

Racial/Ethnic Shifts

Berkeley became more racially and ethnically diverse in the 1980's, through the growth of the Asian and Latino population. The Black population fell less than 10%, compared to a 25% shrinkage in the 1970's. On a regional level, Berkeley has the 7th highest proportion of Blacks in its population among the 98 Bay Area cities.

Table 1: Berkeley Population by Race/Ethnicity

Group	1980		1990		1980-90 Change
	Population	% of Total	Population	% of Total	
White(not Hisp)	65,923	64%	59,865	58%	-9%
Black	20,468	20%	18,700	18%	-9%
Asian	9,897	10%	14,755	14%	+48%
Latino	5,219	5%	8,589	8%	+65%
TOTAL	103,328		102,724		-1%

Note: In many cases 4 groups will not equal total, due to small other groups.

Black Population

The Black population fell a surprisingly moderate amount. Losses in historic Black areas--South and West Berkeley--were partially offset by gains on and near the UC campus. San Pablo Park tract 4233, for example, went from a Black population of 2,755 (83% of tract total) in 1980 to a Black population of 2,395 (72% of tract total) for a loss of 360 Black people. Meanwhile South Campus tract 4228 went from 198 Black residents in 1980 to 600 in 1990, a gain of 402 (though they still represented only 9% of tract population).

In general, the locational pattern of the Black population remained as it was in 1980, only in more dilute form. In 1980, 4 Census Tracts (4232, 33, 34, and 40) had Black majorities, ranging from 60% of tract population in 4232 (Oceanview South) to 83% of tract population in 4233 and 4240 (South of Ashby). In 1990, the 4 still had Black majorities, but they ranged from 52% in 4232 to 74% in 4240. Another notable example of this trend was tract 4231 (SUDS) which was 45% Black in 1980, but only 33% Black in 1990.

Black population losses were found among both homeowners and renters. The number of Black homeowners declined 13% from 3,604 to 3,122. The number of Black renters fell a similar absolute amount, from 5,141 to 4,631, registering a 10% loss. The greater relative decline of homeowners means that 60% of Black Berkeley households are renters, up from 56% in 1980. Thus in 1980, Black households were slightly less likely to be renters than Berkeleyans as a whole (62% renter). Now, Blacks are slightly more likely to be renters than Berkeley residents generally (56% renter). See Tables 2, 3, and 4.

The Black population aged during the 1980's. The number of Black children 17 and under fell by 800, from 5,048 to 4,248. While the number of Black 18-24 year olds edged up, the number in the 45-64 category fell sharply (from 4,675 in 1980 to 3,398 in 1990). The Black elderly grew from 2,895 to 3,313, comprising 29% of Berkeley's elderly. This pattern suggests the aging of a Black generation in Berkeley which will only "reproduce" itself if today's college age youth remain in Berkeley and find permanent homes.

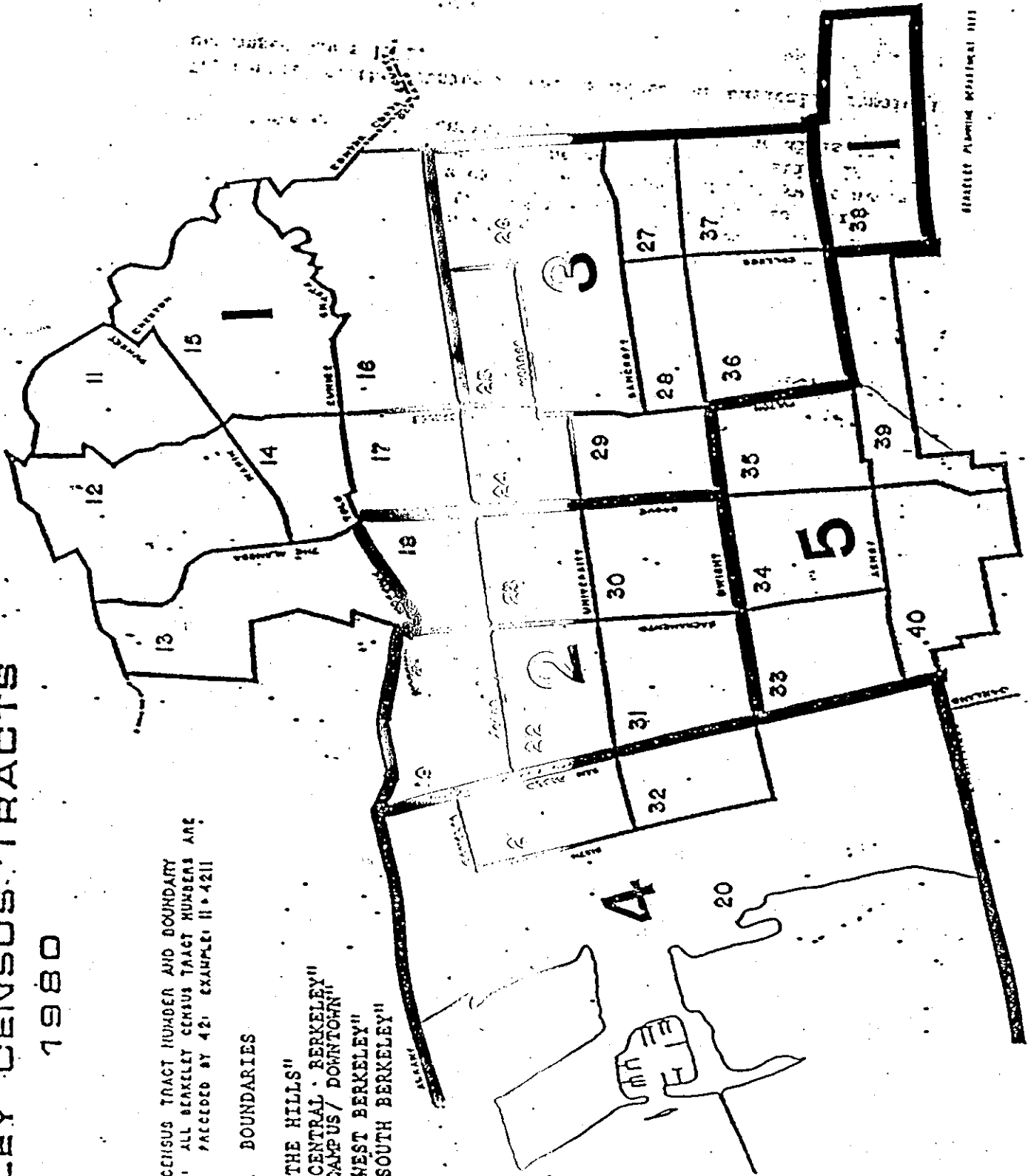
BERKELEY CENSUS TRACTS

1980

11 1980 CENSUS TRACT NUMBER AND BOUNDARY
 NOTE: ALL BERKELEY CENSUS TRACT NUMBERS ARE
 PRECEDED BY 42. EXAMPLE: 42-11

MAP 1 SUBAREA BOUNDARIES

- SUBAREA #1 "THE HILLS"
- SUBAREA #2 "CENTRAL BERKELEY"
- SUBAREA #3 "CAMPUS/DOWNTOWN"
- SUBAREA #4 "WEST BERKELEY"
- SUBAREA #5 "SOUTH BERKELEY"



Asian and Latino populations

Asians and Latino populations grew substantially in Berkeley in the 1980's. Today, unlike in 1980, there are more Asians and Latinos (combined) in Berkeley than Blacks. This shift has occurred in other Bay Area cities:

It seems clear that much of the Asian and Latino population gain is among UC students. The combined Asian and Latino percentage of the population in the Campus subarea climbed from 19% in 1980 to 31% in 1990. Age data reinforces this impression. There were 6,006 Asians between 18 and 24 years old, making up 26% of this age group. Asians made up no more than 15% of any other age group (25-34). The 2,998 Latinos were 13% of the 18-24 year old group, also their largest presence (although Latinos also were 12% of children under 5).

In contrast to Blacks, Asians are well distributed throughout Berkeley. Most tracts in the city are between 10% and 30% Asian. No tract is less than 5% Asian (4240) or more than 33% Asian (4226, the Campus). After the Campus area, which is 22% Asian, the highest concentration is in Central Berkeley, which is 16% Asian.

Chinese Americans are the largest subgroup among Berkeley Asians, with 6,674 people or 45% of the Asian population. Japanese Americans at 2,838 (19% of Asians) are next. Smaller groups, such as Koreans, Asian Indians, Vietnamese, and Filipinos had the fastest population growth rates. The Japanese population actually declined slightly (8%). This is presumably because a portion of the Japanese population is non-student based, but is a longstanding and presumably aging "town" population.

Latinos remain concentrated in West Berkeley, although a secondary concentration around Campus has developed. The 3 Census Tracts that are 20% or more Latino are those in West Berkeley, where 19% of the Latino population (but only 7% of the total population) lives. The other 6 tracts which are 10% or more Latino are (with one exception, 4234) either adjacent to the West Berkeley tracts or in the Campus area.

The Latino population is a very young population. Latinos represent 12% of the population under 5, 11% of the population between 6 and 17, 9% of the population between 25 and 34, but only 3% of the elderly over 65. This straight line relationship between Latino percentage of the population and youth is broken only by the surge of Latino college students, who are 13% of the 18-24 year old population.

Both Latinos and Asians are heavily renter. In both cases, 70% of households are renters, making them more likely to be renters than Whites or Blacks.

Table 2: Percentage of Racial/Ethnic Group Households which are Renters

Group	1980 Renter Percentage	1990 Renter Percentage
White (not Hisp.)	62%	51%
Black	56%	60%
Asian	65%	70%
Latino	72%	70%
TOTAL	62%	56%

Table Eight: Total and Black Household Composition, 1980 and 1990

Household Form	1980 Households		1990 Households			
	Total No.	Black No.	Total No.	1980-90 Change	Black No.	1980-90 Change
FAMILY HOUSEHOLDS						
Married Couple Families	13,114	2,769	12,794	-2%	1,856	-33%
Single Parent Families	3,850	1,414	3,352	-13%	1,595	+13%
Other Families	2,275	1,059	2,670	+12%	936	-12%
TOTAL Families	19,239	5,242	18,816	-2%	4,387	-16%
NON-FAMILY HOUSEHOLDS						
1 person households	17,691	3,143	17,313	-2%	3,040	-3%
Other non-family	7,774	456	7,324	-6%	501	+10%
TOTAL Non-Families	25,465	3,599	24,637	-3%	3,541	-2%
TOTAL HOUSEHOLDS	44,704	8,841	43,453	-3%	7,931	-10%

Age of the Population

Berkeley's population aged in the 1980's. The citywide median age (the age where there are as many people older as younger) rose from 29.0 years to an estimated 32.9 years--almost a 4 year gain.* By contrast, Alameda County's median age rose by less than 1 year from 31.5 to approximately 32.5.

The increase in age did not stem primarily from a loss of children, as illustrated in Table 9 below. The under 5 population actually increased from 4,009 to 4,720 (and from 4% to 5% of the population), thus providing the long trumpeted "baby boomlet." Rather the aging appeared to represent the aging in place of the "baby boom" generation. The percentage of Berkeleyans between ages 25 to 34 fell from 24% in 1980 to 19% in 1990, while the percentage of 35 to 44 year olds correspondingly increased from 12% to 17%.

Table Nine: Age Structure of the Berkeley Population, 1980 and 1990

Age Group	1980 Population		1990 Population	
	Number	% of Total	Number	% of Total
0-4 yrs.	4,009	4%	4,720	5%
5-17 yrs.	11,923	11%	9,960	10%
18-24 yrs.	24,744	24%	23,042	22%
25-34 yrs.	24,759	24%	19,433	19%
35-44 yrs.	11,959	12%	17,580	17%
45-64 yrs.	14,802	14%	16,737	16%
65 yrs. +	11,132	11%	11,252	11%
TOTAL	103,328	100%	102,724	100%

*Median ages in 1990 were interpolated from reports of age categories, by assuming that there were an even number of people at each year within the (generally 5 year) group. This could introduce some inaccuracies.

The most dramatic aging occurred in the Hills, where apparent median ages soared as much as 6 years. Hilltop Census tract 4211 saw its median age rise from 37.5 in 1980 to 43.9 in 1990. Elsewhere in Berkeley, increases were more moderate.

Youthful Berkeley and older Berkeley have very different ethnic characters (see Table Ten below). In the below 25 population of 37,722, there is 51% non-Anglo (Black + Latino + Asian) majority. Among the 65,002 who are over 25, 73% are non-Hispanic White. In the under 18 population, Blacks are the dominant non-Anglo population--Blacks are 29% of all people under 18. In the college age 18-24 year old group Asians are the leading non-Anglo group, with fully 26% of that population group. Only in the oldest populations do Blacks again play a major role, representing 20% of those 45-64 and 29% of those over 65.

Table Ten: Racial Proportions of Berkeley Population by Age, 1980 and 1990

Age Group	WHITE		BLACK		ASIAN		LATINO	
	1980	1990	1980	1990	1980	1990	1980	1990
0-4 yrs.	48%	51%	29%	25%	6%	11%	4%	5%
5-17 yrs.	50%	47%	32%	31%	7%	11%	11%	10%
18-24 yrs	71%	50%	10%	11%	15%	26%	5%	13%
25-34 yrs	72%	60%	13%	15%	8%	15%	5%	9%
35-44 yrs	70%	70%	18%	15%	7%	10%	4%	6%
45-64 yrs	55%	65%	31%	20%	10%	10%	2%	3%
65 yrs. +	65%	57%	26%	29%	7%	11%	2%	3%

Subarea Developments

Hills (Subarea 1)--Increase in Owner-Occupancy

The Hills subarea consists of Census Tracts 4211 through 4217 on the north side, and Tract 4238 in the Claremont. The area began the 1980's as an overwhelmingly White, predominantly homeowner area. It ended the 1980's as aging overwhelmingly White, even more homeowner dominated area. The White proportion of the area's population fell marginally from 87% in 1980 to 84% 1990. The only non-Anglo group with significant representation was Asians, who make up 9% of the area's 24,560 people.

The aging of Hills populations apparently resulted not from any lack of children--Hills tracts showed similar or higher percentages of population anunder 17 than in the city as a whole. The change presumably represents an existing residents in place (with younger would be buyers apparently unable to afford the area). The area's loss of rental units (the percentage of owner-occupied units grew from 70% in 1980 to 76% in 1990) would also lead to aging, as the median age of Berkeley renter householders is about 34, compared with some 52 for homeowners.

Perhaps corresponding with the area's aging, the overall population of the Hills fell 6% in the 80's, from 26,041 to 24,560.

Central Berkeley (Subarea 2)--Loss of Rental Units

Central Berkeley is the area between MLK (the Alameda) and San Pablo Ave. between the Albany line (extended eastward by Hopkins St.) and Dwight Way. It incorporates 6 Census Tracts--4218, 4219, 4222, 4223, 4230, and 4231. If there is a "middle Berkeley", most closely matching the overall city's characteristics, this area is it. As in the city as a whole, the Asian and Latino population here grew, while the Black population declined (the overall population changed by 118).

Table Eleven: Ethnic Composition of Central Berkeley, 1980 and 1990

	Percentage of Population, 1980	Percentage of Population, 1990
White, non-Hispanic	58%	56%
Black	24%	19%
Asian	13%	16%
Latino	6%	8%

Black population fell in all but 1 tract within the area (4218, "Cow Hollow", which had the smallest Black percentage in 1980). The sharpest fall, however, was in Tract 4231 ("SUDS") which went from 45% to 33% Black. The Asian population was primarily a longer term resident "town" population, rather than a student. Citywide, fully 40% of Asians are between 18 and 24 years old, but in Census Tract 4219 (Westbrae) only 9% were in that bracket, in Tract 4223--as little as 1/2 mile from Campus--only 13% were 18-24.

Central Berkeley experienced the sharpest shift from rentals to owner-occupancy of any city subarea. In 1980, 61% of units were rented, while 39% of units were owner-occupied. By 1990, there was an 8% shift, with 53% of units rented and 47% owner occupied. This shift is partially explained by the relatively high proportion of single family houses which were rented in this subarea in 1980--26% as against 21% citywide. The area also has a higher than average proportion of units in 2-4 unit buildings, also conversion candidates.

Campus/Downtown (Subarea 3)--Growth in Non-Whites

The Campus/Downtown subarea forms a ring around the University of California campus. It consists of Census Tracts 4225, 4226 (Central Campus itself), 4227, 4228, 4229, 4236, and 4237. This young, heavily student area saw the proportion of non-Anglos increase significantly in the 1980's (the overall population of the area edged up by some 500 people to 32,498). All non-Anglo groups increased, most strikingly Asians. These changes almost certainly result from changes in the composition of UC students.

Table Twelve: Ethnic Composition of Campus Subarea, 1980 and 1990

	Percentage of Population, 1980	Percentage of Population, 1990
White, non-Hispanic	76%	62%
Black	3%	6%
Asian	14%	22%
Latino	5%	9%

The role of the University is also seen in the increase in group quarters population here. The group quarters population rose from 8,280 in 1980 to 10,033 in 1990--a 21% gain. Group quarters thus increased from housing 26% of the area's population in 1980 to housing 31% in 1990.

The household population remained overwhelmingly renter. The proportion of owner-occupied units edged up from 12% in 1980 to 16% in 1990, leaving 84% renter. In absolute terms, 1,168 rental units were lost, while 533 owner-occupied units were added.

West Berkeley (Subarea 4)--The Truly Diverse Part of Town

West Berkeley is the area west of San Pablo Ave.--industrial area Census Tract 4220, and Tracts 4221 and 4232, taking in the West Berkeley and Waterfront planning areas. This relatively lightly populated area (6,891) became in the 1980's the one part of Berkeley with no majority ethnic group. The Black proportion of the population declined, but remained a plurality, while Latinos more than doubled their share. The lack of White gains is particularly unexpected (although northern residential tract 4221 went from 24% to 29% White). West Berkeley's absolute population reportedly jumped by 706 people, or 11%, far exceeding development there. However, some of this increase may result from homeless people being "assigned" West Berkeley locations (this could also affect ethnic statistics).

Table Thirteen: Ethnic Composition of West Berkeley, 1980 and 1990

	Percentage of Population, 1980	Percentage of Population, 1990
White, non-Hispanic	29%	30%
Black	50%	40%
Asian	7%	8%
Latino	10%	22%

West Berkeley remained predominantly renter, aided by city-supported construction projects. Renters dropped from 64% to 60% of West Berkeley units, with a net loss of only 60 units.

South Berkeley (Subarea 5)--Still a Black Majority, Just Barely

South Berkeley, Subarea 5, takes in Census Tracts 4233, 4234, 4235, 4239, and 4240. It is similar to the South Berkeley planning area, which only incorporates part of Tracts 4235 and 4239. The ethnic population changes in South Berkeley were remarkably similar to West Berkeley. Here, however, the population remained majority Black, having started more heavily Black than in West Berkeley. White population overall was stable, but grew modestly in the most heavily Black tracts. Tract 4233, San Pablo Park, went from 12% White in 1980 to 16% in 1990, while tract 4234 immediately to the east went from 23% White to 29%. Whites in Tract 4240 grew from 11% to 15% of the population.

It might be noted that the population of the planning area (which has an eastern boundary of Shattuck Av.) was 68% Black in 1980 and 60% Black in 1990. The population increase here as well was in Asians and Latinos (who actually increased more quickly in the planning area), not Whites. The absolute population of Subarea 5 fell by less than 100 people during the 1980's to 19,192.

Table Fourteen: Ethnic Composition of South Berkeley, 1980 and 1990

	Percentage of Population, 1980	Percentage of Population, 1990
White, non-Hispanic	32%	32%
Black	59%	51%
Asian	5%	8%
Latino	4%	8%

South Berkeley experienced a relatively minor loss of rental units. The proportion of owner occupied units--again mirroring West Berkeley--grew from 36% to 40%, leaving 60% of units renter.