



SAN FRANCISCO OWNERS SURVEY

The Planning Department has hired AECOM and Andrea Baker Consulting to undertake a comprehensive survey of San Franciscans in order to better understand how the city's housing stock meets their needs. This survey is part of a broader research project undertaken by Department staff to study San Francisco's existing housing stock, including its different types and characteristics and who it serves at various levels of affordability. The study will generate a deeper understanding of the city's housing that will allow staff to develop a strategy to preserve affordability and curb displacement. **This is an anonymous survey; all collected information will remain confidential. No personal identifying information (e.g. name, address) is being collected.**

PLEASE SELECT ONLY ONE OPTION PER QUESTION, UNLESS OTHERWISE NOTED.

1. Are you 18 years of age or older?
 - Yes → Skip to question #2
 - No → Skip to question #1A
 - 1A. Is there an adult in your household available to take the survey?
 - Yes → Please have an adult proceed with the survey.
 - No → Thank you for your consideration, but this survey is only for adults (18 years of age or older).
2. Do you live in the City of San Francisco?
 - Yes → Skip to question #3
 - No → Thank you for your interest in the survey. The focus of this survey is on current San Francisco residents only. We hope to undertake a separate process to gather feedback from former San Francisco residents who no longer live here, likely in the Spring of 2018. If you are a former San Francisco resident and would be interested in sharing your experience, please leave us your email below. We will try to contact you when the next phase of this research project is underway.
Email: _____
3. Which of the following best describes your household?
 - Person living alone
 - Couple living alone (married or unmarried partners)
 - Couple with children under 18 years of age
 - Single parent or guardian with children under 18 years of age
 - Parent with child 18 years of age or older
 - Extended family (siblings, aunts/uncles, grandparents) living together
 - Roommates/co-housing → Skip to question #3A
 - Other (please specify): _____
 - Prefer not to answer
 - 3A. Why do you live with roommates?
 - By choice
 - By necessity
 - Other (please specify): _____

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4. When did you move into your current residence?
 - Before 1980
 - If 1980 or after, please list the year _____
5. How did you find your current place of residence?
 - Real estate broker
 - From a family or friend
 - Internet web site
 - Other (please specify) _____
6. How did you acquire your home?
 - Inherited home
 - Bought home without a mortgage
 - Bought home with a mortgage
 - Other (please specify): _____
7. Where was your previous place of residence?
 - City of San Francisco → Skip to question #8
 - Elsewhere in the Bay Area (Alameda, Contra Costa, Marin, Santa Clara, San Mateo, Sonoma, Solano or Napa County) → Skip to question #7A
 - Elsewhere in California → Skip to question #7A
 - Elsewhere in the United States → Skip to question #7A
 - Outside of the United States → Skip to question #7A

7A. What was the primary reason for your move to San Francisco?

 - Work
 - Personal
 - City's diversity and/or culture
 - School
 - Other (please specify): _____
8. Do you live in a unit that is limited to persons or families that make less than a certain income? Living in a unit with income limits is different than living in a unit that has rent control where the annual increase in rent is capped at a certain amount.
 - Yes
 - No
 - Not sure
9. How would you describe the type of housing unit you live in?
 - Single family housing
 - In-law/granny flat/backyard cottage
 - Apartment or flat in duplex (2 unit building)
 - Apartment or flat in small building (3 to 9 units)
 - Apartment or flat in medium building (10 to 24 units)
 - Apartment or flat in large building (25 to 49 units)
 - Apartment or flat in very large building (50+ units)
 - Dormitory/co-op
 - Other (please specify): _____

10. Do you own the entire multifamily building, including rental units, in which your residence is located? (In other words, are you both the owner/resident and landlord for your building?)
- Yes
 - No
 - Don't Know
 - Prefer not to answer
11. Is your housing unit a tenancy in common?
- Yes
 - No
 - Don't know
12. Approximately how many square feet is your housing unit?
- Less than 500 square feet
 - 500 - 699 square feet
 - 700-899 square feet
 - 900-1,099 square feet
 - 1,100-1,999 square feet
 - 2,000-2,999 square feet
 - 3,000 or more square feet
13. How many bedrooms are in your housing unit? (*Bedrooms are defined by the Census as rooms used mainly for sleeping*).
- 0 bedrooms (Studio)
 - 1 bedroom
 - 2 bedrooms
 - 3 bedrooms
 - 4 or more bedrooms
14. Approximately what year do you think your housing unit was built?
- 1939 or earlier
 - Between 1940 and 1979
 - Between 1980 and 2000
 - After 2000
 - Don't know
15. What is your household's housing costs per month? Please estimate a value for each category, even if it is \$0. Your answer is anonymous. It will be used to calculate how much San Francisco residents spend on housing.
1. Mortgage principal, interest and insurance per month \$ _____
 2. Property taxes per month \$ _____
 3. Utilities per month (water, electricity, gas, trash, etc.) \$ _____
 4. Additional costs per month (HOA, parking, etc.) \$ _____
16. Do you lease/rent any part of your home to someone else? Choose all options that apply.
- No
 - Yes, I lease it full-time to a roommate
 - Yes, I rent it on a short-term basis (AirBnB, VRBO, Craigslist)
 - Prefer not to answer

17. How well do the following characteristics of your housing unit and neighborhood meet your household's needs? Check only one column per characteristic.

	Meets/ exceeds your needs	Somewhat meets your needs	Does not meet your needs	Does not Apply to you
Affordability of rent				
Automobile/bike parking				
Laundry				
Number of bedrooms				
Access to yard/private open space				
Accommodates physical disabilities (e.g., challenges walking, climbing stairs)				
Security of building				
Architectural characteristics of building				
Accommodates pets				
Safety of neighborhood				
Access to work				
Access to schools/childcare				
Access to transit				
Access to family, friends, and community				
Access to neighborhood amenities (e.g., parks, shopping, dining)				

18. Does your current residence meet your overall household needs?

- Yes
- No

19. What characteristic of your current residence from the list above is most important to your household (i.e. keep you living there)? CHECK ONLY ONE OPTION.

- Affordability of rent
- Automobile/bike parking
- Laundry
- Number of bedrooms
- Access to yard/private open space
- Accommodates physical disabilities (e.g., challenges walking, climbing stairs)
- Security of building
- Architectural characteristics of building
- Accommodates pets
- Safety of neighborhood
- Access to work
- Access to schools/childcare
- Access to transit
- Access to family, friends, and community
- Access to neighborhood amenities (e.g., parks, shopping, dining)

20. What characteristic of your current residence from the list above presents the biggest challenge to your household (i.e. make you think about moving)? CHECK ONLY ONE OPTION.

- Affordability of rent
- Automobile/bike parking
- Laundry
- Number of bedrooms
- Access to yard/private open space
- Accommodates physical disabilities (e.g., challenges walking, climbing stairs)
- Security of building
- Architectural characteristics of building
- Accommodates pets
- Safety of neighborhood
- Access to work
- Access to schools/childcare
- Access to transit
- Access to family, friends, and community
- Access to neighborhood amenities (e.g., parks, shopping, dining)

21. Does your property have an in-law unit, granny flat, or backyard cottage with a separate entrance from your unit?

- Yes
- No

22. How much do you charge in rent per month?

- \$ _____

23. Have you expanded the living space of your home since you have lived there?

- Yes → Skip to question #24
- No → Skip to question #23A

23A. Why have you not expanded the living space of your home? Check all options that apply.

- Home meets my household's needs
- Financial barriers
- Bureaucratic barriers
- Other(please specify): _____

24. Would you consider adding an in-law unit, granny flat, or backyard cottage with a separate entrance from your unit, if permitted?

- Yes → Skip to question #25
- No → Skip to question #24A

24A. Why would you not consider adding an in-law unit, granny flat, or backyard cottage with a separate entrance from your unit, if permitted? Check all options that apply.

- Do not have enough space
- Does not make financial sense
- City's process too bureaucratic
- Don't know enough about the option
- Other (please specify): _____

25. Have you been able to keep up with the maintenance and repairs needed in your house?

- Yes
- Somewhat, my home is in good shape but there is some repair needed
- No, my home needs major repairs

26. Are you behind on mortgage payments or under foreclosure?

- Yes
- No
- Prefer not to answer

27. How many persons under 18, including infants, live at your residence?

- None
- One
- Two
- Three
- Four
- Five
- Six
- Seven
- Eight
- Nine
- Ten or more
- Prefer not to answer

28. How many persons 18-64, including yourself, live at your residence?

- None
- One
- Two
- Three
- Four
- Five
- Six
- Seven
- Eight
- Nine
- Ten or more
- Prefer not to answer

29. How many persons 65 years or older, including yourself, live at your residence?

- None
- One
- Two
- Three
- Four
- Five
- Six
- Seven
- Eight
- Nine
- Ten or more
- Prefer not to answer

30. Which of the following best describes your race or ethnicity?

- White
- African-American
- Hispanic or Latino
- Asian-American
- Pacific Islander
- Native American
- Two or more race or ethnic groups
- Other (please specify): _____
- Prefer not to answer

31. What is your age?

- _____ Years
- Prefer not to answer

32. Are you employed?

- Yes → Skip to question #32A
- No → Skip to question #33
- Prefer not to answer → Skip to question #33

32A. Where do you work?

- At home or in my neighborhood
- In San Francisco
- In the East Bay (Alameda, Contra Costa, Solano counties)
- In the North Bay (Marin, Sonoma, Napa counties)
- In the South Bay or Peninsula (San Mateo, Santa Clara counties)
- Outside of the Bay Area

32B. How long does it take for you to commute from home to work?

- Less than 15 minutes
- 15 to 30 minutes
- 31 to 59 minutes
- 1 hour to 1 hour and 30 minutes
- 1 hour and 31 minutes to 2 hours
- More than 2 hours

33. What was your household's total income before taxes over the past 12 months? This includes all types of income you received (wages, bonuses, tips, interest, dividends, social security, retirement, pension, supplemental security income, welfare or other type of public assistance). Your household includes ALL persons living in your unit. If you don't know the income of other people living in your unit, including roommates, please estimate. Your answer is confidential and will help us determine the amount of income San Francisco residents spend on housing.

- \$ _____ Dollars
- Prefer not to answer

34. What is the highest level of schooling or education that you have completed?

- No formal schooling completed
- Some formal elementary schooling (kindergarten 1st, 2nd, 3rd, 4th, 5th, 6th grade)
- Middle school (through 8th grade)
- 12th Grade No Diploma
- High school (e.g., diploma, GED or alternative credential)
- Some college
- Associate Degree
- Bachelor Degree
- Post-Bachelor Degree (for example masters, professional or doctorate)
- Prefer not to answer

35. Does anyone in your household have serious difficulty walking or climbing stairs?

- Yes
- No
- Prefer not to answer

36. What is your gender identification?

- Male
- Female
- Non-binary
- Other (please specify): _____
- Prefer not to answer

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37. What is your zip code?

- _____
- Prefer not to answer

38. How did you hear about this survey?

- Word of mouth
- Postcard with survey link
- News article
- Public or Local Event
- Community or neighborhood organization
- Social Media or online (e.g., Facebook, Twitter, Nextdoor)
- Communication from Supervisor or City Agency
- Other

Thank you for your time!

**For more information please contact Pedro Pederson at Pedro.Peterson@sfgov.org.
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