **Total Renters** | **Total Owners** | **Total Households** |
| **Extremely Low Income** |  |  |  |
| Percent without adequate kitchen or plumbing | 0% | 0% | 0% |
| Cost Burden >30% to 49% of income | 0% | 0% | 0% |
| Cost Burden >50% of income | 0% | 93% | 93% |
| Total | 0 | 135 | 135 |
| **Very Low Income** |  |  |  |
| Percent without adequate kitchen or plumbing | 0% | 0% | 0% |
| Cost Burden >30% | 0% | 100% | 100% |
| Total | 0 | 150 | 150 |
| **Low Income** |  |  |  |
| Percent without adequate kitchen or plumbing | 0% | 0% | 0% |
| Cost Burden >30% | 0% | 90% | 78% |
| Total | 35 | 240 | 275 |
| *Source: CHAS Data 2006-2010* |  |  |  |

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| --- | --- | --- | --- | --- | --- |
| Number of Overcrowded Units | |  |  |  |  |
|  |  | **Occupied Homes** | **Percent** | | |
|  |  | Hillsborough | Hillsborough | County | State |
| Owner | Not overcrowded | 3,358 | 100% | 96% | 96% |
|  | Overcrowded | 7 | 0.2% | 3% | 3% |
|  | Extremely overcrowded | 0 | 0.0% | 1% | 1% |
| Renter | Not overcrowded | 147 | 100% | 86% | 86% |
|  | Overcrowded | 0 | 0.0% | 8% | 8% |
|  | Extremely overcrowded | 0 | 0.0% | 5% | 6% |
| *Source: 2007-2011 American Community Survey* | | |  |  |  |
| *Note: 0-1 people per room is not overcrowded, 1-1.5 people per room is overcrowded, more than 1.5 people per room is extremely overcrowded* | | | | | |

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| Average Rents in Jurisdiction from Craigslist | | |
|  | **Hillsborough** | **Survey Size** |
| Studio | $0 | 0 |
| One Bedroom | $2,595 | 1 |
| Two Bedroom | $0 | 0 |
| Three Bedroom | $11,000 | 2 |
| Four Bedroom | $6,700 | 2 |
| Average Square Footage | 3,183 | 7 |
| Average Number of Bedrooms | 4.2 | 10 |
| Average Rent | $9,528 | 10 |
| Average Rent per Sq. Foot | $2.99 | 7 |
| *Source: Craigslist Rental Survey conducted in June and July of 2013* | | |

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| Median County Rents from San Mateo County Department of Housing | | | | |
|  | **1br** | **Yearly Increase** | **2br** | **Yearly Increase** |
| 2003 | $1,580 | -9.2% | $1,916 | -7.9% |
| 2004 | $1,503 | -4.9% | $1,806 | -5.8% |
| 2005 | $1,472 | -2.1% | $1,698 | -6.0% |
| 2006 | $1,523 | 3.4% | $1,714 | 0.9% |
| 2007 | $1,628 | 7.0% | $1,840 | 7.4% |
| 2008 | $1,715 | 5.3% | $1,957 | 6.3% |
| 2009 | $1,672 | -2.5% | $1,871 | -4.4% |
| 2010 | $1,555 | -7.0% | $1,760 | -5.9% |
| 2011 | $1,600 | 2.9% | $1,818 | 3.3% |
| 2012 | $1,824 | 14% | $2,087 | 15% |
| 2013 | $1,954 | 7.1% | $2,234 | 7.1% |
| *Source: San Mateo Department of Housing* | | | | |
| *Note: Adjusted for inflation to 2013 dollars* | | | | |

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| Summary of 2013 Rents | |  |  |  |
|  | **Hillsborough** | | **County** | |
|  | RealFacts | Craigslist | RealFacts | Craigslist |
| Studio | x | $0 | $1,463 | $1,429 |
| One Bedroom | x | $2,595 | $2,004 | $1,990 |
| Two Bedroom | x | $0 | $2,285 | $2,660 |
| Three Bedroom | x | $11,000 | $3,400 | $3,758 |
| Four Bedroom | x | $6,700 | x | $6,418 |
| *Source: RealFacts Annual Trends Report, based on reporting from large apartment complexes, Craigslist Survey conducted in June and July 2013* | | | | |
| *Note: County Craigslist information derived from average of municipal sampling.* | | | | |

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| Median Home Value | | | | | | |
|  | **Single Family** | | | **Multi Family** | | |
|  | Hillsborough | County | State | Hillsborough | County | State |
| 2003 | $2,890,440 | $733,320 | $401,940 | $0 | $465,318 | $353,682 |
| 2004 | $2,991,483 | $802,821 | $477,486 | $0 | $512,910 | $413,895 |
| 2005 | $3,299,037 | $939,148 | $576,436 | $0 | $586,432 | $498,848 |
| 2006 | $3,193,205 | $961,170 | $636,410 | $0 | $625,140 | $534,980 |
| 2007 | $3,193,120 | $935,536 | $594,272 | $0 | $600,432 | $493,920 |
| 2008 | $2,909,196 | $865,512 | $485,784 | $0 | $554,364 | $412,776 |
| 2009 | $2,492,748 | $749,304 | $365,580 | $0 | $465,696 | $337,716 |
| 2010 | $2,681,634 | $762,910 | $359,948 | $0 | $449,507 | $333,733 |
| 2011 | $2,514,642 | $691,439 | $330,527 | $0 | $390,576 | $300,142 |
| 2012 | $2,613,880 | $660,944 | $305,727 | $0 | $360,065 | $271,185 |
| 2013 | $2,974,100 | $764,000 | $338,200 | $0 | $413,300 | $297,700 |
| *Source: Zillow Real Estate median home price, based on January estimate of each year, supplemented with median sales price from San Mateo County Board of Realtors.* | | | | | | |
| *Note: Adjusted for inflation to 2013 dollars* | | | |  |  |  |

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| Median Home Sale Prices | | |  |  |  |  |
|  | **Single Family** | | | **Multi Family** | | |
|  | Hillsborough | County | State | Hillsborough | County | State |
| 2005 | $3,299,674 | $939,148 | $576,436 | $0 | $586,432 | $498,848 |
| 2006 | $3,408,242 | $961,170 | $636,410 | $0 | $625,140 | $534,980 |
| 2007 | $3,314,939 | $935,536 | $594,272 | $0 | $600,432 | $493,920 |
| 2008 | $3,278,608 | $865,512 | $485,784 | $0 | $554,364 | $412,776 |
| 2009 | $2,971,069 | $749,304 | $365,580 | $0 | $465,696 | $337,716 |
| 2010 | $2,909,176 | $762,910 | $359,948 | $0 | $449,507 | $333,733 |
| 2011 | $2,706,377 | $691,439 | $330,527 | $0 | $390,576 | $300,142 |
| 2012 | $2,894,098 | $660,944 | $305,727 | $0 | $360,065 | $271,185 |
| *Source: San Mateo County Association of Realtors, based on actual sales of each year; State based on Zillow/MLS* | | | | | | |
| *Note: Adjusted for inflation to 2013 dollars* | | | |  |  |  |

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| Households Overpaying for Housing | | | | | |
|  | **Income** | **Hillsborough** | | **County** | **State** |
|  |  | Number | Percent |  |  |
| Owner-occupied | Less than $35,000 | 189 | 100% | 68% | 68% |
|  | $35,000-$74,999 | 230 | 86% | 53% | 54% |
|  | $75,000+ | 1087 | 38% | 33% | 27% |
| Renter-occupied | Less than $35,000 | 0 | 0% | 95% | 90% |
|  | $35,000-$74,999 | 0 | 0% | 61% | 49% |
|  | $75,000+ | 0 | 0% | 11% | 9% |
| *Source: 2007-2011 American Community Survey* | | |  |  |  |
| *Note: Excludes Households with no income or cash rent.* | | | | | |

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| Households of 5 or more by Tenure and Housing Problems | | | | | |
|  |  | **Hillsborough** | | **County** | **State** |
|  |  | Number | Percent |  |  |
| Owner-occupied | Housing Problems | 195 | 43% | 59% | 61% |
|  | No Housing Problems | 260 | 57% | 41% | 39% |
| Renter-occupied | Housing Problems | 0 | 0% | 84% | 81% |
|  | No Housing Problems | 25 | 100% | 16% | 19% |
| *Source: 2006-2010 CHAS Data* | |  |  |  |  |

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| Ability to Pay for Rental Housing | | | | |
|  | **Annual Income** | **Maximum Affordable Monthly Rent** | **2012 Market Rent** | **Affordability Gap** |
| **Single Person** |  |  |  |  |
| Extremely Low Income | $23,750 | $594 | $0 | $594 |
| Very Low Income | $39,600 | $990 | $0 | $990 |
| Low Income | $63,350 | $1,584 | $0 | $1,584 |
| Median Income | $72,100 | $1,803 | $0 | $1,803 |
| Moderate Income | $86,500 | $2,163 | $0 | $2,163 |
| **Four Person** |  |  |  |  |
| Extremely Low Income | $33,950 | $849 | $0 | $849 |
| Very Low Income | $56,550 | $1,414 | $0 | $1,414 |
| Low Income | $90,500 | $2,263 | $0 | $2,263 |
| Median Income | $103,000 | $2,575 | $0 | $2,575 |
| Moderate Income | $123,600 | $3,090 | $0 | $3,090 |
| *Source: Baird + Driskell Community Planning; RealFacts (2013)* | | | |  |
| *Note: Estimates based upon upper end of income bracket. Single person analysis based upon 1 bedroom 1 bath unit, four person estimate is based on 3 bedroom 2 bath unit. Ability to pay is based upon 30% of income devoted to housing.* | | | | |

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| Ability to Pay for For-Sale Housing | | | | | | |
|  | **Annual Income** | **Maximum Affordable Home Price** | **Median Priced Single Family Detached Home** | **Affordability Gap for Single Family Home** | **Median Priced Townhouse or Condominium** | **Affordability Gap for Condo** |
| **Single Person** |  |  |  |  |  |  |
| Extremely Low Income | $23,750 | $97,114 | $2,894,098 | -$2,796,984 | $0 | $97,114 |
| Very Low Income | $39,600 | $161,925 | $2,894,098 | -$2,732,173 | $0 | $161,925 |
| Low Income | $63,350 | $259,039 | $2,894,098 | -$2,635,059 | $0 | $259,039 |
| Median Income | $72,100 | $294,818 | $2,894,098 | -$2,599,280 | $0 | $294,818 |
| Moderate Income | $86,500 | $353,699 | $2,894,098 | -$2,540,399 | $0 | $353,699 |
| **Four Person** |  |  |  |  |  |  |
| Extremely Low Income | $33,950 | $138,822 | $2,894,098 | -$2,755,276 | $0 | $138,822 |
| Very Low Income | $56,550 | $231,233 | $2,894,098 | -$2,662,865 | $0 | $231,233 |
| Low Income | $90,500 | $347,655 | $2,894,098 | -$2,546,443 | $0 | $347,655 |
| Median Income | $103,000 | $370,055 | $2,894,098 | -$2,524,043 | $0 | $370,055 |
| Moderate Income | $123,600 | $505,402 | $2,894,098 | -$2,388,696 | $0 | $505,402 |
| *Source: Baird + Driskell Community Planning; San Mateo County Association of Realtors; www.hsh.com/calc-howmuch.html* | | | | | | |
| *Note: Maximum Affordable House Price is based on the following assumptions: 4.5% interest rate; 30-year fixed loan; 50% Yearly Salary as Down Payment; 1% property tax; PMI, .5% insurance rate; and no other monthly payments/debt.* | | | | | | |

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| Regional Housing Needs Allocation 2014 - 2022 | | | | | | |
|  | **Extremely Low Income** | **Very Low Income** | **Low Income** | **Moderate Income** | **Above Moderate Income**  $123,601+ |  |
|  | up to $31,650 | $31,651 - 52,750 | $52,751 - $84,400 | $84,401 - $123,600 | Total |
| Atherton | 17 | 18 | 26 | 29 | 3 | 93 |
| Belmont | 58 | 58 | 63 | 67 | 222 | 468 |
| Brisbane | 12 | 13 | 13 | 15 | 30 | 83 |
| Burlingame | 138 | 138 | 144 | 155 | 288 | 863 |
| Colma | 10 | 10 | 8 | 9 | 22 | 59 |
| Daly City | 200 | 200 | 188 | 221 | 541 | 1,350 |
| East Palo Alto | 32 | 32 | 54 | 83 | 266 | 467 |
| Foster City | 74 | 74 | 87 | 76 | 119 | 430 |
| Half Moon Bay | 26 | 26 | 31 | 36 | 121 | 240 |
| **Hillsborough** | **16** | **16** | **17** | **21** | **21** | **91** |
| Menlo Park | 116 | 117 | 129 | 143 | 150 | 655 |
| Millbrae | 96 | 97 | 101 | 112 | 257 | 663 |
| Pacifica | 60 | 61 | 68 | 70 | 154 | 413 |
| Portola Valley | 10 | 11 | 15 | 15 | 13 | 64 |
| Redwood City | 353 | 353 | 429 | 502 | 1,152 | 2,789 |
| San Bruno | 179 | 179 | 161 | 205 | 431 | 1,155 |
| San Carlos | 97 | 98 | 107 | 111 | 183 | 596 |
| San Mateo City | 429 | 430 | 469 | 530 | 1,242 | 3,100 |
| South San Francisco | 282 | 283 | 281 | 313 | 705 | 1,864 |
| Woodside | 11 | 12 | 13 | 15 | 11 | 62 |
| Unincorporated San Mateo County | 76 | 77 | 103 | 102 | 555 | 913 |
| Total | 2,292 | 2,303 | 2,507 | 2,830 | 6,486 | 16,418 |
| *Source: Association of Bay Area Governments, Final 2014-2022 Regional Housing Need Allocation by County* | | | | | | |
| *Note: Yearly Income is based on a family of four* | | | | | | |

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| **Population Growth** | | | | | | |
|  | **Number** | | | **Percent Change** | | |
|  | Hillsborough | County | State | Hillsborough | County | State |
| 1990 | 10,667 | 649,623 | 29,760,021 | x | x | x |
| 2000 | 10,825 | 707,163 | 33,871,648 | 1% | 9% | 14% |
| 2010 | 10,825 | 718,451 | 37,253,956 | 0% | 2% | 10% |
| 2020 (Projected) | 12,000 | 801,300 | x | 11% | 12% | x |
| 2030 (Projected) | 13,000 | 862,800 | x | 8% | 8% | x |
| *Source: Association of Bay Area Governments, Projections 2009; US Census SF1 1990-2010* | | | | | | |

|  |  |  |  |  |  |
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| **Population Change 2000-2020** | | | | | |
|  | **2000** | **2010** | **Projected 2020** | **Percent Change 2000-2010** | **Projected Percent Change 2010-2020** |
| Atherton | 7,194 | 6,914 | 7,600 | -4% | 10% |
| Belmont | 25,123 | 25,835 | 26,900 | 3% | 4% |
| Brisbane | 3,597 | 4,282 | 5,300 | 19% | 24% |
| Burlingame | 28,158 | 28,806 | 31,700 | 2% | 10% |
| Colma | 1,187 | 1,792 | 1,800 | 51% | 0% |
| Daly City | 103,625 | 101,123 | 118,000 | -2% | 17% |
| East Palo Alto | 29,506 | 28,155 | 37,100 | -5% | 32% |
| Foster City | 28,803 | 30,567 | 31,700 | 6% | 4% |
| Half Moon Bay | 11,842 | 11,324 | 13,400 | -4% | 18% |
| Hillsborough | 10,825 | 10,825 | 12,000 | 0% | 11% |
| Menlo Park | 30,785 | 32,026 | 34,600 | 4% | 8% |
| Millbrae | 20,718 | 21,532 | 23,600 | 4% | 10% |
| Pacifica | 38,390 | 37,234 | 39,300 | -3% | 6% |
| Portola Valley | 4,462 | 4,353 | 4,500 | -2% | 3% |
| Redwood City | 75,402 | 76,815 | 84,400 | 2% | 10% |
| San Bruno | 40,165 | 41,114 | 48,600 | 2% | 18% |
| San Carlos | 27,718 | 28,406 | 30,900 | 2% | 9% |
| San Mateo City | 92,482 | 97,207 | 105,700 | 5% | 9% |
| South San Francisco | 60,552 | 63,632 | 69,700 | 5% | 10% |
| Woodside | 5,352 | 5,287 | 5,600 | -1% | 6% |
| San Mateo County | 707,163 | 718,451 | 801,300 | 2% | 12% |
| *Source: Association of Bay Area Governments, Projections 2009, US Census 2010* | | | | | |

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| Race and Ethnicity |  |  |  |
|  | **Hillsborough** | **County** | **State** |
| White | 68% | 59% | 62% |
| Black | 1% | 3% | 6% |
| Asian | 26% | 25% | 13% |
| Other | 1% | 8% | 14% |
| More than one Race | 5% | 5% | 4% |
| Hispanic | 2% | 25% | 38% |
| Not Hispanic | 98% | 75% | 62% |
| Total population | 10,748 | 720,143 | 37,330,448 |
| *Source: 2007-2011 American Community Survey* | | |  |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Age of Residents | | | |  | |  | |
|  | **2000** | **2011** | | | | | |
|  | Hillsborough | | Hillsborough | County | | State | |
| Under 5 years | 5% | 4% | | 6% | | 7% | |
| 5 to 19 years | 22% | 26% | | 18% | | 21% | |
| 20 to 34 years | 9% | 7% | | 19% | | 22% | |
| 35 to 44 years | 14% | 10% | | 15% | | 14% | |
| 45 to 59 years | 26% | 28% | | 22% | | 20% | |
| 60 to 74 years | 16% | 17% | | 13% | | 11% | |
| 75 years and over | 8% | 9% | | 6% | | 5% | |
| Median age | 46 | 47 | | 39 | | 35 | |
| Total population | 10,825 | 10,748 | | 720,143 | | 37,330,448 | |
| *Source: 2000 US Census SF1, 2007-2011 American Community Survey* | | | | |  | |

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| Household Growth | |  |  |  |  |  |
|  | **Number** | | | **Percent Change** | | |
|  | Hillsborough | County | State | Hillsborough | County | State |
| 1990 | 3,634 | 242,348 | 10,381,206 | x | x | x |
| 2000 | 3,689 | 254,104 | 11,502,870 | 1% | 5% | 10% |
| 2010 | 3,810 | 264,400 | 12,577,498 | 3% | 4% | 9% |
| 2020 (Projected) | 4,090 | 287,350 | x | 7% | 8% | x |
| 2030 (Projected) | 4,410 | 310,970 | x | 7% | 8% | x |
| *Source: Association of Bay Area Governments, Projections 2009; US Census SF1 1990-2010* | | | | | |  |

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| --- | --- | --- | --- |
| Household Type |  |  |  |
|  | **Hillsborough** | **County** | **State** |
| Single person | 8% | 25% | 24% |
| Family no kids | 48% | 37% | 35% |
| Family with kids | 42% | 31% | 33% |
| Multi-person, nonfamily | 2% | 7% | 7% |
| Total households | 3,512 | 256,305 | 12,433,049 |
| *Source: 2007-2011 American Community Survey* | | |  |

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| --- | --- | --- | --- | --- |
| Household Size & Owners Versus Renters | | |  |  |
|  |  | **Hillsborough** | **County** | **State** |
| 2000 | Average Household Size | 2.9 | 2.7 | 2.9 |
|  | Percent Owners | 96% | 61% | 57% |
|  | Percent Renters | 4% | 39% | 43% |
| 2011 | Average Household Size | 3.1 | 2.7 | 2.9 |
|  | Owners Average Household Size | 3.1 | 2.8 | 3.0 |
|  | Renters Average Household Size | 3.3 | 2.7 | 2.9 |
|  | Percent Owners | 96% | 59% | 56% |
|  | Percent Renters | 4% | 41% | 44% |
| *Source: 2010 US Census SF1, 2007-2011 American Community Survey* | | | |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Household Income |  |  |  |
|  | **Hillsborough** | **County** | **State** |
| Under $25,000 | 4% | 12% | 21% |
| $25,000 to $34,999 | 2% | 6% | 9% |
| $35,000 to $49,999 | 2% | 10% | 13% |
| $50,000 to $74,999 | 6% | 16% | 17% |
| $75,000 to $99,999 | 4% | 12% | 12% |
| $100,000+ | 82% | 44% | 28% |
| Poverty Rate | 2.7% | 7.4% | 16% |
| Total | 3,512 | 256,305 | 12,433,049 |
| Median Income 2000 | $260,762 | $95,606 | $64,116 |
| Median Income 2011 | $237,680 | $91,958 | $63,816 |
| *Source: Association of Bay Area Governments* | | |  |
| *Note: Adjusted for inflation to 2013 dollars* | |  |  |

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| --- | --- | --- | --- |
| Trends in Single Person Households | | | |
|  | **Hillsborough** | **County** | **State** |
| 2000 | 11.1% | 24.6% | 23.5% |
| 2011 | 8.1% | 25.2% | 24.3% |
| *Source: 2010 US Census SF1, 2007-2011 American Community Survey* | | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| State Income Limits for 2013 | | | | | |
|  | **Extremely Low** | **Very Low** | **Low** | **Moderate** | **Above Moderate** |
| **Family Size** | <30% of Median Income | 50% of Median Income | 80% of Median Income | 120% of Median | >120% of Median |
| 1 | $23,750 | $39,600 | $63,350 | $86,500 | >$86,500 |
| 2 | $27,150 | $42,250 | $72,400 | $98,900 | >$98,900 |
| 3 | $30,550 | $50,900 | $81,450 | $111,250 | >$111,250 |
| 4 | $33,950 | $56,550 | $90,500 | $123,600 | >$123,600 |
| 5 | $36,650 | $61,050 | $97,700 | $133,500 | >$133,500 |
| 6 | $39,400 | $65,600 | $104,950 | $143,400 | >$143,400 |
| *Source: California Department of Housing and Community Development, February 25, 2013 — http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k13.pdf* | | | | | |

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| --- | --- | --- |
| Workforce Age, Salary and Education | | |
|  | **Hillsborough** | **County** |
| **Jobs by Worker Age** |  |  |
| Age 29 or Younger | 20% | 19% |
| Age 30 to 54 | 52% | 61% |
| Age 55 or Older | 28% | 20% |
| **Salaries Paid by Jurisdiction Employers** |  |  |
| $1,250 per Month or Less | 26% | 14% |
| $1,251 to $3,333 per Month | 22% | 27% |
| More than $3,333 per Month | 52% | 59% |
| **Jobs by Worker Educational Attainment** |  |  |
| Less than High School | 9% | 9% |
| High school or Equivalent, No College | 13% | 13% |
| Some College or Associate Degree | 20% | 23% |
| Bachelor's Degree or Advanced Degree | 38% | 36% |
| Educational Attainment Not Available | 20% | 19% |
| Total Workers | 1,180 | 303,529 |
| *Source: 2011 U.S. Census On The Map* |  |  |
| *Note: Educational Attainment Not Available is for workers 29 and younger* | | |

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| --- | --- | --- | --- | --- | --- | --- |
| Projections for Types of Jobs (2000-2025) | | | | | | |
| **Geographical Area** | **2000** | **2010** | **2020** | **2025** | **2000-2025 Change** | **2000-2025 Percent Change** |
| **Hillsborough** |  |  |  |  |  |  |
| Agriculture and Natural Resources Jobs | 10 | 10 | 10 | 10 | **0** | **0%** |
| Manufacturing, Wholesale and Transportation Jobs | 110 | 60 | 80 | 80 | **-30** | **-27%** |
| Retail Jobs | 50 | 10 | 10 | 10 | **-40** | **-80%** |
| Financial and Professional Services Jobs | 500 | 410 | 480 | 520 | **20** | **4%** |
| Health, Educational and Recreational Service Jobs | 950 | 770 | 890 | 930 | **-20** | **-2%** |
| Other Jobs | 510 | 420 | 460 | 510 | **0** | **0%** |
| Total Jobs | 2,130 | 1,680 | 1,930 | 2,060 | **-70** | **-3%** |
| **San Mateo County** |  |  |  |  |  |  |
| Agriculture and Natural Resources Jobs | 1,910 | 1,900 | 1,910 | 1,900 | **-10** | **-1%** |
| Manufacturing, Wholesale and Transportation Jobs | 93,260 | 73,940 | 84,490 | 86,860 | **-6,400** | **-7%** |
| Retail Jobs | 45,930 | 33,840 | 39,030 | 45,540 | **-390** | **-1%** |
| Financial and Professional Services Jobs | 95,150 | 90,990 | 104,950 | 118,880 | **23,730** | **25%** |
| Health, Educational and Recreational Service Jobs | 94,330 | 93,420 | 113,320 | 117,650 | **23,320** | **25%** |
| Other Jobs | 56,010 | 52,230 | 60,700 | 69,020 | **13,010** | **23%** |
| Total Jobs | 386,590 | 346,320 | 404,400 | 439,850 | **53,260** | **14%** |
| **Bay Area Regional Total** |  |  |  |  |  |  |
| Agriculture and Natural Resources Jobs | 24,470 | 24,520 | 25,070 | 25,270 | **800** | **3%** |
| Manufacturing, Wholesale and Transportation Jobs | 863,420 | 717,180 | 819,010 | 861,170 | **-2,250** | **0%** |
| Retail Jobs | 402,670 | 347,400 | 399,950 | 453,870 | **51,200** | **13%** |
| Health, Educational and Recreational Service Jobs | 1,056,030 | 1,120,700 | 1,322,650 | 1,403,080 | **347,050** | **33%** |
| Financial and Professional Services Jobs | 851,610 | 766,860 | 893,550 | 990,840 | **139,230** | **16%** |
| Other Jobs | 555,260 | 499,180 | 580,460 | 645,670 | **90,410** | **16%** |
| Total Jobs | 3,753,460 | 3,693,920 | 4,280,700 | 4,595,170 | **841,710** | **22%** |
| Source: Association of Bay Area Governments, Projections 2009  Note: Employment data includes jobs within the jurisdictional sphere of influence | | | | | | |

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| --- | --- | --- | --- | --- | --- | --- |
| Projections for Population, Households and Total Jobs (2000-2025) | | | | | | |
| **Geographical Area** | **2000** | **2010** | **2020** | **2025** | **2000-2025 Change** | **2000-2025 Percent Change** |
| **Jurisdiction Planning Area (City Limits and Sphere of Influence)** | | | |  |  |  |
| Jobs/Employed Residents | 0.45 | 0.40 | 0.40 | 0.39 | **x** | **x** |
| Employed Residents | 4,751 | 4,240 | 4,830 | 5,220 | **469** | **9%** |
| Jobs | 2,130 | 1,680 | 1,930 | 2,060 | **-70** | **-3%** |
| Percent of County Population | 1.5% | 1.5% | 1.5% | 1.5% | **x** | **x** |
| Percent of County Jobs | 0.6% | 0.5% | 0.5% | 0.5% | **x** | **x** |
| **San Mateo County** |  |  |  |  |  |  |
| Jobs/Employed Residents | 1.05 | 1.05 | 1.07 | 1.08 | **x** | **x** |
| Employed Residents | 369,725 | 330,700 | 379,300 | 408,600 | **38,875** | **10%** |
| Jobs | 386,590 | 346,320 | 404,400 | 439,850 | **53,260** | **12%** |
| Percent of Bay Area Population | 10.4% | 10.0% | 10.0% | 10.0% | **x** | **x** |
| Percent of Bay Area Jobs | 10.3% | 10.0% | 10.0% | 10.0% | **x** | **x** |
| **Bay Area Regional Total** |  |  |  |  |  |  |
| Jobs/Employed Residents | 1.09 | 1.02 | 1.02 | 1.03 | **x** | **x** |
| Employed Residents | 3,452,117 | 3,410,300 | 3,962,800 | 4,264,600 | **812,483** | **19%** |
| Jobs | 3,753,460 | 3,475,840 | 4,040,690 | 4,379,900 | **626,440** | **14%** |
| Source: Association of Bay Area Governments, Projections 2009 | | | |  |  |  |

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| Local Workers Commuting | | | | |
|  | **Employed Jurisdiction Population 2010** | **In-Commuters** | **Percent of Workforce In-Commuting** | **Percent of Population Out-Commuting** |
| Atherton | 1,789 | 1,996 | 96% | 96% |
| Belmont | 9,253 | 4,853 | 91% | 95% |
| Brisbane | 2,083 | 5,889 | 97% | 90% |
| Burlingame | 13,318 | 31,586 | 95% | 88% |
| Colma | 786 | 3,564 | 99% | 96% |
| Daly City | 46,030 | 13,337 | 83% | 94% |
| East Palo Alto | 7,737 | 2,525 | 87% | 95% |
| Foster City | 18,257 | 17,202 | 93% | 93% |
| Half Moon Bay | 4,369 | 3,195 | 78% | 79% |
| **Hillsborough** | **4,081** | **1,077** | **91%** | **97%** |
| Menlo Park | 13,616 | 24,549 | 95% | 90% |
| Millbrae | 7,599 | 3,924 | 90% | 94% |
| Pacifica | 16,176 | 2,667 | 67% | 92% |
| Portola Valley | 1,640 | 945 | 96% | 98% |
| Redwood City | 32,153 | 42,906 | 91% | 87% |
| San Bruno | 17,159 | 10,351 | 91% | 94% |
| San Carlos | 12,212 | 10,955 | 91% | 91% |
| San Mateo City | 40,968 | 32,665 | 87% | 88% |
| South San Francisco | 30,618 | 37,691 | 91% | 89% |
| Woodside | 2,428 | 1,639 | 95% | 96% |
| San Mateo County | 302,934 | 184,544 | 61% | 61% |
| *Source: 2011 U.S. Census, On The Map* | | |  |  |

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| Female Headed Households |  |  |  |  |
|  | **Hillsborough** | | **County** | **State** |
|  | Number | Percent |  |  |
| Female living with own children, no husband | 92 | 3% | 4% | 7% |
| Female living with other family members, no husband | 59 | 2% | 6% | 6% |
| Female living alone | 154 | 4% | 15% | 13% |
| Total Households | 3,512 | 100% | 256,305 | 12,433,049 |
| Female Households Below Poverty Level | NA | 3% | 8% | 17% |
| *Source: 2007-2011 American Community Survey* |  |  |  |  |

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| Senior Households Renting Versus Owning by Tenure | | | | |
|  |  | **Hillsborough** | **County** | **State** |
| All Ages | Owners | 96% | 60% | 57% |
|  | Renters | 4% | 40% | 43% |
|  | Total | 3,512 | 256,423 | 12,433,172 |
| Age 65-74 | Owners | 98% | 79% | 75% |
|  | Renters | 2% | 21% | 25% |
|  | Total | 527 | 27,053 | 1,265,873 |
| Age 75-84 | Owners | 98% | 81% | 75% |
|  | Renters | 2% | 19% | 25% |
|  | Total | 454 | 18,014 | 823,750 |
| Age 85 + | Owners | 100% | 75% | 69% |
|  | Renters | 0% | 25% | 31% |
|  | Total | 116 | 9,136 | 342,029 |
| *Source and Notes: 2007-2011 American Community Survey, Seniors are age 65 +* | | | | |

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| Seniors and Income |  |  |  |
|  | **Hillsborough** | **County** | **State** |
| Below Poverty Level | 3% | 6% | 10% |
| Income under $30,000 | 8% | 28% | 38% |
| $30000-$49,000 | 6% | 19% | 20% |
| $50,000-$74,999 | 8% | 16% | 16% |
| $75,000-$99,999 | 7% | 11% | 9% |
| $100,000+ | 71% | 26% | 17% |
| Total Seniors | 1,097 | 55,093 | 2,474,879 |
| *Source and Notes: 2007-2011 American Community Survey, Seniors are age 65+* | | | |

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| Seniors by Income, Tenure and Age | | | | | | |
|  |  | **Extremely Low** | **Very Low** | **Low** | **Lower Moderate** | **Above Median** |
|  |  | <30% of Median Income | 50% of Median Income | 80% of Median Income | 100% of Median | >100% of Median |
| All Ages | Owner | 100% | 100% | 87% | 100% | 97% |
|  | Renter | 0% | 0% | 13% | 0% | 3% |
|  | Total | 135 | 150 | 275 | 110 | 2,980 |
| Age 62-74 | Owner | 100% | 100% | 100% | 100% | 100% |
|  | Renter | 0% | 0% | 0% | 0% | 0% |
|  | Total | 35 | 75 | 70 | 30 | 730 |
| Age 75+ | Owner | 100% | 100% | 100% | 100% | 98% |
|  | Renter | 0% | 0% | 0% | 0% | 2% |
|  | Total | 35 | 55 | 40 | 20 | 440 |
| *Sources: CHAS Data 2006-2010* | | | | | | |

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| Age and Type of Disability |  |  |  |  |
|  | **Number** | | **Percent** | |
|  | County | State | County | State |
| Under 18 with Disability | 3,270 | 280,649 | 2.1% | 3.0% |
| Age 18-64 with Disability | 23,231 | 1,843,497 | 5.0% | 7.9% |
| Age 65 + with Disability | 28,703 | 1,547,712 | 31% | 37% |
| Any Age with Any Disability | 55,204 | 3,671,858 | 8% | 10% |
| Any Age With Hearing Disability | 15,651 | 1,022,928 | 2.2% | 2.8% |
| With Vision Disability | 8,199 | 685,600 | 1.1% | 1.9% |
| With Cognitive Disability | 19,549 | 1,400,745 | 2.7% | 3.8% |
| With Ambulatory Disability | 29,757 | 1,960,853 | 4.2% | 5.3% |
| With Self Care Disability | 12,819 | 862,575 | 1.8% | 2.3% |
| With Independent Living Disability | 22,735 | 1,438,328 | 3.2% | 3.9% |
| *Source: 2007-2011 American Community Survey* | | | | |
| *Note: Some people may have multiple disabilities* | | | | |  |  |

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| Living Arrangements of People with Disabilities | | | | |
|  | **Number** | | **Percent** | |
| **Lives with** | Hillsborough | County | Hillsborough | County |
| Parents/Legal Guardian | 105 | 2,289 | 76% | 66% |
| Community Care Facility (1-6 Beds) | 18 | 532 | 13% | 15% |
| Community Care Facility (7+ Beds) | 0 | 73 | 0% | 2% |
| Independent/Supportive Living | 12 | 349 | 9% | 10% |
| Intermediate Care Facility | 0 | 191 | 0% | 5% |
| All Others | 3 | 60 | 2% | 2% |
| Total: | 138 | 3,494 | 100% | 100% |
| *Source: Golden Gate Regional Center* | |  |  |  |
| *Note: Counts based on zipcode and may include areas outside of jurisdictional borders.* | | | | |

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| Homeless Count |  |  |  |  |  |  |
|  | **Hillsborough** | | | **County** | | |
| **Year** | Unsheltered Homeless | Sheltered Homeless | Total | Unsheltered Homeless | Sheltered Homeless | Total |
| 2007 | 16 | 0 | 16 | 1,094 | 970 | 2,064 |
| 2009 | 0 | 0 | 0 | 803 | 993 | 1,796 |
| 2011 | 0 | 0 | 0 | 1,162 | 987 | 2,149 |
| 2013 | 0 | 0 | 0 | 1,299 | 982 | 2,281 |
| 2007 - 2013 Change | -16 | 0 | -16 | 205 | 12 | 217 |
| 2007 - 2013 % Change | -100% | 0% | -100% | +19% | +1% | +11% |
| *Source: 2013 San Mateo County Homeless Census and Survey, 2011 San Mateo County Homeless Census and Survey, 2009 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness* | | | | | | |

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| Demographics of Homeless Population | | |
|  | **County** | |
|  | Unsheltered Homeless | Sheltered Homeless |
| Single Adult or Living w/Another Adult | 94% | 79% |
| Family | 6% | 21% |
| Male | 71% | 60% |
| Female | 29% | 40% |
| White | 60% | x |
| Latino | 19% | x |
| African American | 13% | x |
| Other Races | 10% | x |
| Non-Veteran | 89% | 76% |
| Veteran | 11% | 24% |
| Alcohol / Drug Problems | 72% | 8% |
| Physical Disability | 52% | x |
| Chronic Health Problem | 47% | x |
| Mental Illness | 37% | 10% |
| *Source: 2013 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness. May not total 100% due to rounding* | | |

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| Location when Homelessness Occurred | |
|  | **County** |
| Living in San Mateo County when became homeless | 87% |
| Hometown in San Mateo County | 69% |
| *Source: 2013 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness* | |

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| --- | --- | --- | --- |
| County Homeless Population Location 2007-2013 | | | |
|  | **2007** | **2013** | **Change** |
| On the Street | 29% | 15% | -41% |
| In Car, R.V., or Encampment | 24% | 41% | 90% |
| In Emergency Shelter | 14% | 11% | -18% |
| In Motel with Motel Voucher | 5% | 1% | -73% |
| In Transitional Housing | 15% | 19% | 41% |
| In Institution | 13% | 12% | 7% |
| Total: | 2,064 | 2,281 | 217 |
| *Source: 2013 San Mateo County Homeless Census and Survey, 2011 San Mateo County Homeless Census and Survey, 2009 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness* | | | |