

## Neighborhood Characteristics & Observations

**Table 1: ACS Data on Selected Neighborhoods**

<b>Central San Bernardino (Block Group 2, Census Tract 55)</b>		<b>Northwest San Bernardino (Block Group 3, Census Tract 42.01)</b>	
<b>Housing Units</b>	555	<b>Housing Units</b>	615
<b>Vacant</b>	116 (20.901%)	<b>Vacant</b>	18 (2.972%)
<b>Median Income</b>	\$14,688	<b>Median Income</b>	\$19,952
<b>Average Income</b>	\$29,700	<b>Average Income</b>	\$23,411
<b>Median Year Structure Built</b>	1949	<b>Median Year Structures Built</b>	1981
<b>Median Housing Value</b>	\$143,300	<b>Median Housing Value</b>	\$99,400
<b>Median Gross Monthly Rent</b>	\$709	<b>Median Gross Monthly Rent</b>	\$711

Source: ACS 2014, 5-year estimates

As indicated in Table 1, both neighborhoods share fairly similar characteristics, such as number of housing units and median gross rent. Nevertheless, although both neighborhoods are relatively low-income, Central San Bernardino appears to be more poverty stricken with a median income of \$14,688. Most notably, both neighborhoods exhibit significantly different years structures were built and vacancy rates. The younger Northwest San Bernardino neighborhood has a fairly insignificant vacancy rate with only 18 vacant housing units total while the Central San Bernardino neighborhood has as many as 1 in 5 vacant housing units.

In line with these data, my observation notes also suggest the Northwest San Bernardino neighborhood as fairly new; the area consisted of mostly tract-like homes that had little to no structural damage. In fact, during my door knocking for surveys respondents all the doorbells were functional. Furthermore, single-family detached homes did not have fences for the most part, which, in turn, presented a much more open and welcoming environment as shown in Figure 4. One Northwestern resident called his neighborhood “an oasis from the craziness in San Bernardino,” implying that the neighborhood is in some way an exception to the “norm” of the City.