

INTRODUCTION

This section summarizes the demographic conditions in Union City. Demographic information is used to identify changes and trends in the composition of the population, which can affect the future needs of the population.

This chapter is organized into the following sections:

- Introduction
- Population (Section 2.1)
- Housing (Section 2.2)

SECTION 2.1 POPULATION

Introduction

This section describes existing (2014) conditions and population trends in Union City. Alameda County and California are used as comparisons.

Major Findings

This section summarizes the major findings in this chapter. These are as follows:

- Union City's population has grown rapidly since incorporation of the Alvarado and Decoto neighborhoods in 1959. Since 1990 Union City population has increased 32.7 percent, resulting in an estimated city population of 72,115 in 2014.
- The average annual growth rate (AAGR) for Union City was higher between 2005 and 2010 compared to Alameda County and California. Union City has a higher proportion of families (82.1 percent of total households) than Alameda County (65.2 percent of total households). In addition, 63.8 percent of households in Union City are married-couple families, much higher than 47.1 percent countywide.
- Between 2000 and 2010 Union City grew older, with an increasing percentage of residents over age 45 and a decreasing percentage of residents younger than 45.
- Union City is more ethnically diverse than Alameda County or California. Union City has about half the percentage of White Non-Hispanic (21.7 percent) residents compared to Alameda County as a whole (45.9 percent) and about a third compared to California (62.5 percent). In 2012 the largest population group in Union City was Asian Non-Hispanic (52.7 percent).

- Between 2000 and 2010, the percentage of Union City residents who identified as being of “Asian” descent increased by 21.8 percent. Within the same timeframe, the percentage of Union City residents who identified themselves as “White” decreased by 26.5 percent.
- The population of Union City has a high proportion of residents who graduated high school (85.9 percent) and who have a bachelor’s degree or higher (36.7 percent). This rate is similar to Alameda County and is higher than the statewide rate.

Existing Conditions

Population

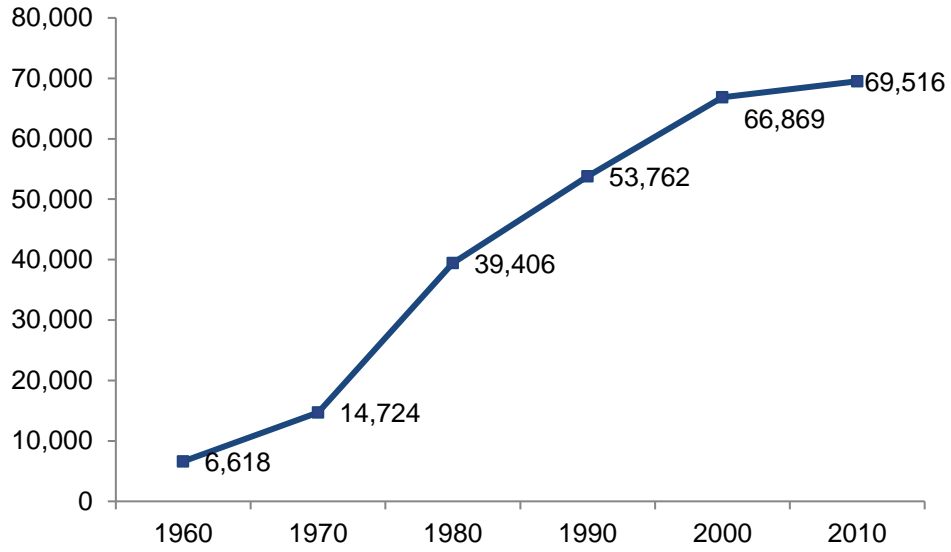
Union City's population has grown rapidly since incorporation of the Alvarado and Decoto neighborhoods in 1959. As show on Table 2-1 and Figure 2-1, from 1960 to 2010, the population of the city grew 950 percent, from 6,618 residents in 1960 to 69,516 in 2010. The city experienced the largest population growth between the 1970 and 1980 decade, with a growth of 168 percent, from 14,724 people to 39,406. Since 1990, Union City’s population has increased 32.7 percent from 53,762 to 71,329 in 2013.

TABLE 2-1 POPULATION GROWTH Union City 1960-2010		
Year	Union City	Percent Change
1960	6,618	-
1970	14,724	122%
1980	39,406	168%
1990	53,762	36%
2000	66,869	24%
2010	69,516	4%

Source: California Department of Finance, 1990- 2010.

FIGURE 2-1 POPULATION TRENDS

**Union City
1960-2010**



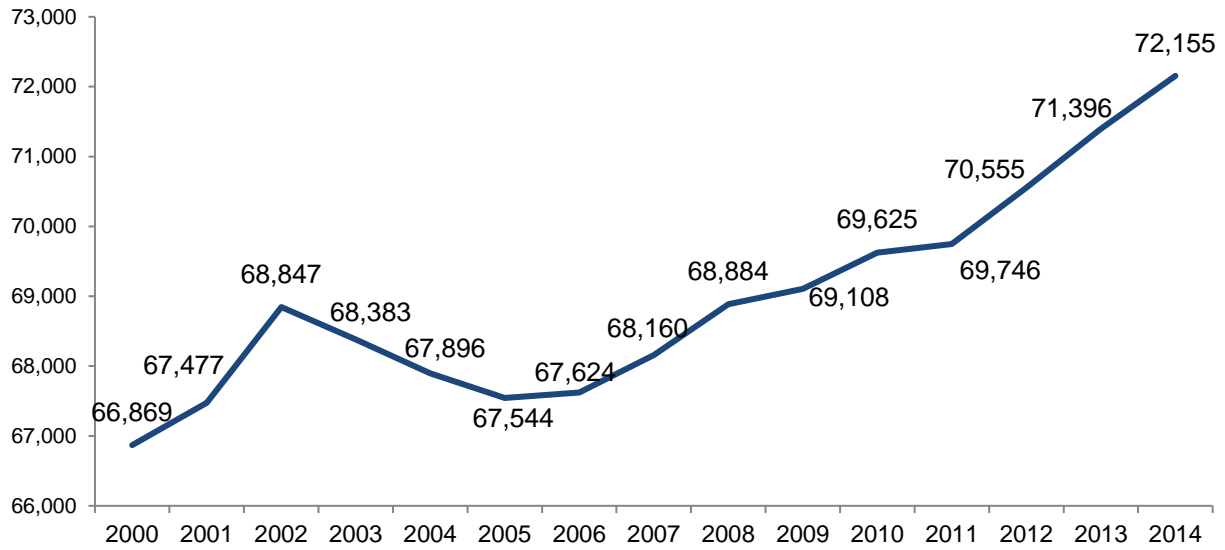
A review of population growth since 2000 reveals that the city’s population has continued to grow but at a slower rate than previous decades. Union City’s average annual growth rate (AAGR) from 2000 to 2010 (0.39 percent AAGR) was lower than the Alameda County average (0.46 percent AAGR). Population growth in Union City was also lower than the neighboring city of Fremont (0.52 percent AAGR), but higher than Newark (0.02 percent AAGR) and Hayward (0.30 percent AAGR) during this period (see Tables 2-2 and 2-3). Figure 2-2 shows Union City’s population from 2000 to 2013.

TABLE 2-2 POPULATION GROWTH Union City and Selected Areas 2000-2013					
Year	Union City	Fremont	Hayward	Newark	Alameda County
2000	66,869	203,413	140,030	42,471	1,443,939
2001	67,477	206,040	141,444	42,884	1,457,185
2002	68,847	207,639	141,850	43,103	1,467,063
2003	68,383	207,481	141,263	43,184	1,467,892
2004	67,896	206,694	140,681	42,933	1,466,407
2005	67,544	206,712	140,530	42,524	1,462,736
2006	67,624	206,454	140,305	42,226	1,462,371
2007	68,160	207,358	140,720	42,221	1,470,622
2008	68,884	209,257	141,495	42,327	1,484,085
2009	69,108	211,506	142,642	42,429	1,497,799
2010	69,625	213,524	143,921	42,592	1,509,240
2011	69,746	215,391	145,101	42,700	1,517,756
2012	70,554	217,416	146,923	42,985	1,530,176
2013	71,329	219,926	148,756	43,342	1,548,681

Source: U.S. Census, 2000, 2010; California Department of Finance, 1990-2013. (ABAG Pre-Approved Data Package, December 2013).

**FIGURE 2-2
POPULATION TRENDS**

**Union City
2000-2014**



Source: ADE Inc., California Department of Finance, 2014.



Table 2-3 shows the population and household trends in Union City, Alameda County, and California for selected years 2002, 2005, 2010, and 2014 in an effort to show trends across a 12-year period. As the table shows, Union City experienced a population decline from 2002-2005, but has since experienced population growth. This is also the case for Alameda County; however, the State did not experience a population decline during the same period. Since 2002 Union City experienced the largest increase in the total number of households between the years 2005 and 2010. Although Alameda County and California also both experienced a growth in the number of total households, the average annual growth rate (AAGR) for Union City was higher than the county and state between 2005 and 2010. Also the average person per household in the city is notably higher than both the county and the state, with 3.48 persons per households versus 2.78 and 2.95, respectively.

**TABLE 2-3
POPULATION AND HOUSEHOLD TRENDS**
Union City, Alameda County, and California
2002-2014

Union City	2002	2005	AAGR	2005	2010	AAGR	2010	2014	AAGR
Population	68,847	67,544	-0.6%	67,544	69,625	1.0%	69,625	72,155	1.2%
Household Population	68,474	67,118	-0.7%	67,118	69,111	1.0%	69,111	71,637	1.2%
Average Persons Per Household	3.56	3.44	-1.1%	3.44	3.38	-0.6%	3.38	3.48	1.0%
Total Households	19,599	20,045	0.8%	20,045	21,243	2.0%	21,243	21,431	0.3%
Alameda County	2002	2005	AAGR	2005	2010	AAGR	2010	2014	AAGR
Population	1,467,063	1,462,736	-0.1%	1,462,736	1,509,240	1.1%	1,509,240	1,573,254	1.4%
Household Population	1,437,763	1,431,106	-0.2%	1,431,106	1,472,324	1.0%	1,472,324	1,533,571	1.4%
Average Persons Per Household	2.72	2.68	-0.5%	2.68	2.70	0.2%	2.70	2.78	1.0%
Total Households	584,359	561,213	-1.3%	561,213	581,848	1.2%	581,848	588,948	0.4%
California	2002	2005	AAGR	2005	2010	AAGR	2010	2014	AAGR
Population	34,725,516	35,869,173	1.1%	35,869,173	37,233,900	1.3%	37,223,900	38,340,074	1.0%
Household Population	33,904,453	35,043,831	1.1%	35,043,831	36,409,308	1.3%	36,409,308	37,502,965	1.0%
Average Persons Per Household	2.90	2.90	0.0%	2.90	2.90	0.0%	2.90	2.95	0.6%
Total Households	12,461,342	12,978,524	1.4%	12,978,524	13,669,076	1.8%	13,669,076	13,845,281	0.4%

Source: Department of Finance Table E-5 Population and Housing Estimates, 2002, 2005, 2010, 2014.

Household

As of 2014 Union City had a total household population of 72,155 (see Table 2-3). From 2002 to 2005, household population declined by 0.7 percent, from 68,474 to 67,118. However, from 2005 to 2010, the household population increased by 1 percent from 67,118 to 69,111, and from 2010 to 2014 household population increased by 1.2 percent, from 69,111 to 71,637. Although household population figures fluctuated between 2002 and 2014, the total number of households in the city grew. From 2002 to 2014 the total number of households increased 19,599 to 21,431.

Table 2-4 shows that Union City has a higher proportion of families than Alameda County. Of the total households in Union City, 82.1 percent are family households, which is higher than 65.2 percent in Alameda County. In Union City 50.7 percent of family households have children compared to 48.0 percent in Alameda County. Notably, 77.8 percent of households in Union City are married-couple families, which is higher than 72.2 percent in Alameda County. The proportion of single-parent families is lower in Union City than Alameda County. The percentage of nonfamily households is much lower in Union City (17.9 percent of households) than countywide (34.8 percent). The majority of nonfamily households are people living alone.

	Union City		Alameda County	
	Households	Percent	Households	Percent
Total households	20,574	100.0%	543,175	100.0%
Family households (families) ¹	16,882	82.1%	354,326	65.2%
<i>With own children under 18 years</i>	8,552	50.7%	170,149	48.0%
Married-couple family²	13,136	77.8%	255,876	72.2%
<i>With own children under 18 years</i>	6,921	52.7%	122,147	47.7%
Male householder, no wife present	1,132	6.7%	28,235	8.0%
<i>With own children under 18 years</i>	673	59.5%	12,700	45.0%
Female householder, no husband present	2,614	15.5%	70,215	19.8%
<i>With own children under 18 years</i>	958	36.6%	35,302	50.3%
Nonfamily households ³	3,692	17.9%	188,849	34.8%
Householder living alone	3,121	84.5%	144,943	76.8%

Note: ¹ A household in which at least 1 person present is related to the householder by birth, marriage, or adoption.

² A husband and wife enumerated as members of the same household. The married couple may or may not have children living with them.

³ A householder living alone or where the householder shares the home exclusively with people to whom he/she is not related.

Source: American Community Survey, 2010-2012.

Age

Table 2-5 compares Union City's age group trends between 2000 and 2010. Five age groups increased as a percentage of the entire population: the 15-19, 45-54, 55-64, 65-74, and 75 and over. Union City's 55-64 age group had the most significant increase, from 7.7 percent of the population to 11.9 percent, similar to the increase in the 55-64 age group countywide. Following the countywide trend, Union City age groups under 45 years experienced slight declines in population (except the slight increase in the 15-19 age group, from 6.8 percent to 7.0 percent in Union City and from 6.2 percent to 6.6 percent in Alameda County). This trend likely reflects the aging of the existing (2014) population and the lack of families with young children migrating to the county and Union City. The percentage of senior households (65 years and over) in the city is expected to continue increasing as more baby boomers reach retirement age.

**TABLE 2-5
AGE CHARACTERISTICS
Union City and Alameda County
2000-2010**

Age Group	Union City				Alameda County			
	2000		2010		2000		2010	
	Population	Percent	Population	Percent	Population	Percent	Population	Percent
0 to 4	5,008	7.5%	4,746	6.8%	97,075	6.7%	97,652	6.5%
5 to 14	10,735	16.1%	9,088	13.1%	203,626	14.1%	185,616	12.3%
15 to 19	4,516	6.8%	4,854	7.0% ↑	89,993	6.2%	100,394	6.6% ↑
20 to 24	4,563	6.8%	4,612	6.6%	99,331	6.9%	107,049	7.1%
25 to 34	10,843	16.2%	10,172	14.6%	238,186	16.5%	228,204	15.1%
35 to 44	11,582	17.3%	10,188	14.7%	255,758	17.7%	227,491	15.1%
45 to 54	8,913	13.3%	9,885	14.2% ↑	200,081	13.9%	222,617	14.7% ↑
55 to 64	5,157	7.7%	8,261	11.9% ↑	112,028	7.8%	173,502	11.5% ↑
65 to 74	3,342	5.0%	4,407	6.3% ↑	76,240	5.3%	90,437	6.0% ↑
75 and Over	2,202	3.3%	3,303	4.8% ↑	71,423	4.9%	77,309	5.1% ↑
Total	66,861	100.0%	69,516	100.0%	1,443,741	100.0%	1,510,271	100.0%

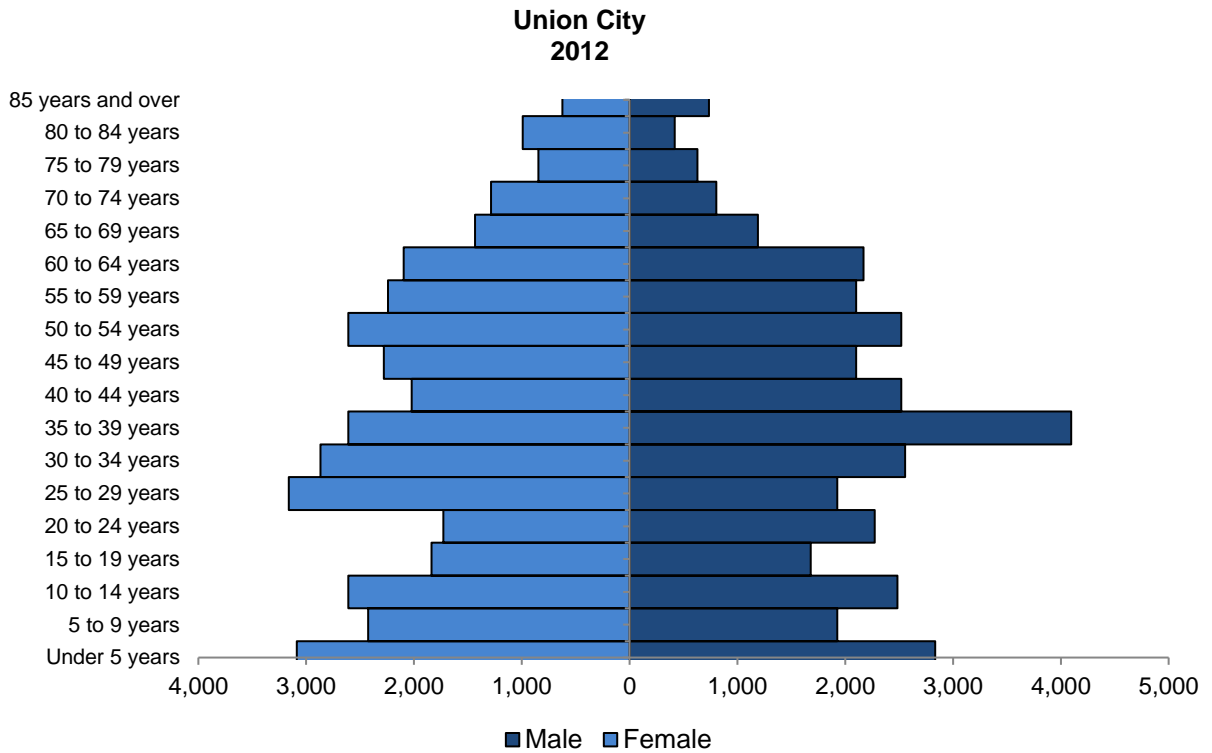
Source: U.S. Census 2000, 2010. (ABAG Pre-Approved Data Package, December 2013).

In 2000 the median age of Union City residents was 32.8, which was slightly younger than the countywide median of 34.5 and 33.3 for California. By 2010 the median age increased to 36.2 for Union City, 36.6 for Alameda County, and 35.2 for California. This suggests that the population of Union City and Alameda County is aging slightly faster than statewide.

Gender

Figure 2-3 provides gender information of Union City residents broken down into age cohorts. This chart based on According to the 2008-2012 American Community Survey (ACS) for Union City, 68 percent of both of the male and female population was 25 years and older in 2012. Within the 35 to 39 years old age category, males make up the largest group within the cohort.

**FIGURE 2-3
GENDER BY AGE DISTRIBUTION**



Source: American Community Survey, 2008-2012.

Race/Ethnicity

The Census and the ACS collect race data according to the U.S. Office of Management and Budget guidelines, which classify race into the following categories:

- **White**—A person having origins in any of the original peoples of Europe, the Middle East, or North Africa.
- **Black or African American**—A person having origins in any of the Black racial groups of Africa.
- **American Indian or Alaska Native**—A person having origins in any of the original peoples of North and South America (including Central America) and who maintains tribal affiliation or community attachment.
- **Asian**—A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
- **Native Hawaiian or Other Pacific Islander**—A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.

According to the 2010-2012 ACS, Union City had a more diverse population than the county as a whole, as well as the state. Table 2-6 shows that in 2012 the White population made up 21.7 percent of Union City's total population, compared to 45.9 percent of the countywide population and 62.5 percent of California's population. The Asian population was the largest racial/ethnic group in Union City at 52.7 percent of total population. The percentage of Asians in Union City is higher than the countywide average (26.6 percent) and the state (13.3 percent). The largest percentage of the Asian population is of either Filipino or Chinese descent. Approximately 5,100 residents in Union City identified themselves as being of "two or more races," which makes up 7.2 percent of total population in Union City, compared to 4.3 percent statewide.

Hispanics or Latinos are tabulated as an ethnic group, separate from race. Union City has a lower percentage (21.5 percent) of Hispanics or Latinos than Alameda County as a whole (22.6 percent) and California (38.0 percent).

**TABLE 2-6
POPULATION BY RACE AND ETHNICITY
Union City, Alameda County, and California
2012**

Racial/Ethnic Category	Union City		Alameda County		California	
	Population	Percent	Population	Percent	Population	Percent
White (Non-Hispanic)	15,354	21.7%	703,935	45.9%	23,539,312	62.5%
Black	3,770	5.3%	186,671	12.2%	2,255,750	6.0%
American Indian and Alaska Native	448	0.6%	8,686	0.6%	285,712	0.8%
Asian	37,246	52.7%	408,229	26.6%	5,004,645	13.3%
<i>Asian Indian</i>	7,889	11.2%	76,399	5.0%	560,080	1.5%
<i>Chinese</i>	8,675	12.3%	151,540	9.9%	1,312,742	3.5%
<i>Filipino</i>	14,707	20.8%	82,180	5.4%	1,197,712	3.2%
<i>Japanese</i>	389	0.6%	13,196	0.9%	273,759	0.7%
<i>Korean</i>	855	1.2%	17,931	1.2%	464,894	1.2%
<i>Vietnamese</i>	2,370	3.4%	33,639	2.2%	610,701	1.6%
<i>Other Asian</i>	2,361	3.3%	33,344	2.2%	584,757	1.6%
Native Hawaiian and Other Pacific Islander	1,044	1.5%	13,251	0.9%	146,692	0.4%
Other ¹	7,735	10.9%	123,505	8.1%	4,834,416	12.8%
Total One Race	65,597	92.8%	1,444,277	94.2%	36,066,527	95.7%
Two or More Races	5,103	7.2%	89,034	5.8%	1,620,059	4.3%
Total Population	70,700	100.0%	1,533,311	100.0%	37,686,586	100.0%
<i>Ethnicity</i>						
Hispanic or Latino (of any race)	15,219	21.5%	346,799	22.6%	14,304,215	38.0%

¹ Includes "some other race."

Source: American Community Survey, 2010-2012.

Table 2-7 shows the percent change in population by race/ethnicity from 2000 to 2010 in Union City, Alameda County, and the Bay Area. Between 2000 and 2010 the percentage of Union City residents who identified as being of “Asian” descent increased by 21.8 percent. Within the same timeframe, the percentage of Union City residents who identified themselves as “White” decreased by 26.5 percent. The percentage of Union City residents who identify as being of “Hispanic” descent has decreased slightly in Union City within the timeframe, which is in contrast to the county and Bay Area trends where they are seeing an increase in this group.

TABLE 2-7 PERCENT CHANGE IN RACE AND ETHNICITY Union City, Alameda County, and Bay Area 2000-2010			
Race/Ethnicity	Union City	Alameda County	Bay Area
White (Non-Hispanic)	-26.5%	-12.9%	-10.6%
Black (Non-Hispanic)	-2.9%	-12.8%	-7.4%
American Indian/Alaskan Native (Non-Hispanic)	-12.1%	-21.1%	-16.3%
Asian (Non-Hispanic)	21.8%	33.4%	28.7%
Native Hawaiian/Pacific Islander (Non-Hispanic)	45.4%	41.1%	21.9%
Other (Non-Hispanic)	-32.0%	-10.4%	8.5%
Two or more Races (Non-Hispanic)	1.5%	7.7%	10.9%
Hispanic	-0.8%	24.1%	27.9%

Note: The populations of American Indians, Native Hawaiian/Pacific Islanders, and those who identify as Other race are very small in Union City so the percent change of those groups may be inflated.

Source: ABAG Pre-Approved Data Package, U.S. Census 2000 and 2010.

Educational Attainment

The population of Union City has a high proportion of residents who graduated high school (85.9 percent) and who have a bachelor’s degree or higher (36.7 percent). This is similar to Alameda County with 86.4 percent high school graduates and 41.4 percent with a bachelor’s degree or higher. Both Alameda County and Union City have a higher percentage of educated residents than statewide (see Table 2-8).

TABLE 2-8 EDUCATIONAL ATTAINMENT Union City, Alameda County, and California 2012			
	Union City	Alameda County	California
Percent high school graduate or higher	85.9%	86.4%	81.1%
Percent bachelor's degree or higher	36.7%	41.4%	30.5%

Source: American Community Survey, 2010-2012.

Regulatory Setting

None.

Key Terms

The following key terms used in this chapter are defined as follows:

Household: All those persons, related or unrelated, who occupy a single housing unit.

Seniors: Persons age 65 and older.

References

Reports/Publications

ABAG Pre-Approved Data Package, 2013.

Websites

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HUD CHAS Data Query Tool.

http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html

SECTION 2.2 HOUSING

Introduction

This section describes housing characteristics and conditions in Union City.

Major Findings

This section provides a summary of the major findings. These are as follows:

- Union City has a high rate of homeownership. Union City's homeownership rate in 2012 (68.2 percent) is higher than the state (56.0 percent) and countywide (53.7 percent) averages.
- In 2012 Union City had a population per household of 3.42, higher than the countywide rate, (2.75) but similar to other nearby jurisdictions.
- The rate of overcrowding for renter-occupied households (14.6 percent) is higher than the countywide rate (8.5 percent) but only slightly higher than the state rate (13.3 percent.)
- In 2014 Union City had 21,431 housing units, with 16,491 single family units (77 percent) and 3,941 multifamily units (18 percent). Mobile homes accounted for 999 units (5 percent).
- From 2008 to 2013 there were very few building permits issued for new residential development primarily due to the recession.
- Union City's housing stock is generally in good condition. Most units were built between 1970 and 1979.

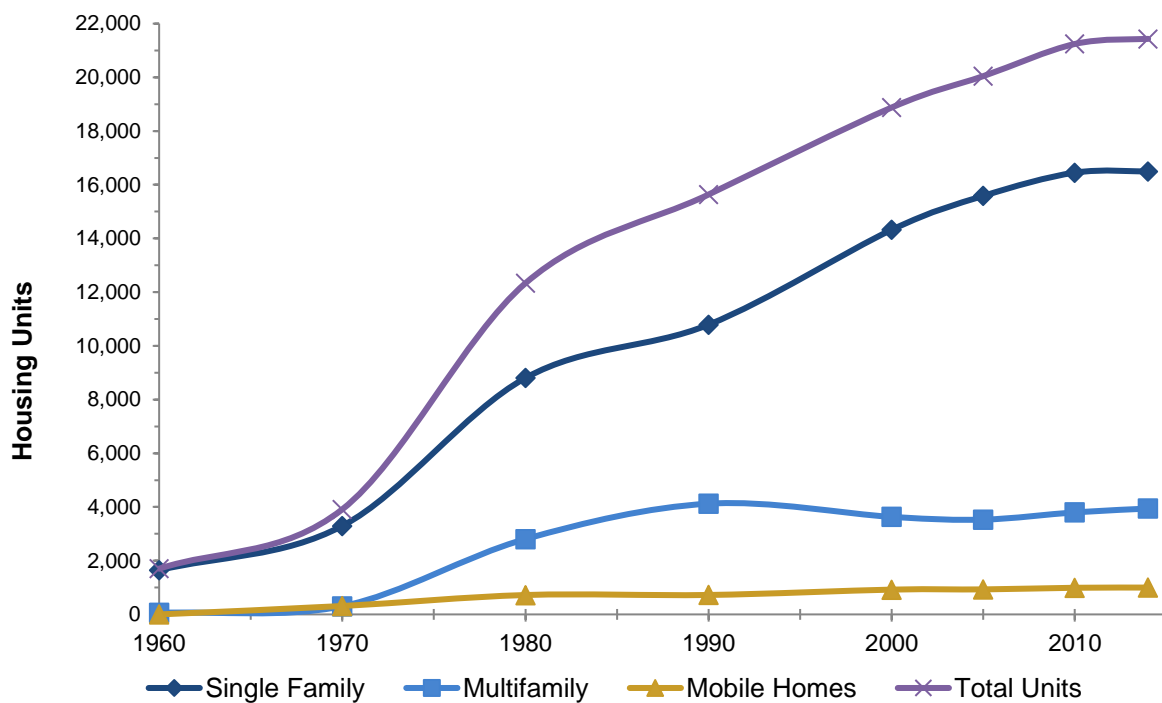
Existing Conditions

Housing Characteristics

Figure 2-4 shows the number of housing units, broken down by type, that were built in Union City between 1960 and 2014. In 1960 and 1970 Union City’s housing stock was made up overwhelmingly of single family units. Total units in Union City tripled between 1970 (3,913 units) and 1980 (12,333 units). Between 1970 and 1990 Union City expanded its multifamily housing stock to account for up to 26 percent of the total housing stock. By 2005 the percentage of multifamily units decreased to 19 percent due to the reduction in construction of multifamily units compared to single family units. In 2014 Union City had 21,431 housing units, with 16,491 single family units (77 percent) and 3,941 multifamily units (18 percent). Mobile homes accounted for 999 units (5 percent).

**FIGURE 2-4
HOUSING UNIT GROWTH**

**Union City
1960-2014**



Source: Department of Finance, 2014.

Table 2-9 compares housing stock by type in Union City to Alameda County and California from 2000 to 2014. The table further categorizes housing units by splitting multifamily into buildings with two to four units and buildings with five or more units.

Union City has a high percentage of single family units when compared to Alameda County as a whole and California. In 2000 the housing stock was 75.9 percent single family compared to 61 percent countywide and 64 percent in California. By 2014 the proportion of single family units increased slightly to 76.9 percent. Although the number of multifamily units increased by 7.2 percent from 2000 to 2014, Union City still had a low percentage of multifamily units compared to Alameda County as a whole and California. In 2014 multifamily units were 18.4 percent of total units in Union City compared to 37.9 percent countywide and 30.9 percent in California as a whole.

TABLE 2-9 HOUSING STOCK BY TYPE						
Union City, Alameda County, and California 2000-2014						
	2000		2010		2014	
	Number	Percent	Number	Percent	Number	Percent
Union City						
Single family	14,323	75.9%	16,481	77.5%	16,491	76.9%
2 to 4 units	1,106	5.9%	784	3.7%	784	3.7%
5+ units	2,525	13.4%	3,000	14.1%	3,157	14.7%
Mobile homes	923	4.9%	993	4.7%	999	4.7%
Total	18,877	100.0%	21,258	100.0%	21,431	100.0%
Alameda County						
Single family	329,366	61.0%	353,586	60.8%	357,504	60.7%
2 to 4 units	61,023	11.3%	65,326	11.2%	65,633	11.1%
5+ units	142,144	26.3%	154,629	26.6%	157,973	26.8%
Mobile homes	7,650	1.4%	7,831	1.3%	7,838	1.3%
Total	540,183	100.0%	581,372	100.0%	588,948	100.0%
California						
Single family	7,815,035	64.0%	8,925,512	65.3%	9,011,193	65.1%
2 to 4 units	1,024,896	8.4%	1,110,620	8.1%	1,119,175	8.1%
5+ units	2,804,931	23.0%	3,076,519	22.5%	3,154,907	22.8%
Mobile homes	569,688	4.7%	557,647	4.1%	560,000	4.0%
Total	12,214,550	100.0%	13,670,298	100.0%	13,845,281	100.0%

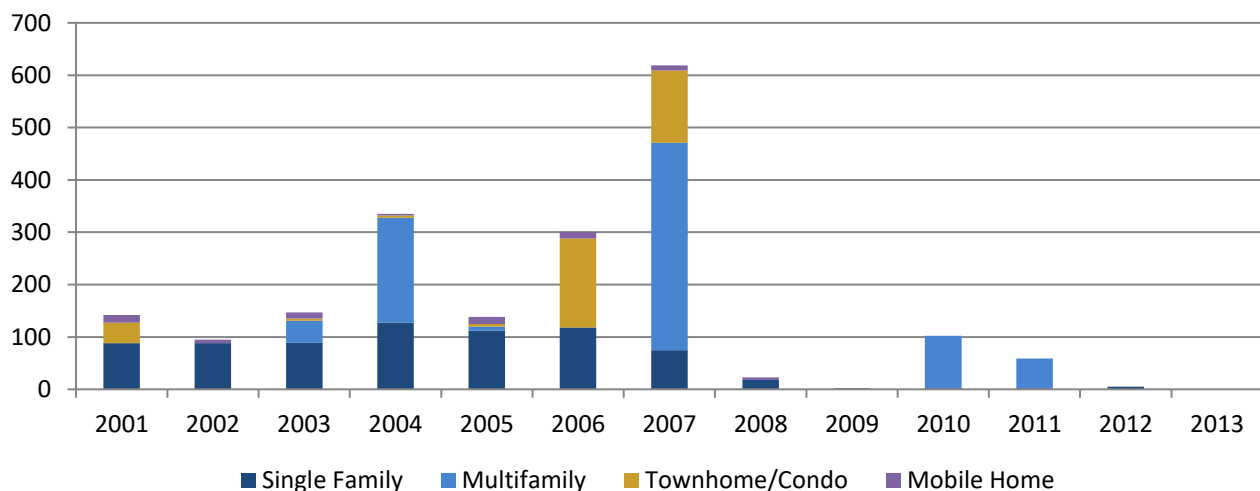
Source: California Department of Finance, Official State Population and Housing Estimates, 2014.

Building Permits

Figure 2-5 shows building permit activity in Union City from January 2001 to December 2013. The figure shows a steady level of single family permits until the end of the housing “bubble” in 2006. Eighty-eight single family permits were approved in 2001 compared to only 18 in 2008; less than 10 single family permits were approved each year between 2009 and 2013.

Since 2001 there have been four major multi-family projects approved that have added approximately 800 new multifamily rental units including approximately 350 affordable units. The City partnered with an affordable home builder and utilized tax-increment funding to underwrite the affordable housing projects. Approximately 350 new townhome/condominium for-sale units were also constructed since 2001. Several of these new developments were located within the city’s Station District, which is an area around the Union City BART Station identified for high-density residential development.

FIGURE 2-5
BUILDING PERMITS BY YEAR
Union City
January 2001-December 2013



Source: Union City Economic and Community Development Department, 2014.

Tenure

Tenure is a measure of the rates of homeownership and renter occupancy in a jurisdiction. Tenure for type of unit and number of bedrooms can help estimate demand for various housing types.

Home equity is the largest single source of household wealth for most Americans. Median net wealth for renters is about 3 percent of that of homeowners. The national homeownership rate has risen from around 40 percent before World War II, to 65.6 percent in 1980, 64 percent in 1995, 65 percent in 2002, and 69 percent in 2008. In 2013 the national homeownership rate was about 65 percent. Union City has had a consistently high rate of homeownership. As shown in Table 2-10, the homeownership rate for Union City is higher than Alameda County and the state as a whole. However, homeownership in Union City decreased from 71.3 percent in 2000 to 66.5 percent in 2010. This decrease may have been due to the mortgage crisis and the great recession. In 2012 homeownership began to increase again in Union City, with 68.2 percent of households owning a home.

Between 2000 and 2010 the percentage of renter-occupied units increased in Union City (28.7 to 33.5 percent), Alameda County (45.3 to 46.6 percent), and the state (43.1 to 44.1 percent). The percentage of renter-occupied units within Union City has historically been 10 to 15 percent lower than the percentage of renter-occupied units in Alameda County and the state. This is most likely due to the high percentage of homeowners within the City.

**TABLE 2-10
TENURE**

**Union City, Alameda County, and California
1990-2012**

Year	Union City			Alameda County			California		
	Units	Percent	AAGR	Units	Percent	AAGR	Units	Percent	AAGR
Owner-Occupied Units									
1990	10,584	67.4%	–	255,459	53.3%	–	5,773,943	55.6%	–
2000	13,291	71.3%	2.56%	286,277	54.7%	1.21%	6,546,334	56.9%	1.34%
2010	13,580	66.5%	0.22%	291,242	53.4%	0.17%	7,035,371	55.9%	0.75%
2012	13,837	68.2%	0.95%	289,758	53.7%	-0.25%	6,978,397	56.0%	-0.40%
Renter-Occupied Units									
1990	5,117	32.6%	–	224,059	46.7%	–	4,607,263	44.4%	–
2000	5,351	28.7%	0.46%	237,089	45.3%	0.58%	4,956,536	43.1%	0.76%
2010	6,853	33.5%	2.81%	253,896	46.6%	0.71%	5,542,127	44.1%	1.18%
2012	6,454	31.8%	-2.91%	249,421	46.3%	-0.88%	5,487,934	44.0%	-0.49%

Source: U.S. Census Bureau, 1990, 2000, and 2010 Decennial Census County; American Community Survey, 2008-2012. (ABAG Pre-Approved Data Package 2013)

Table 2-11 shows tenure by household size in Union City, Alameda County, and California in 2012. Union City has fewer single person households (14.0 percent) compared to Alameda County and California (27.5 percent and 24.3 percent, respectively). Two-person households accounted for 27.1 percent of all households in Union City compared to 29.8 percent in Alameda County and 29.9 percent in

California. Union City had a high percentage of large households (5 or more people) for both owners and renters in 2012; 19.2 percent of owner-occupied households were large households, which was 8 percent higher than countywide and 5.1 percent higher than the California average. However, the difference is greater for renter-occupied households than owner occupied. Nearly 20.2 percent of renter-occupied households in Union City were large households, which was 10.4 percent higher than the countywide average and 5.6 percent higher than the California average.

**TABLE 2-11
HOUSEHOLD SIZE BY TENURE**

**Union City, Alameda County, and California
2012**

	Union City		Alameda County		California	
	Households	Percent	Households	Percent	Households	Percent
Owner-Occupied Units						
1-Person	1,409	10.2%	58,691	20.3%	1,392,960	20.0%
2-Persons	3,978	28.7%	93,089	32.1%	2,316,620	33.2%
3-Persons	2,588	18.7%	53,672	18.5%	1,146,668	16.4%
4-Persons	3,206	23.2%	51,766	17.9%	1,139,915	16.3%
5-Persons	1,480	10.7%	18,750	6.5%	547,990	7.9%
6-Persons	739	5.3%	7,923	2.7%	237,776	3.4%
7-Persons	437	3.2%	5,867	2.0%	196,468	2.8%
Total	13,837	100.0%	289,758	100.0%	6,978,397	100.0%
Renter-Occupied Units						
1-Person	1,437	22.3%	89,341	35.8%	1,637,478	29.8%
2-Persons	1,522	23.6%	67,321	27.0%	1,409,568	25.7%
3-Persons	1,231	19.1%	39,568	15.9%	885,043	16.1%
4-Persons	960	14.9%	28,745	11.5%	753,519	13.7%
5-Persons	717	11.1%	13,703	5.5%	435,393	7.9%
6-Persons	306	4.7%	6,281	2.5%	207,184	3.8%
7-Persons	281	4.4%	4,462	1.8%	159,749	2.9%
Total	6,454	100.0%	249,421	100.0%	5,487,934	100.0%
All Households Units						
1-Person	2,846	14.0%	148,032	27.5%	3,030,438	24.3%
2-Persons	5,500	27.1%	160,410	29.8%	3,726,188	29.9%
3-Persons	3,819	18.8%	93,240	17.3%	2,031,711	16.3%
4-Persons	4,166	20.5%	80,511	14.9%	1,893,434	15.2%
5-Persons	2,197	10.8%	32,453	6.0%	983,383	7.9%
6-Persons	1,045	5.2%	14,204	2.6%	444,960	3.6%
7-Persons	718	3.5%	10,329	1.9%	356,217	2.9%
Total	20,291	100.0%	539,179	100.0%	12,466,331	100.0%

Source: American Community Survey, 2008-2012.

Table 2-12 shows the number of bedrooms by tenure in Union City, Alameda County, and California in 2012. As shown in the table, 68.4 percent of occupied housing units in Union City contained three or more bedrooms in 2012. The percentage of occupied housing units with three or more bedrooms in Union City is significantly higher than the countywide percentage of 50.9 and statewide percentage of 55.4 percent. Renter-occupied units tend to have a smaller number of bedrooms than owner-occupied units. This was the case in Union City in 2012, where 84.2 percent of owner-occupied units had three or more bedrooms, compared to only 33.4 percent of renter-occupied units. The City has worked with developers over the years to increase the number of new rental units with three or more bedrooms, which is evident when compared with the percentage of units with three or more bedrooms within the county and the state (22.5 percent and 26.9 percent, respectively).

TABLE 2-12 NUMBER OF UNITS BY BEDROOMS BY TENURE Union City, Alameda County, and California 2012						
	Union City		Alameda County		California	
	Units	Percent	Units	Percent	Units	Percent
Owner-Occupied Units						
No-Bedroom	132	1.0%	1,472	0.5%	34,487	0.5%
1-Bedroom	213	1.5%	9,899	3.4%	187,542	2.7%
2-Bedrooms	1,769	12.8%	60,099	20.7%	1,321,055	18.9%
3-Bedrooms	5,183	37.5%	123,723	42.7%	3,149,911	45.1%
4-Bedrooms	5,138	37.1%	74,702	25.8%	1,803,079	25.8%
5 or More Bedrooms	1,402	10.1%	19,863	6.9%	482,323	6.9%
Total	13,837	100.0%	289,758	100.0%	6,978,397	100.0%
Renter-Occupied Units						
No-Bedroom	223	3.5%	17,692	7.1%	372,358	6.8%
1-Bedroom	1,561	24.2%	81,637	32.7%	1,532,111	27.9%
2-Bedrooms	2,516	39.0%	93,903	37.6%	2,108,039	38.4%
3-Bedrooms	1,510	23.4%	42,616	17.1%	1,088,722	19.8%
4-Bedrooms	533	8.3%	10,572	4.2%	317,442	5.8%
5 or More Bedrooms	111	1.7%	3,001	1.2%	69,262	1.3%
Total	6,454	100.0%	249,421	100.0%	5,487,934	100.0%
All Households Units						
No-Bedroom	355	1.7%	19,164	3.6%	406,845	3.3%
1-Bedroom	1,774	8.7%	91,536	17.0%	1,719,653	13.8%
2-Bedrooms	4,285	21.1%	154,002	28.6%	3,429,094	27.5%
3-Bedrooms	6,693	33.0%	166,339	30.9%	4,238,633	34.0%
4-Bedrooms	5,671	27.9%	85,274	15.8%	2,120,521	17.0%
5 or More Bedrooms	1,513	7.5%	22,864	4.2%	551,585	4.4%
Total	20,291	100.0%	539,179	100.0%	12,466,331	100.0%

Source: American Community Survey, 2008-2012.

Overcrowded Housing

The Census defines an overcrowded unit as one occupied by 1.01 or more persons per room. For purposes of this definition, the term “room” includes all bedrooms, living room, and dining room within a housing unit but excludes bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally impacted more significantly because renter units tend to have fewer bedrooms than owner units.

Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families). The rate of overcrowding for very low-income households is generally nearly three times greater than median-income households. As with renters, owner-households with higher incomes have lower rates of overcrowding.

Table 2-13 compares occupants per room and overcrowding by tenure in Union City, Alameda County, and California in 2012. Union City had a higher proportion of overcrowded owner-occupied units (more than 1.01 occupants per room) (3.9 percent) when compared to Alameda County as a whole (3.0 percent), but a lower rate when compared with the state (4.1 percent). Severely overcrowded units (more than 1.5 occupants per room) were 1.2 percent of owner-occupied units in Union City compared to 0.7 percent of owner-occupied housing units countywide and 1.0 percent statewide.

Table 2-13 shows that the issue of overcrowding is more prevalent in rental units than owner units. Within Union City, 14.6 percent of renter-occupied households in Union City were overcrowded, in comparison to 3.9 percent of owner-occupied households. The rate of overcrowding for renter-occupied households (14.6 percent) is much higher than the rate countywide (8.5 percent) but only slightly higher than the state rate of 13.3 percent.

TABLE 2-13 OVERCROWDING Union City, Alameda County, and California 2012						
	Union City		Alameda County		California	
	Units	Percent	Units	Percent	Units	Percent
Owner-Occupied						
0.50 or Less	7,749	56.0%	200,565	69.2%	4,731,230	67.8%
0.51 to 1.00	5,544	40.1%	80,435	27.8%	1,962,331	28.1%
1.01 to 1.50	370	2.7%	6,682	2.3%	215,499	3.1%
1.51 to 2.00	71	0.5%	1,514	0.5%	51,558	0.7%
2.01 or More	103	0.7%	562	0.2%	17,779	0.3%
Total	13,837	100.0%	289,758	100.0%	6,978,397	100.0%
Renter-Occupied						
0.50 or Less	2,688	41.6%	129,776	52.0%	2,559,222	46.6%
0.51 to 1.00	2,822	43.7%	98,367	39.4%	2,196,113	40.0%
1.01 to 1.50	691	10.7%	13,953	5.6%	439,920	8.0%
1.51 to 2.00	216	3.3%	5,583	2.2%	200,089	3.6%
2.01 or More	37	0.6%	1,742	0.7%	92,590	1.7%
Total	6,454	100.0%	249,421	100.0%	5,487,934	100.0%
Total Occupied Housing Units						
0.50 or Less	10,437	51.4%	330,341	61.3%	7,290,452	58.5%
0.51 to 1.00	8,366	41.2%	178,802	33.2%	4,158,444	33.4%
1.01 to 1.50	1,061	5.2%	20,635	3.8%	655,419	5.3%
1.51 to 2.00	287	1.4%	7,097	1.3%	251,647	2.0%
2.01 or More	140	0.7%	2,304	0.4%	110,369	0.9%
Total	20,291	100.0%	539,179	100.0%	12,466,331	100.0%

Source: American Community Survey, 2008-2012.

Household Size

Average household size is a function of total household population (group quarters population such as a group home or a skilled nursing facility is not included) divided by occupied housing units. Larger household sizes mean that more dwelling units with three or more bedrooms will be needed to accommodate population growth. Household size is also an important measure of overcrowding.

Census Bureau defines a household as a group of people, related or not, living together in a dwelling unit. Table 2-14 shows historic household size information for Union City and neighboring communities from 1970 to 2012. Union City has the largest average household size compared to surrounding jurisdictions and Alameda County as a whole.

Due to the higher percentage of large families in Union City, the city has a high person per household ratio compared to neighboring jurisdictions. Table 2-14 shows that over the last 40 years, Union City has consistently had one of the largest household sizes compared to neighboring jurisdictions. In 2012 ACS reported that Union City had a population per household (PPH) of 3.42, significantly higher than other nearby jurisdictions. Again, this is due to the large number of families that call Union City home.

TABLE 2-14 HOUSEHOLD SIZE Union City and Selected Areas 1970 to 2012					
Year	Union City	Fremont	Hayward	Newark	Alameda County
1970	3.82	3.75	3.27	4.08	2.84
1980	3.28	2.96	2.68	3.49	2.53
1985	3.36	2.94	2.65	3.39	2.55
1990	3.39	2.86	2.75	3.15	2.59
1995	3.47	2.95	2.81	3.20	2.67
2000	3.57	2.96	3.08	3.26	2.71
2007	3.52	3.01	3.11	3.22	2.73
2012	3.42	3.05	3.24	3.28	2.75

Source: U.S. Census Bureau, 1970 and 2000; Department of Finance, 1980-1985; American Community Survey, 2005-2007 and 2008-2012.

Housing Stock Conditions

It is necessary to document the conditions of the housing stock in order to identify the number of potential substandard housing units (owner and rental) in need of repair, rehabilitation, or replacement. The U.S. Census provides only limited data that can be used to infer the condition of Union City's housing stock. Since housing stock age and condition are generally correlated, one Census variable that provides an indication of housing conditions is the age of a community's housing stock. Generally, housing older than 30 years will require minimal repairs and improvements. Housing units over 50 years old are more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Union City's housing stock is relatively new. As demonstrated in Table 2-15, an estimated 17.9 percent of housing units in the city are over 30 years old and 7.3 percent are over 50 years old. The majority of units were built between 1970 and 1979.

**TABLE 2-15
YEAR-ROUND HOUSING UNITS BY YEAR BUILT**
Union City and Alameda County
2011

Period	Union City		Alameda County	
	Number	Percent	Number	Percent
1939 or earlier	465	2.1%	122,496	21.0%
1940 to 1949	172	0.8%	50,518	8.7%
1950 to 1959	955	4.4%	81,040	14.0%
1960 to 1969	2,292	10.6%	81,741	14.1%
1970 to 1979	9,338	43.1%	93,339	16.1%
1980 to 1989	3,448	15.9%	63,564	10.9%
1990 to 1999	3,075	14.2%	47,084	8.1%
2000 to 2004	1,037	4.8%	25,411	4.4%
2005 or later	895	4.1%	15,532	2.7%

Source: US Census Bureau, 2000; American Community Survey, 2007-2011. (ABAG Pre-Approved Data Package).

Because Union City's housing stock is relatively young, the overall condition of housing is good. Housing in need of rehabilitation and/or replacement tends to be concentrated within the Decoto and Alvarado neighborhoods. In 1999 the City conducted a survey of dilapidated or substandard housing in both areas. The City identified 40 units in the Decoto area and 10 units in the Alvarado area in need of significant rehabilitation. These units were identified based on visual exterior, and in most cases, interior inspection. Homes showing noticeable signs of decay, such as broken or boarded up windows, cracks or large holes in walls, broken steps, and missing hand rails were identified and homeowners were offered help in obtaining government assistance (e.g., rehabilitation loans through the City). There is no reason to believe that housing conditions have significantly deteriorated since the last survey. The City's rehabilitation program, which has been around since 1974, has been enormously successful for many households in particular and for the community as a whole. Since its inception in 1976, the City has rehabilitated over 900 homes.

Regulatory Setting

None.

Key Terms

The following key terms used in this chapter are defined as follows:

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Multifamily Dwelling Unit: A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Tenure: The manner in which a housing unit is occupied (i.e., rented or owned).

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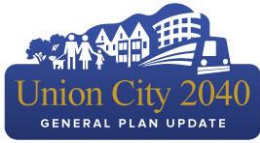
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