



SAN FRANCISCO RENTERS 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? Check all options that apply.
 - From a tenant in the building
 - From a tenant in the unit (roommate)
 - From a family member or friend
 - From the landlord
 - Internet/newspaper advertisement
 - A broker/rental agency
 - Other (please specify): _____
6. Where was your previous place of residence?
 - City of San Francisco → Skip to question #7
 - Elsewhere in the Bay Area (Alameda, Contra Costa, Marin, Santa Clara, San Mateo, Sonoma, Solano or Napa County) → Skip to question #6A
 - Elsewhere in California → Skip to question #6A
 - Elsewhere in the United States → Skip to question #6A
 - Outside of the United States → Skip to question #6A

6A. What was the primary reason for your move to San Francisco?

 - Work
 - Personal
 - City's diversity and/or culture
 - School
 - Other (please specify): _____
7. 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
8. 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): _____
9. Are you related to the owner of your residence?
 - Yes
 - No
 - Prefer not to answer

10. 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
11. 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
12. 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. Rent per month \$ _____
 2. Utilities per month (water, electricity, gas, trash, etc.) \$ _____
 3. Additional costs per month (parking, security, gym, etc.) \$ _____
13. Do you sublease your housing unit from someone who is not the owner or landlord?
- Yes
 - No
 - Don't know
 - Prefer not to answer
14. Is any part of your residence leased or rented to someone else? Check all options that apply.
- No
 - Yes, it is leased to someone else on a full-time basis
 - Yes, it is rented to someone else on a short-term basis (AirBnB, VRBO, Craigslist)
 - Prefer not to answer

15. 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 (parks, shopping, dining)				

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

- Yes
- No

17. 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 (parks, shopping, dining)

18. 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 (parks, shopping, dining)

19. Are you a recipient of a Section 8 housing voucher?

- Yes → Skip to question #19A
- No → Skip to question #20
- Prefer not to answer → Skip to question #20

19A. Have you faced discrimination in securing housing based on your Section 8 status?

- Yes
- No
- Prefer not to answer

20. How many times has your rent been raised by your landlord in the past 5 years? This includes your current residence, and any other residences in San Francisco that you have lived in over the past 5 years.
- Once
 - Twice
 - Three times
 - Four times
 - Five times
 - More than five times
 - My rent has not been raised rent in the past 5 years
21. Have you been threatened with eviction from your residence in the previous 5 years?
- No → Skip to question #22
 - Yes, for cause (late payment, nuisance complaints, breach of lease) → Skip to question #21A
 - Yes, no fault (owner move-in, Ellis Act) → Skip to question #21A
- 21A. Did the landlord carry out the eviction?
- Yes
 - No
22. Have you been offered a buy-out to leave your unit?
- Yes → Skip to question #22A
 - No → Skip to question #23
- 22A. Did you accept the buy-out?
- Yes → Skip to question #22B
 - No → Skip to question #23
- 22B. How much were you paid in the buy-out?
- \$ _____
23. If you were forced to move from your current residence, what would be your next long-term living situation? CHECK ONLY ONE OPTION.
- Rent or buy similar or larger residence in San Francisco
 - Rent or buy smaller residence in San Francisco
 - Rent or buy residence in other Bay Area city (Alameda, Contra Costa, Marin, Santa Clara, San Mateo, Sonoma, Solano or Napa County)
 - Rent or buy residence outside the Bay Area
 - Move in with relatives/friends in San Francisco
 - Move in with relatives/friends in the Bay Area
 - Move in with relatives/friends outside of the Bay Area
 - I don't know/I have no options
 - Other (please specify): _____
24. In the past 5 years, have you been in a situation where you had no other housing option other than moving in with friends/relatives, or living on the street, in your car, or in a shelter?
- Yes
 - No
 - Prefer not to answer

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25. Are you actively looking to move to a new residence?

- Yes → Skip to question #25A
- No → Skip to question #26

25A. Which location(s) do you consider moving to? Check all options that apply.

- City of San Francisco
- Elsewhere in the Bay Area (Alameda, Contra Costa, Marin, Santa Clara, San Mateo, Sonoma, Solano or Napa County)
- Elsewhere in California
- Elsewhere in the United States
- Outside of the United States

26. 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

27. 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

28. 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

29. 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

30. What is your age?

- _____ Years
- Prefer not to answer

31. Are you employed?

- Yes → Skip to question #31A
- No → Skip to question #32
- Prefer not to answer → Skip to question #32

31A. 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

31B. 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

32. 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

33. 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

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

- Yes
- No
- Prefer not to answer

35. What is your gender identification?

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

36. What is your zip code?

- _____
- Prefer not to answer

37. 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.Pederson@sfgov.org.

San Francisco Planning
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