

FINAL Draft Memorandum

To: Pedro Peterson, Planner, San Francisco Planning Department, Citywide Division

From: Paul Peninger, AECOM

Date: 06/25/18

Re: Existing Housing Study – Summary Results and Key Findings

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I. Introduction and Study Purpose

San Francisco is facing a profound housing crisis which threatens to undermine not just the city’s economic competitiveness and quality of life, but also the socioeconomic and racial diversity which makes the city a unique place. In response to this crisis, the City of San Francisco Planning Department, Citywide Division has completed a comprehensive analysis of existing housing resources in order to inform future housing policy and planning discussions and strategies. As part of this effort, AECOM was retained to conduct a survey of local residents to supplement existing data from the US Census and other published public and private sources of data in order to provide more in-depth information regarding: housing needs; housing choices and constraints; changes to the housing stock; and, housing vulnerability.

Between October, 2017 and March, 2018, AECOM worked closely with City staff to design and implement this detailed survey consisting of more than 40 questions, which resulted in over 4,600 responses from San Franciscans across the city’s diverse communities. This unprecedented effort to ask San Francisco residents directly about their needs, choices and challenges is unique in the United States in providing policymakers and residents with a local data set to supplement existing published data when considering alternative policy approaches to addressing San Francisco’s housing needs.

This memo describes the results and key findings from this survey effort, focusing on a few areas of investigation that are of particular interest to City staff and policymakers and cannot be fully answered with existing data sources. The results and findings here are by no means comprehensive as the survey data is extensive, and holds the potential for much more additional rich analysis over the

coming months and years as the City continues to develop policies and strategies to address San Francisco's housing needs.

II. Survey Methodology and Administration

The survey research methodology was designed based both on City objectives and on a review of academic and professional literature and best taking into account a number of key survey design considerations, including but not limited to: the target population, survey eligibility, sample frame/population, sample design, sample size determination and use of post-stratification analysis and weighting procedures. Research findings were presented and discussed with Planning Department staff at a meeting on September 19, 2017, with specific consideration of the Planning Department's objectives for the survey and the resources available (i.e., time, staff, and finances) to support this task. The selected approach, as described below, was a convenience, non-probability survey structured to result in a unique dataset reflecting San Francisco's diverse population. While not generalizable to a broader population from a statistical perspective, the final survey sample is suitable for providing a deeper and more nuanced understanding of housing characteristics and needs beyond what is typically available through standard policy reports and data sources. This approach was selected over others in order to generate a relatively larger number of survey responses from San Francisco residents that can help to further develop research hypotheses, identify issues, and define ranges or alternatives in support of the Existing Housing Study.

The survey methodology consisted of a two-pronged non-probability sampling approach using: 1) an unrestricted self-selected online survey advertised on identified websites, email list serves and other public forums; 2) an in-person intercept survey at strategically selected locations in the City; and 3) in-person paper surveys distributed in partnership with community groups by Planning Department staff. The consultant team and City staff conducted extensive outreach efforts across the City as summarized in Appendix A. Separate owner and renter surveys were prepared and administered in English, Spanish, Filipino and Chinese.

A full and detailed survey design plan and methodology was prepared for this effort and described in a memo dated 10/9/17 as prepared by AECOM and submitted to City staff. The below key methodological issues regarding the survey are described here in order to aid in the interpretation of the results and findings which follow below.

Sample Size: Researchers conducting probability-based samples generally establish sample size determinations prior to implementing a survey to ensure that they collect a sufficient number of completed surveys to support statistical inference. For non-probability samples that generally don't support statistical inference like this study, sample size determinations can vary greatly based on the objectives of the researcher(s). For the citywide survey, based on non-probability sampling, a goal of 2,000 completed surveys was initially discussed. The final sample size was over 4,600, exceeding the initial goal and representing possibly the largest and most extensive primary research effort conducted on behalf of any US city planning department into housing needs and preferences.

Reliability of Estimates: While every effort was made to ensure a representative sample in terms of key housing and demographic characteristics that reflect the residents of San Francisco, the final data set does not lend itself to calculating standard errors and making other statistical inferential

statements. The survey, does, however, provide a deeper and more nuanced understanding of housing characteristics and needs beyond what is typically available through standard policy reports and data sources.

III. Quality Assurance and Control (QAQC)

The final survey sample of 4,605 completed surveys consists of 3,209 renter survey questionnaire responses and 1,396 owner survey questionnaire responses. The full survey data set has been provided to the Planning Department and is summarized in a comprehensive set of tables and charts provided as Appendices B and C to this memo.

Following collection of the data, AECOM conducted extensive quality assurance and control analysis in order to identify any persistent anomalies or errors that could lead to issues with the reliability of survey interpretation. These activities were conducted according to the following basic protocol:

- 1) Ten percent of all renter and owner surveys were selected for review.
- 2) Survey responses were for reviewed for input errors.
- 3) Identified errors were corrected as appropriate.

This QAQC process included the review of approximately 80 paper surveys, including for Chinese and Spanish surveys. Although some errors or anomalies were identified and addressed in individual surveys as part of this process, no systematic anomalies or trends were identified that could lead to issues with the interpretation of survey results.

In addition, as part of the QAQC process for this type of survey, AECOM utilized US Census ACS 2015 data was used as the quota measure to compare the representativeness of survey responses to recorded values. In some cases, the Census categories do not map perfectly onto the survey categories. In these cases, annotations have been made. In some cases, "apples to apples" comparisons were not possible due to the way the survey questions were structured versus the Census.

Tables A-2 through A-8 in Appendix A below compare survey responses to key demographic questions in comparison to US Census American Community Survey PUMS data from 2015. As shown, the survey outputs for most key demographic variables (household type, income, race, etc.) are within five percent of the Census data with a few notable exceptions:

- Household type: The survey sample has 15 percent fewer single person households living alone than in the 2015 data, and in general the sample tends to skew towards households with children or towards households made up of roommates.
- Type of housing: Compared to the PUMS data, the survey had eight percent fewer respondents living in larger (50 unit +) buildings, with the result that the survey sample skews somewhat towards other housing types.
- Race or ethnicity: The survey sample over represents White households by 10 percent compared to Census and underrepresents Asian Pacific Islander households by 19 percent.
- Quadrant of city: Respondents from the Southeast quadrant of the city are over represented by seven percent while residents of the Southwest quadrant are under represented by six percent.

IV. Survey Results and Findings

Appendix B below provides comprehensive descriptive data tables for each of the survey questions, broken down by renter versus owner responses. Appendix C provides detailed cross tabulations for certain questions that were of particular interest to Planning Department staff. The following key findings by tenure, geography, and building type provide a general overview of the survey results, focusing on data variables and unique cross tabulations that are not readily available through published US Census data.

Tenure

Administering separate renter and owner surveys allowed the development of distinct and in-depth research questions tailored to households with different tenure characteristics. The results of this research reveal sharp differences between owner and renter households in terms of household type, length of tenure, housing costs, tenure security and overall satisfaction with housing.

Perhaps most striking is the difference in overall satisfaction with housing, with more than 32 percent of all renters responding that their housing does not meet current needs versus only 10 percent of owners. Appendix C provides additional cross tabulations on this question by race, income and geography (area of the city), but in general one of the biggest overall indications of housing satisfaction across household types tends to be tenure.

Cost Burden by Tenure. As shown in Table 1 below, renter households tend to be more cost burdened than owner households, with 46 percent of all renter households paying more than 30 percent of their income towards housing, and over 25% paying more than 50 percent of household income towards total housing costs. This compares to 29 percent of all owner households being cost burdened and 10 percent being severely cost burdened. More detailed tables on cost burden by tenure cross tabulated by income, race/ethnicity, household type and senior status are provided in Appendix C.

Table 1: Housing Cost Burden by Tenure

	#	%
Renter	2,364	100.0%
Not Cost Burdened (<30%)	1,284	54.3%
Cost Burdened (between 30% & 50%)	486	20.6%
Severely Cost Burdened (>50%)	594	25.1%
Owner	970	100.0%
No Cost Burdened (<30%)	689	71.0%
Cost Burdened (between 30% & 50%)	188	19.4%
Severely Cost Burdened (>50%)	93	9.6%

Source: Existing Housing Study Survey, 2018.

Overcrowding by Tenure. Not surprisingly, renter households across demographic categories also tend to face higher levels of overcrowding, defined here as two or more people per bedroom. Whereas 20 percent of renters responding to the survey reported overcrowded conditions, only six

percent of owners reported overcrowding. More detailed cross tabulations related to overcrowding are provided in Appendix C.

Table 2: Overcrowding by Tenure

	Not overcrowded		Overcrowded		Total	
	#	%	#	%	#	%
Renter	2,555	80%	637	20%	3,192	70%
Owner	1,313	94%	81	6%	1,394	30%
Total	3,868	84%	718	16%	4,586	100%

Source: Existing Housing Study Survey, 2018.

Notes: Overcrowding defined as 2 or more people per bedroom.

Biggest Housing Challenge by Tenure. The survey asked residents about both their housing preferences (most important housing characteristics) and their biggest housing challenges. For both renters and owners, affordability was the biggest challenge with over 40 percent of renters listing affordability as the biggest challenge versus over 30 percent of owners. As also displayed in Appendix C, there were, however, more significant differences in the other top challenges listed by renters and owners, with renters reporting number of bedrooms, neighborhood safety, access to a yard/private open space and automobile/bike parking as the next most important challenges versus owners who ranked ability to accommodate physical disabilities as a more pressing.

Evictions and Foreclosures. As shown in Appendix C, more than 15 percent of all renters responding to the survey reported having been threatened with eviction in the past year. This compares to just under one percent of owner households reporting being behind on their payments or threatened with foreclosure, indicating a much higher level of insecurity for renter households. As also indicated by the more detailed cross tabulations provided below in Appendix C, lower-income households and people of color also reported higher rates of eviction overall across family and household types.

Housing Choices if Evicted. The housing survey also asked renters if in the past 5 years, they had been in a situation where “you had no other housing option other than moving in with friends or relatives, or living on the street, in your car or in a shelter?” More than 22 percent of renters responded yes to this question, indicating a high level of housing insecurity across renter households.

Area of City

Survey respondents were asked to indicate what area of the city they live in by zip code. These results were compiled to group survey respondents by area of the city as shown in Figure A-1 below. As with tenure, some striking difference were noted related to housing satisfaction, costs, overcrowding, and challenges by area of the city.

Housing Cost Burdens by Area of City. Table 3 below displays housing cost burdens by quadrant of the city. As shown, households in the Northeast and Southeast quadrants of the city report somewhat higher housing cost burdens than in the Northwest or Southwest. Overall, renter households in the Southeast neighborhoods appear to have the highest cost burdens.

Table 3: Percent Households with Housing Cost Burden by Area

	<u>Renters</u>	<u>Owners</u>	<u>Total</u>
Northeast	45.7%	33.8%	43.9%
Northwest	34.2%	32.5%	33.8%
Southeast	51.4%	26.8%	44.7%
Southwest	45.9%	27.7%	38.5%
Total	45.7%	29.0%	40.8%

Source: Existing Housing Study Survey, 2018.
 Note: Cost burden defined as paying 30 percent or more of household income towards housing.

Overcrowding by Area of the City. As with housing cost burdens, households in the Northeast and Southeast areas of the city also report higher levels of overcrowding. This is consistent with other survey responses which indicate that renters in these parts of the city are challenged by the number of bedrooms in their homes compared to their household needs

Table 4: Overcrowding by Area

	<u>Not overcrowded</u>		<u>Overcrowded</u>		<u>Total</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Northeast	589	82.3%	127	17.7%	716	16.9%
Northwest	744	89.7%	85	10.3%	829	19.5%
Southeast	1,113	80.1%	276	19.9%	1,389	32.7%
Southwest	1,148	87.5%	164	12.5%	1,312	30.9%
Total	3,594	84.6%	652	15.4%	4,246	100.0%

Source: Existing Housing Study Survey, 2018.
 Notes: Overcrowding defined as 2 or more people per bedroom.

Top Challenges by

Area of the City. The top five housing challenges reported by both renter and owner households are remarkably consistent across the city with a few notable exceptions, as displayed in the detailed tables provided in Appendix C. In particular, renter households in the Southeast area of the city report neighborhood security as their most significant housing challenge, the only demographic category for which this is true across the survey. In addition, renter households in the Northwest and Southwest neighborhoods also report “architectural characteristics of the building” as one of the top five challenges.

Building Type

The survey also asked resident to classify their housing unit by one of eight general building types as shown in Tables 5 through 6 below.

Housing Cost Burden by Building Type. One striking finding from this study is that renter households occupying single family homes report the highest level of overpayment relative to all other building types by tenure with nearly 62 percent of renter households in single family homes reporting paying more than 30% of total household income towards rent. The next highest category was for apartments or flats in buildings with 50 plus units where more than 53 percent of reported total housing costs equaling 30 percent or more of gross household income.

Table 5: Percent Households Cost Burdened by Building Type

	<u>Renters</u>	<u>Owners</u>	<u>Total</u>
Apartment or flat in duplex (2 unit building)	41.7%	30.5%	38.4%
Apartment or flat in large building (25 to 49 units)	39.7%	20.0%	36.4%
Apartment or flat in medium building (10 to 24 units)	32.8%	36.1%	33.1%
Apartment or flat in small building (3 to 9 units)	35.3%	30.6%	34.6%
Apartment or flat in very large building (50+ units)	53.5%	28.4%	48.3%
Single family home	61.9%	27.7%	40.6%
Total	45.7%	29.0%	40.8%

Source: Existing Housing Study Survey, 2018.

Overcrowding by Building Type. Surprisingly, relatively little variation was observed across survey respondents in terms of overcrowding, with the exception that households living in large buildings (50 plus units) are relatively more likely to be overcrowded than households living in other building types.

Table 6: Overcrowding by Building Type

	<u>Not overcrowded</u>		<u>Overcrowded</u>		<u>Total</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Apartment or flat in duplex (2 unit building)	532	85.3%	92	14.7%	624	15.3%
Apartment or flat in large building (25 to 49 units)	210	83.7%	41	16.3%	251	6.1%
Apartment or flat in medium building (10 to 24 units)	390	83.7%	76	16.3%	466	11.4%
Apartment or flat in small building (3 to 9 units)	852	86.9%	128	13.1%	980	24.0%
Apartment or flat in very large building (50+ units)	361	83.8%	70	16.2%	431	10.6%
Single family housing	1,168	87.7%	164	12.3%	1,332	32.6%
Total	3,513	86.0%	571	14.0%	4,084	100.0%

Source: Existing Housing Study Survey, 2018.

Notes: Overcrowding defined as 2 or more people per bedroom.

V. Next Steps and Avenues for Further Investigation

The data and findings summarized in this memo are, as stated above, only a starting point for the research and analysis that can be conducted by the Planning Department and its partners in the City family of agencies with this unique and rich data set. Beyond additional data analysis using the survey results, the results and findings presented here suggest several potential avenues for further qualitative research in the form of focus groups and/or stakeholder interviews to better understand the housing needs and challenges of current and former San Francisco residents. In particular, AECOM recommends that additional in-depth qualitative research should be focused on the following key demographic groups.

- **Recently Displaced Renter Households.** The survey results indicate that renter households - and in particular lower-income households and people of color – experience relatively high levels of housing insecurity. What the survey data doesn't show are the experiences of households that have recently left San Francisco after losing their homes to eviction. Additional research is needed to explore the housing, needs, preferences and challenges of these households.
- **Asian-American Households.** The survey results significantly underrepresent Asian-American residents, suggesting the need for additional follow-up research targeted to understanding the housing needs and preferences of Asian and Pacific Islander communities, including people who do not speak English as a first language.
- **Residents with Physical Accessibility/Mobility Challenges.** Owner households in particular reported physical accessibility as a major challenge. Additional in-depth research would be helpful to clarify the specific types of challenges and the obstacles to adapting current dwelling units to meet the physical needs of occupants.
- **Homeowner Households Looking to Adapt/Rehabilitate their Units.** A significant percentage of owner households indicated that they had not expanded their current unit or created an in-law/granny flat unit due to financial and/or bureaucratic obstacles. Additional in-depth research would be useful to explore more specifically the types of obstacles and challenges that are preventing a large number of owners from adapting their physical space to meet changing household needs.

Appendix A: Survey Design & QA/QC Background Information

Appendix A-1: Community Outreach Summary

Intercept Surveys

Locataion	Date
Bayview Winter Wonderland	14-Dec-17
Filmore Farmers Market	13-Jan-18
Portreo Grocery Outlet	16-Jan-18

Community Organization Direct Outreach (e-mails, postcards and paper surveys)

Organization	Postcards	Paper Surveys	E-mail
Chinatown Community Development Center	X	X	X
Bayview CDC	X	X	X
Bernal Heights neighborhood Center	X		X
BMAGIC			X
Bridge Housing			X
Causa Justa			X
Community Housing Partnership	X	X	X
Council of Community Housing Organizations			X
Excelsior Action Group	X	X	X
Filipino American Development Foundation	X		X
Glide Community Housing			X
Liveable City			X
Mercy Housing			X
Milk LGBT Club			X
Mission Economic Development Association	X		X
Mission Housing	X		X
Potrero Boosters			X
Richmond Senior Center	X	X	X
San Francisco Housing Development Corporation	X	X	X
San Francisco Tenants Union			X
San Francisco Tomorrow			X
SF Bike Coalition			X
SFHAC			X
Transit Riders Union			X
Yimby Action			X

Survey Results Compared to 2015 US Census American Community Survey Data

Table A-2. Are you a renter or owner at your current residence?

Variable	PUMS 2015	Survey Output	Difference	# of Responses
Renter	65%	70%	5%	3,209
Owner	35%	30%	-5%	1,396
Total				4,605

Table A-3. Which of the following best describes your household?

Variable	PUMS 2015	Survey Output	Difference	# of Responses
Person living alone	37.0%	22.3%	-14.7%	1,018
Couple living alone (married or unmarried partners)	24.0%	27.4%	3.4%	1,250
Households with children*	18.0%	28.4%	10.4%	1,294
Extended family (siblings, aunts/uncles, grandparents) living together**	12.0%	5.7%	-6.3%	260
Roommates/co-housing***	9.0%	14.1%	5.1%	643
Other	N/A	2.1%	N/A	94
Prefer not to answer	N/A	0.8%	N/A	36
Total				4,595

* Survey output is a combination of (Couple with children under 18 years of age) and (Single parent or guardian with children under 18 years of age) and (Parent with child 18 years of age or older).

** PUMS 2015 category is Related Adults.

*** PUMS 2015 category is Roommates.

Table A-4. How would you describe the type of housing unit you live in?

Variable	PUMS 2015	Survey Output	Difference	# of Responses
Single family housing	31%	29.2%	-2%	1,334
In-law/granny flat/backyard cottage	N/A	5.2%	N/A	240
Apartment or flat in duplex (2 unit building)	10%	13.7%	4%	625
Apartment or flat in small building (3 to 9 units)*	22%	21.5%	-1%	981
Apartment or flat in medium building (10 to 24 units)**	10%	10.2%	0%	467
Apartment or flat in large building (25 to 49 units)***	10%	5.5%	-4%	252
Apartment or flat in very large building (50+ units)	17%	9.4%	-8%	432
Dormitory/co-op	N/A	1.5%	N/A	70
Other	N/A	3.7%	N/A	171
Total				4,572

* PUMS 2015 categories for 3 to 4 units and 5 to 9 units were combined.

** PUMS 2015 category is for 10 to 19 units

*** PUMS 2015 category is for 20 to 49 units

Table A-5. Which of the following best describes your race or ethnicity?

Variable	PUMS 2015	Survey Output	Difference	# of Responses
White	41%	51.4%	10.4%	2,332
African-American	5%	5.6%	0.6%	254
Hispanic or Latino	15%	13.5%	-1.5%	612
Asian-American or Pacific Islander	35%	16.0%	-19.0%	724
Native American (American Indian and Alaska Native)	N/A	0.0%	N/A	0
Two or more race or ethnic groups	4%	7.0%	3.0%	319
Other	N/A	3.0%	N/A	136
Total				4,539

* These were measured separately in the survey, but combined here to match PUMS 2015 reporting.

Table A-6: What is your age?*

Variable	2011-2015 ACS: DP05	Survey Output	Difference	# of Responses
15 to 19 years	4.2%	0.3%	-3.9%	13
20 to 24 years	7.2%	2.7%	-4.6%	120
25 to 34 years	25.2%	22.6%	-2.5%	1,025
35 to 44 years	18.3%	24.4%	6.1%	1,106
45 to 54 years	15.4%	17.6%	2.2%	798
55 to 59 years	6.9%	6.5%	-0.4%	295
60 to 64 years	6.8%	6.1%	-0.6%	278
65 to 74 years	8.3%	10.6%	2.3%	480
75 to 84 years	5.1%	2.7%	-2.4%	122
85 years and over	2.5%	0.7%	-1.8%	32
No response	N/A	1.7%	N/A	77
Invalid Response	N/A	5.7%	N/A	259
Total				4,605

* The survey collected individual responses, which were then organized into bins respective of the ACS breakdowns. Survey output does not take into consideration non-responses.

Table A-7. What was your individual or household total income before taxes over the past 12 months?*

Variable	PUMS/ Census metric	Survey Output	Difference	# of Responses
Less than \$10,000	6.5%	10.0%	3.5%	348
\$10,000 to \$14,999	6.1%	3.5%	-2.6%	121
\$15,000 to \$24,999	7.4%	5.6%	-1.9%	193
\$25,000 to \$34,999	6.0%	4.9%	-1.1%	170
\$35,000 to \$49,999	8.2%	7.9%	-0.4%	273
\$50,000 to \$74,999	12.8%	12.1%	-0.8%	419
\$75,000 to \$99,999	10.4%	9.4%	-1.0%	326
\$100,000 to \$149,999	16.4%	14.3%	-2.1%	497
\$150,000 to \$199,999	9.7%	11.1%	1.5%	387
\$200,000 or more	16.4%	21.2%	4.8%	737
No Response	N/A	6.4%	N/A	200
Invalid Response	N/A	0.1%	N/A	4
Total				3,676

* These statistics include both individual and household responses, which were then organized into bins respective of the ACS breakdowns. The responses are not corrected for the number of people per household, which is necessary to relate these outputs to AMI levels.

Table A-8: What is your zip code?*

City Quadrant	2010 Census Population	Survey Output	Difference	# of Responses
Northwest	21.5%	18.4%	-3.1%	834
Northeast	19.4%	15.9%	-3.5%	720
Southwest	35.3%	28.9%	-6.4%	1,312
Southeast	23.5%	30.7%	7.2%	1,392
Treasure Island	0.4%	0.3%	N/A	12
Invalid Response	N/A	5.7%	N/A	264
No Response	N/A	1.4%	N/A	66
Total				4,600

* Zip codes were mapped onto the City's planning quadrants.

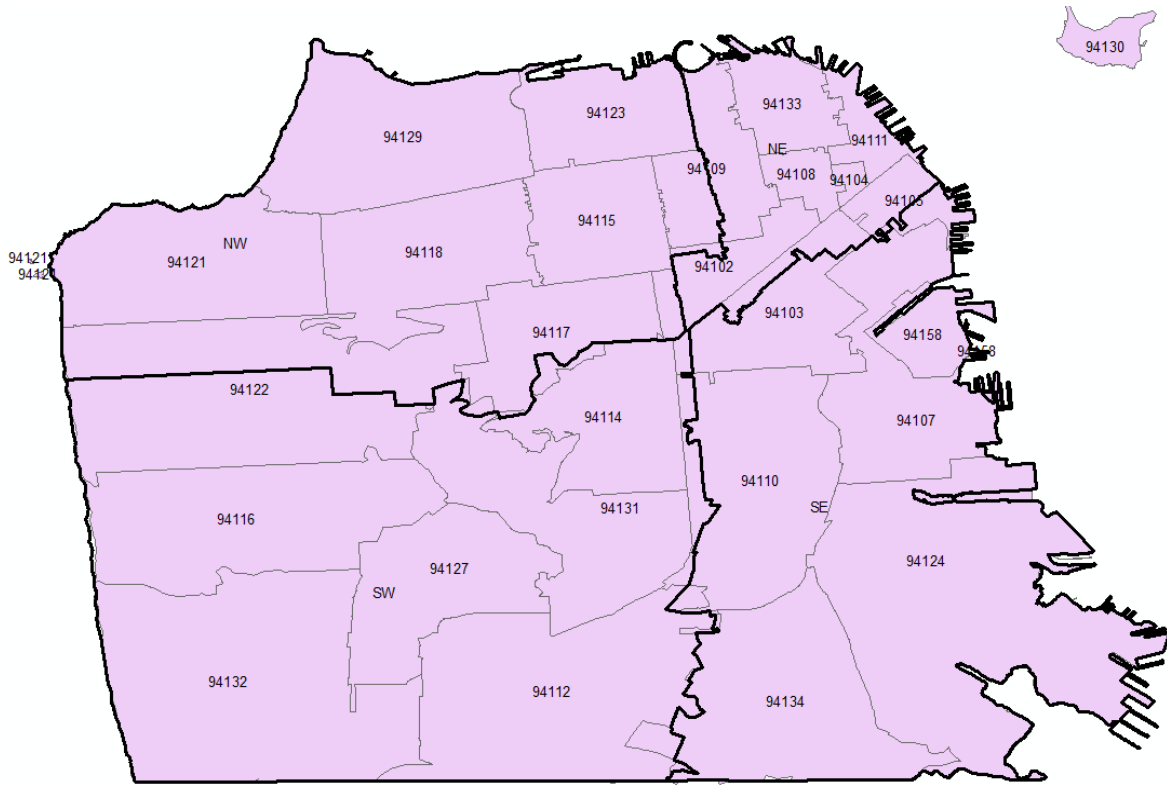


Figure-A1 Map of Zip Codes and Planning Quadrants

Appendix B: Descriptive Statistics

Renter

Table B 1: Which of the following best describes your household?	Count	%
Couple living alone (married or unmarried partners)	722	23%
Couple with children under 18 years of age	536	17%
Person living alone	769	24%
Single parent or guardian with children under 18 years of age	180	6%
Parent with child 18 years of age or older	115	4%
Extended family (siblings, aunts/uncles, grandparents) living together	188	6%
Roommates/co-housing	597	19%
Other	65	2%
Prefer not to answer	23	1%
Total	3,195	100%

Table B 2: When did you move into your current residence?	Count	%
By choice	66	11%
By necessity	510	86%
Other	15	3%
Total	591	100%

Table B 3: How did you find your current place of residence?	Count	%
Before 1980	68	2%
1980 to 1989	94	3%
1990 to 1999	248	8%
2000 to 2009	616	21%
2010 to 2014	826	28%
2015 to Present	1,131	38%
Total	2,983	100%

Table B 4: How did you find your current place of residence? Check all options that apply.	Count	%
From a tenant in the building	239	8%
From a tenant in the unit (roommate)	200	6%
From a family member or friend	824	26%
From the landlord	242	8%
Internet/newspaper advertisement	1,341	42%
A broker/rental agency	114	4%
Other	422	13%
Total	3,382	NA (a)

Table B 5: Where was your previous place of residence?	Count	%
City of San Francisco	2,187	69%
Elsewhere in the Bay Area (Alameda, Contra Costa, Marin, Santa Clara, San Mateo, Sonoma, Solano or Napa County)	406	13%
Elsewhere in California	168	5%
Elsewhere in the United States	282	9%
Outside of the United States	128	4%
Total	3,171	100%

Table B 6: What was the primary reason for your move to San Francisco?	Count	%
Work	462	48%
Personal	265	27%
City's diversity and/or culture	119	12%
School	51	5%
Other	69	7%
Total	966	100%

Table B 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.	Count	%
Yes	570	18%
No	2,278	72%
Not sure	318	10%
Total	3,166	100%

Table B 8: How would you describe the type of housing unit you live in?	Count	%
Single family housing	516	16%
In-law/granny flat/backyard cottage	231	7%
Apartment or flat in duplex (2 unit building)	420	13%
Apartment or flat in small building (3 to 9 units)	825	26%
Apartment or flat in medium building (10 to 24 units)	416	13%
Apartment or flat in large building (25 to 49 units)	210	7%
Apartment or flat in very large building (50+ units)	348	11%
Dormitory/co-op	66	2%
Other	142	4%
Total	3,174	100%

Table B 9: Are you related to the owner of your residence?	Count	%
Yes	217	7%
No	2,920	92%
Prefer not to answer	53	2%
Total	3,190	100%

Table B 10: How many bedrooms are in your housing unit? (Bedrooms are defined by the Census as rooms used mainly for sleeping).	Count	%
0 bedrooms (Studio)	509	16%
1 bedroom	1,056	33%
2 bedrooms	937	29%
3 bedrooms	450	14%
4 or more bedrooms	240	8%
Total	3,192	100%

Table B 11: Approximately what year do you think your housing unit was built?	Count	%
1939 or earlier	1,238	39%
Between 1940 and 1979	996	31%
Between 1980 and 2000	258	8%
After 2000	254	8%
Don't know	445	14%
Total	3,191	100%

Table B 12: What are your individual rental costs per month?	Count	What are % your individual	Count	What are your % individual additional	Count	%
Less than \$499	19	3% Less than \$50	114	21% Less than \$50	244	61%
\$500 to \$999	162	28% \$50 to \$99	153	28% \$50 to \$99	48	12%
\$1,000 to \$1,499	206	36% \$100 to \$199	203	37% \$100 to \$199	46	11%
\$1,500 to \$1,999	85	15% \$200 to \$299	51	9% \$200 to \$299	38	9%
\$2,000 to \$2,999	63	11% \$300 to \$399	24	4% \$300 to \$399	19	5%
\$3,000 to \$3,999	25	4% \$400 to \$499	8	1% \$400 to \$499	7	2%
\$4,000 to \$4,999	11	2% \$500 +	-	0% \$500 +	-	0%
\$5,000 +	-	0%	-	-	-	-
Total	571	100% Total	553	100% Total	402	100%

Table B 13: What are your household's rental costs per month?	Count	%	What are your household's utilities(water, electricity, gas, trash, etc.) costs per month?	Count	%	What are your household's additional costs (parking, security, gym, etc.) per month?	Count	%
Less than \$499	248	10%	Less than \$50	652	30%	Less than \$50	870	55%
\$500 to \$999	348	14%	\$50 to \$99	485	22%	\$50 to \$99	130	8%
\$1,000 to \$1,499	510	21%	\$100 to \$199	557	25%	\$100 to \$199	217	14%
\$1,500 to \$1,999	438	18%	\$200 to \$299	315	14%	\$200 to \$299	145	9%
\$2,000 to \$2,999	554	22%	\$300 to \$399	140	6%	\$300 to \$399	100	6%
\$3,000 to \$3,999	271	11%	\$400 to \$499	43	2%	\$400 to \$499	41	3%
\$4,000 to \$4,999	70	3%	\$500 +	-	0%	\$500 +	83	5%
\$5,000 +	35	1%						
Total	2,474	100% Total		2,192	100% Total		1,586	100%

Table B 14: Do you sublease your housing unit from someone who is not the owner or landlord?	Count	%
Yes	289	9%
No	2,689	84%
Don't know	163	5%
Prefer not to answer	43	1%
Total	3,184	100%

Table B 15: Is any part of your residence leased or rented to someone else? Check all options that apply.	Count	%
No	2,541	80%
Yes, it is leased to someone else on a full-time basis	528	17%
Yes, it is rented to someone else on a short-term basis (AirBnB, VRBO, Craigslist)	42	1%
Prefer not to answer	98	3%
Total	3,209	NA (a)

Table B 16: How well do the following characteristics of your housing unit and neighborhood meet your household's needs?	Meets or exceeds your needs		Somewhat meets your needs		Does not meet your needs		Does not apply to you		Total
	Count	%	Count	%	Count	%	Count	%	
Affordability of rent	925	30%	1,135	37%	961	31%	69	2%	3,090
Automobile/bike parking	790	26%	753	25%	903	30%	576	19%	3,022
Laundry	1,275	42%	858	28%	798	26%	129	4%	3,060
Number of bedrooms	1,272	42%	874	29%	778	26%	91	3%	3,015
Access to yard/private open space	766	25%	732	24%	1,213	40%	308	10%	3,019
Accommodates physical disabilities (e.g., challenges walking, climbing stairs)	549	18%	526	17%	650	22%	1,296	43%	3,021
Security of building	903	30%	1,354	45%	628	21%	150	5%	3,035
Architectural characteristics of building	1,109	37%	1,065	35%	527	18%	304	10%	3,005
Accommodates pets	862	29%	469	16%	789	26%	894	30%	3,014
Safety of neighborhood	1,026	34%	1,334	44%	605	20%	74	2%	3,039
Access to work	1,535	51%	995	33%	259	9%	224	7%	3,013
Access to schools/childcare	587	20%	544	18%	228	8%	1,641	55%	3,000
Access to transit	1,907	63%	906	30%	162	5%	67	2%	3,042
Access to family, friends, and community	1,358	45%	1,217	40%	336	11%	120	4%	3,031
Access to neighborhood amenities (e.g., parks, shopping, dining)	1,781	59%	946	31%	248	8%	56	2%	3,031

Table B 17: Does your current residence meet your overall household needs?	Count	%
Yes	2,126	68%
No	1,012	32%
Total	3,138	100%

Table B 18: What characteristic of your current residence is most important to your household (i.e. keep you living there)?	Count	%
Access to family, friends, and community	117	4%
Access to neighborhood amenities (e.g., parks, shopping, dining)	188	6%
Access to schools/childcare	59	2%
Access to transit	164	5%
Access to work	228	7%
Access to yard/private open space	25	1%
Accommodates pets	52	2%
Accommodates physical disabilities (e.g., challenges walking, climbing stairs)	12	0%
Affordability of rent	1,868	61%
Architectural characteristics of building	25	1%
Automobile/bike parking	31	1%
Laundry	40	1%
Number of bedrooms	123	4%
Safety of neighborhood	88	3%
Security of building	31	1%
Total	3,051	100%

Table B 19: What characteristic of your current residence presents the biggest challenge to your household (i.e. make you think about moving)?	Count	%
Access to family, friends, and community	69	2%
Access to neighborhood amenities (e.g., parks, shopping, dining)	58	2%
Access to schools/childcare	16	1%
Access to transit	38	1%
Access to work	77	3%
Access to yard/private open space	125	4%
Accommodates pets	49	2%
Accommodates physical disabilities (e.g., challenges walking, climbing stairs)	78	3%
Affordability of rent	1,177	41%
Architectural characteristics of building	102	4%
Automobile/bike parking	116	4%
Laundry	85	3%
Number of bedrooms	583	20%
Safety of neighborhood	206	7%
Security of building	109	4%
Total	2,888	100%

Table B 20: Are you a recipient of a Section 8 housing voucher?	Count	%
Yes	115	4%
No	3,001	95%
Prefer not to answer	44	1%
Total	3,160	100%

Table B 21 : Have you faced discrimination in securing housing based on your Section 8 status?	Count	%
Yes	53	7%
No	44	6%
Prefer not to answer	6	1%
Not applicable	605	85%
Total	708	100%

Table B 22: 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.	Count	%
Once	578	18%
Twice	399	13%
Three times	368	12%
Four times	242	8%
Five times	789	25%
More than five times	135	4%
My rent has not been raised rent in the past 5 years	641	20%
Total	3,152	100%

Table B 23: Have you been threatened with eviction from your residence in the previous 5 years?	Count	%
No	2,674	85%
Yes, for cause (late payment, nuisance complaints, breach of lease)	231	7%
Yes, no fault (owner move-in, Ellis Act)	256	8%
Total	3,161	100%

Table B 24: Did the landlord carry out the eviction?	Count	%
Yes	143	30%
No	328	70%
Total	471	100%

Table B 25: Have you been offered a buy-out to leave your unit?	Count	%
Yes	165	5%
No	2,997	95%
Total	3,162	100%

Table B 26: Did you accept the buy-out?	Count	%
Yes	35	23%
No	117	77%
Total	152	100%

Table B 27: How much were you paid in the buy-out?	Count	%
Less than \$1,000	1	6%
\$1,000 to \$4,999	2	11%
\$5,000 to \$9,999	4	22%
\$10,000 to \$19,999	3	17%
\$20,000 to \$49,999	6	33%
\$50,000 +	2	11%
Total	18	100%
Median Buy-Out	\$17,450.00	

Table B 28: If you were forced to move from your current residence, what would be your next long-term living situation?	Count	%
I don't know/I have no options	863	28%
Move in with relatives/friends in San Francisco	139	5%
Move in with relatives/friends in the Bay Area	13	0.4%
Move in with relatives/friends outside of the Bay Area	74	2%
Rent or buy residence in other Bay Area city (Alameda, Contra Costa, Marin, Santa Clara, San Mateo, Sonoma, Solano or Napa County)	488	16%
Rent or buy residence outside the Bay Area	289	9%
Rent or buy similar or larger residence in San Francisco	687	22%
Rent or buy smaller residence in San Francisco	435	14%
Other	87	3%
Total	3,075	100%

Table B 29: 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?	Count	%
Yes	674	21%
No	2,384	75%
Prefer not to answer	115	4%
Total	3,173	100%

Table B 30: Are you actively looking to move to a new residence?	Count	%
Yes	1,283	40%
No	1,892	60%
Total	3,175	100%

Table B 31: Which location(s) do you consider moving to? Check all options that apply.	Count	%
City of San Francisco	1,017	81%
Elsewhere in the Bay Area (Alameda, Contra Costa, Marin, Santa Clara, San Mateo, Sonoma, Solano or Napa County)	442	35%
Elsewhere in California	167	13%
Elsewhere in the United States	182	14%
Outside of the United States	60	5%
Total	1868	NA (a)

Table B 33: How many persons 18-64, including yourself, live at your residence?	Count	%
None	247	8%
One	754	24%
Two	1,283	41%
Three	394	13%
Four	220	7%
Five	71	2%
Six	52	2%
Seven	28	1%
Eight	10	0.3%
Nine	9	0.3%
Ten or more	22	1%
Prefer not to answer	14	0.5%
Total	3,104	100%

Table B 32: How many persons under 18, including infants, live at your residence?	Count	%
None	2,058	65.8%
One	458	14.6%
Two	368	11.8%
Three	139	4.4%
Four	54	1.7%
Five	21	0.7%
Six	9	0.3%
Seven	4	0.1%
Eight	2	0.1%
Nine	-	0.0%
Ten or more	3	0.1%
Prefer not to answer	13	0.4%
Total	3,129	100.0%

Table B 34: How many persons 65 years or older, including yourself, live at your residence?	Count	%
None	2,425	80.1%
One	385	12.7%
Two	153	5.1%
Three	20	0.7%
Four	10	0.3%
Five	4	0.1%
Six	2	0.1%
Seven	1	0.0%
Eight	-	0.0%
Nine	1	0.0%
Ten or more	9	0.3%
Prefer not to answer	17	0.6%
Total	3,027	100.0%

Table B 35: Which of the following best describes your race or ethnicity?	Count	%
White	1,457	46%
African-American	214	7%
Hispanic or Latino	550	17%
Asian-American	505	16%
Pacific Islander	21	1%
Native American	-	0%
Two or more race or ethnic groups	211	7%
Other	101	3%
Prefer not to answer	121	4%
Total	3,180	100%

Table B 36: What is your age?	Count	%
15 to 19 years	12	0.4%
20 to 24 years	114	3.8%
25 to 34 years	921	30.5%
35 to 44 years	824	27.3%
45 to 54 years	518	17.2%
55 to 59 years	162	5.4%
60 to 64 years	152	5.0%
65 to 74 years	223	7.4%
75 to 84 years	62	2.1%
85 years and over	11	0.4%
Prefer not to answer	17	0.6%
Total	3,016	100.0%

Table B 37: Are you employed?	Count	%
Yes	2,413	76%
No	689	22%
Prefer not to answer	73	2%
Total	3,175	100%

Table B 38: Where do you work?	Count	%
At home or in my neighborhood	200	8%
In San Francisco	1,838	77%
In the East Bay (Alameda, Contra Costa, Solano counties)	103	4%
In the North Bay (Marin, Sonoma, Napa counties)	25	1%
In the South Bay or Peninsula (San Mateo, Santa Clara counties)	212	9%
Outside of the Bay Area	16	1%
Total	2,394	100%

Table B 39: How long does it take for you to commute from home to work?	Count	%
Less than 15 minutes	443	19%
15 to 30 minutes	857	36%
31 to 59 minutes	746	32%
1 hour to 1 hour and 30 minutes	234	10%
1 hour and 31 minutes to 2 hours	59	3%
More than 2 hours	13	1%
Total	2,352	100%

Table B 40: What was your individual 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).	Count	%	AMI	Count	%
Less than \$10,000	35	7%	\$24,850 Less than 30% AMI	35	8%
\$10,000 to \$14,999	11	2%	\$24,850 - \$41,451 30-50% AMI	75	17%
\$15,000 to \$24,999	34	7%	\$41,451 - \$66,300 50-80% AMI	129	30%
\$25,000 to \$34,999	36	7%	\$66,300 - \$99,500 80-120%	102	24%
\$35,000 to \$49,999	66	14%	\$99,500 - \$165,800 120-200%	84	19%
\$50,000 to \$74,999	130	27%	\$165,800 200%+	8	2%
\$75,000 to \$99,999	74	15%	Total	433	100%
\$100,000 to \$149,999	69	14%			
\$150,000 to \$199,999	24	5%			
\$200,000 or more	8	2%			
Total	487	100%			

Table B 41: What was your households' 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.	Count	%	AMI (b)	Count	%
Less than \$10,000	272	14%	35500 Less than 30% AMI	673	32%
\$10,000 to \$14,999	104	5%	\$35,500 - \$59,200 30-50% AMI	236	11%
\$15,000 to \$24,999	138	7%	\$59,200 - \$94,700 50-80% AMI	292	14%
\$25,000 to \$34,999	123	6%	\$94,700 - \$142,100 80-120%	262	13%
\$35,000 to \$49,999	179	9%	\$142,100 - \$236,800 120-200%	341	16%
\$50,000 to \$74,999	217	11%	236800 200%+	276	13%
\$75,000 to \$99,999	180	9%	Total	2080	1
\$100,000 to \$149,999	261	13%			
\$150,000 to \$199,999	209	11%			
\$200,000 or more	276	14%			
Total	1,959	100%			

Table B 42: What is the highest level of schooling or education that you have completed?	Count	%
No formal schooling	65	2%
Some formal elementary schooling (Kindergarten, 1st, 2nd, 3rd, 4th, 5th, 6th grade)	104	4%
Middle school (through 8th grade)	135	5%
12th Grade No Diploma	111	4%
High school (e.g., diploma, GED or alternative credential)	108	4%
Some college	71	3%
Associate Degree	113	4%
Bachelor Degree	1,046	39%
Post-Bachelor Degree (e.g., masters, professional or doctorate)	834	31%
Prefer not to answer	67	3%
Total	2,654	100%

Table B 43: Do you or anyone in your household have serious difficulty walking or climbing stairs?	Count	%
Yes	480	15%
No	2,644	83%
Prefer not to answer	53	2%
Total	3,177	100%

Table B 44:What is your gender identification?	Count	%
Female	1,862	59%
Male	1,218	38%
Non-binary	32	1%
Other	5	0.2%
Prefer not to answer	63	2%
Total	3,180	100%

Table B 45:What is your zip code?	Count	%
Northwest	586	19.8%
Northeast	614	20.7%
Southwest	747	25.2%
Southeast	1,004	33.9%
Treasure Island	12	0.4%
Total	2,963	100.0%

Owner

Table B 1: Which of the following best describes your household?	Count	%
Person living alone	248	18%
Couple living alone (married or unmarried partners)	528	38%
Couple with children under 18 years of age	366	26%
Single parent or guardian with children under 18 years of age	16	1%
Parent with child 18 years of age or older	81	6%
Extended family (siblings, aunts/uncles, grandparents) living together	71	5%
Roommates/co-housing	43	3%
Other	29	2%
Prefer not to answer	13	1%
Total	1,395	100%

Table B 2: Why do you live with roommates?	Count	%
By choice	17	1%
By necessity	22	2%
Not Applicable	1,352	97%
Other	3	0%
Total	1,394	100%

Table B 3: When did you move into your current residence?	Count	%
Before 1980	113	8%
1980 to 1989	123	9%
1990 to 1999	239	18%
2000 to 2009	323	24%
2010 to 2014	300	22%
2015 to Present	241	18%
Total	1,339	100%

Table B 4: How did you find your current place of residence?	Count	%
Real estate broker	865	62%
Family or friend	182	13%
Internet web site	144	10%
Other	199	14%
Total	1,390	100%

Table B 5: How did you acquire your home?	Count	%
Inherited home	63	5%
Bought home without a mortgage	81	6%
Bought home with a mortgage	1,218	88%
Other	27	2%
Total	1,389	100%

Table B 6: Where was your previous place of residence?	Count	%
City of San Francisco	1,162	83%
Elsewhere in the Bay Area (Alameda, Contra Costa, Marin, Santa Clara, San Mateo, Sonoma, Solano or Napa County)	129	9%
Elsewhere in California	28	2%
Elsewhere in the United States	59	4%
Outside of the United States	15	1%
Total	1,393	100%

Table B 7: What was the primary reason for your move to San Francisco?	Count	%
Work	75	33%
Personal	85	37%
City's diversity and/or culture	51	22%
School	2	1%
Other	16	7%
Total	229	100%

Table B 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.	Count	%
No	1,310	94%
Not Sure	38	3%
Yes	45	3%
Total	1,393	100%

Table B 9: How would you describe the type of housing unit you live in?	Count	%
Single family housing	817	59%
In-law/granny flat/backyard cottage	9	1%
Apartment or flat in duplex (2 unit building)	204	15%
Apartment or flat in small building (3 to 9 units)	156	11%
Apartment or flat in medium building (10 to 24 units)	50	4%
Apartment or flat in large building (25 to 49 units)	41	3%
Apartment or flat in very large building (50+ units)	83	6%
Dormitory/co-op	4	0%
Other	29	2%
Total	1,393	100%

Table B 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?)	Count	%
Yes	380	27%
No	971	70%
Don't know	22	2%
Prefer not to answer	18	1%
Total	1,391	100%

Table B 11: Is your housing unit a tenancy in common?	Count	%
Yes	106	8%
No	1,251	90%
Don't Know	36	3%
Total	1,393	100%

Table B 12: Approximately how many square feet is your housing unit?	Count	%
Less than 500 square feet	21	2%
500-699 square feet	53	4%
700-899 square feet	113	8%
900-1,099 square feet	212	15%
1,100-1,999 square feet	712	51%
2,000-2,999 square feet	227	16%
3,000 or more square feet	55	4%
Total	1,393	100%

Table B 13: How many bedrooms are in your housing unit? (Bedrooms are defined by the Census as rooms used mainly for sleeping).	Count	%
0 bedrooms (Studio)	19	1%
1 bedroom	165	12%
2 bedrooms	516	37%
3 bedrooms	501	36%
4 or more bedrooms	193	14%
Total	1,394	100%

Table B 14: Approximately what year do you think your housing unit was built?	Count	%
1939 or earlier	831	60%
Between 1940 and 1979	313	22%
Between 1980 and 2000	113	8%
After 2000	127	9%
Don't know	11	1%
Total	1,395	100%

Table B 15: What are your household's mortgage principal, interest and insurance costs per month?	Count	%	What are your household's property tax costs per month?	Count	%	What are your household's utilities (water, electricity, gas, trash, etc.) costs per month?	Count	%	What are your household's additional costs (parking, security, gym, etc.) per month?	Count	%
Less than \$499	245	19%	Less than \$100	30	2%	Less than \$50	48	4%	Less than \$50	382	43%
\$500 to \$999	46	4%	\$100 to \$199	82	7%	\$50 to \$99	94	7%	\$50 to \$99	22	2%
\$1,000 to \$1,499	95	8%	\$200 to \$299	90	7%	\$100 to \$199	303	24%	\$100 to \$199	66	7%
\$1,500 to \$1,999	119	9%	\$300 to \$399	122	10%	\$200 to \$299	321	26%	\$200 to \$299	98	11%
\$2,000 to \$2,999	282	22%	\$400 to \$499	93	8%	\$300 to \$399	233	19%	\$300 to \$399	72	8%
\$3,000 to \$3,999	227	18%	\$500 to \$749	251	21%	\$400 to \$499	136	11%	\$400 to \$499	56	6%
\$4,000 to \$4,999	114	9%	\$750 to \$999	151	12%	\$500 +	122	10%	\$500 +	185	21%
\$5,000 +	129	10%	\$1,000 +	399	33%						
Total	1,257	100%	Total	1,218	100%	Total	1,257	100%	Total	881	100%

Table B 16: Do you lease/rent any part of your home to someone else? Choose all options that apply.	Count	%
No	1,230	88%
Yes, I lease it full-time to a roommate	96	6.9%
Yes, I rent it on a short-term basis (AirBnB, VRBO, Craigslist)	53	4%
Prefer not to answer	28	2%
Total	1,407	NA (a)

Table B 17: How well do the following characteristics of your housing unit and neighborhood meet your household's needs?	Meets or exceeds your needs		Somewhat meets your needs		Does not meet your needs		Does not apply to you		Total
	Count	%	Count	%	Count	%	Count	%	
Affordability of housing expenses	642	47%	307	23%	134	10%	51	4%	1,334
Automobile/bike parking	763	56%	347	26%	204	15%	21	2%	1,335
Laundry	1,136	83%	143	11%	23	2%	4	0%	1,306
Number of bedrooms	951	70%	292	22%	120	9%	3	0%	1,366
Access to yard/private open space	895	66%	234	18%	133	10%	32	2%	1,334
Accommodates physical disabilities (e.g., challenges walking, climbing stairs)	379	28%	321	24%	170	13%	4	0%	1,334
Security of building	688	50%	320	24%	101	8%	30	2%	1,339
Architectural characteristics of building	857	63%	403	30%	68	5%	33	2%	1,361
Accommodates pets	909	67%	140	11%	23	2%	27	2%	1,339
Safety of neighborhood	562	41%	373	28%	223	17%	10	1%	1,368
Access to work	764	56%	340	25%	102	8%	163	12%	1,369
Access to schools/childcare	379	28%	233	17%	103	8%	29	2%	1,344
Access to Transit	894	66%	320	24%	31	2%	20	2%	1,365
Access to family, friends, and community	795	59%	473	35%	71	5%	17	1%	1,356
Access to neighborhood amenities (e.g., parks, shopping, dining)	812	60%	422	31%	112	8%	4	0%	1,350

Table B 18: Does your current residence meet your overall household needs?	Count	%
Yes	1,245	90%
No	138	10%
Total	1,383	100%

Table B 19: What characteristic of your current residence is most important to your household (i.e. keep you living there)?	Count	%
Affordability of housing expenses	446	33%
Automobile/bike parking	27	2%
Laundry	1	0%
Number of bedrooms	70	5%
Access to yard/private open space	67	5%
Accommodates physical disabilities (e.g., challenges walking, climbing stairs)	9	1%
Security of building	11	1%
Architectural characteristics of building	54	4%
Accommodates pets	13	1%
Safety of neighborhood	115	9%
Access to work	87	6%
Access to schools/childcare	25	2%
Access to transit	66	5%
Access to family, friends, and community	145	11%
Access to neighborhood amenities (e.g., parks, shopping, dining)	209	16%
Total	1,345	100%

Table B 20: What characteristic of your current residence presents the biggest challenge to your household (i.e. make you think about moving)?	Count	%
Affordability of housing expenses	303	24%
Automobile/bike parking	76	6%
Laundry	4	0%
Number of bedrooms	136	11%
Access to yard/private open space	38	3%
Accommodates physical disabilities (e.g., challenges walking, climbing stairs)	146	12%
Security of building	19	2%
Architectural characteristics of building	30	2%
Accommodates pets	2	0%
Safety of neighborhood	225	18%
Access to work	43	3%
Access to schools/childcare	52	4%
Access to transit	48	4%
Access to family, friends, and community	50	4%
Access to neighborhood amenities (e.g., parks, shopping, dining)	69	6%
Total	1,241	100%

Table B 21: Does your property have an in-law unit, granny flat, or backyard cottage with a separate entrance from your unit?	Count	%
Yes	171	12%
No	1,222	88%
Total	1,393	100%

Table B 22: How much do you charge in rent per month?	Count	%
Less than \$499	50	39%
\$500 to \$999	15	12%
\$1,000 to \$1,499	9	7%
\$1,500 to \$1,999	19	15%
\$2,000 to \$2,999	20	16%
\$3,000 to \$3,999	6	5%
\$4,000 to \$4,999	6	5%
\$5,000 +	3	2%
Total	128	100%

Table B 23: Have you expanded the living space of your home since you have lived there?	Count	%
Yes	288	21%
No	1,105	79%
Total	1,393	100%

Table B 24: Why have you not expanded the living space of your home?	Count	%
Check all options that apply.		
Home meets my household's needs	503	46%
Financial barriers	430	39%
Bureaucratic barriers	378	34%
Other	208	19%
Total	1,519	NA (a)

Table B 25: Would you consider adding an in-law unit, granny flat, or backyard cottage with a separate entrance from your unit, if permitted?	Count	%
Yes	365	29%
No	589	47%
Not Applicable	290	23%
Total	1,244	100%

Table B 26: 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.	Count	%
City's process is too bureaucratic	132	18%
Do not have enough space	395	55%
Does not make financial sense	163	23%
Don't know enough about the option	43	6%
Other	233	32%
Total	966	NA (a)

Table B 27: Have you been able to keep up with the maintenance and repairs needed in your house?	Count	%
Yes	755	54%
Somewhat, my home is in good shape but there is some repair needed	566	41%
No, my home needs major repairs	70	5%
Total	1,391	100%

Table B 28: Are you behind on mortgage payments or under foreclosure?	Count	%
Yes	11	1%
No	1,360	98%
Prefer not to answer	21	2%
Total	1,392	100%

Table B 29: How many persons under 18, including infants, live at your residence?	Count	%
None	868	63%
One	193	14%
Two	242	18%
Three	38	3%
Four	18	1%
Five	4	0.3%
Six	2	0.1%
Seven	-	0.0%
Eight	1	0.1%
Nine	-	0.0%
Ten or more	1	0.1%
Prefer not to answer	1	0.1%
Total	1,368	100%

Table B 30: How many persons 18-64, including yourself, live at your residence?	Count	%
None	232	17%
One	247	18%
Two	674	50%
Three	114	8%
Four	53	4%
Five	13	1%
Six	6	0.4%
Seven	1	0.1%
Eight	2	0.1%
Nine	2	0.1%
Ten or more	2	0.1%
Prefer not to answer	1	0.1%
Total	1,347	100%

Table B 31: How many persons 65 years or older, including yourself, live at your residence?	Count	%
None	883	66%
One	265	20%
Two	174	13%
Three	4	0%
Four	6	0%
Five	-	0%
Six	-	0%
Seven	-	0%
Eight	-	0%
Nine	-	0%
Ten or more	1	0%
Prefer not to answer	2	0%
Total	1,335	100%

Table B 32: Which of the following best describes your race or ethnicity?	Count	%
White	874	63%
African-American	40	3%
Hispanic or Latino	62	4%
Asian-American	191	14%
Pacific Islander	6	0%
Native American	-	0%
Two or more race or ethnic groups	108	8%
Other	35	3%
Prefer not to answer	76	5%
Total	1,392	100%

Table B 33: What is your age?	Count	%
15 to 19 years	1	0.1%
20 to 24 years	6	0.5%
25 to 34 years	104	8%
35 to 44 years	282	22%
45 to 54 years	280	22%
55 to 59 years	133	11%
60 to 64 years	125	10%
65 to 74 years	257	20%
75 to 84 years	60	5%
85 years and over	12	1%
Prefer not to answer	-	0.0%
Total	1,260	100%

Table B 34: Are you employed?	Count	%
Yes	985	71%
No	349	25%
Prefer not to answer	55	4%
Total	1,389	100%

Table B 35: Where do you work?	Count	%
At home or in my neighborhood	140	10%
In San Francisco	647	47%
In the East Bay (Alameda, Contra Costa, Solano counties)	65	5%
In the North Bay (Marin, Sonoma, Napa counties)	7	1%
In the South Bay or Peninsula (San Mateo, Santa Clara counties)	116	8%
Outside of the Bay Area	6	0%
Not Applicable	410	29%
Total	1,391	100%

Table B 36: How long does it take for you to commute from home to work?	Count	%
Less than 15 minutes	233	17%
15 to 30 minutes	351	26%
31 to 59 minutes	289	21%
1 hour to 1 hour and 30 minutes	79	6%
1 hour and 31 minutes to 2 hours	13	1%
More than 2 hours	2	0%
Not Applicable	409	30%
Total	1,376	100%

Table B 37: What was your individual 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).	Count	%	AMI	Count	%
Less than \$10,000	-	0%	\$24,850 Less than 30% AMI	6	23%
\$10,000 to \$14,999	-	0%	\$24,850 - \$41,451 30-50% AMI	1	4%
\$15,000 to \$24,999	6	0%	\$41,451 - \$66,300 50-80% AMI	3	12%
\$25,000 to \$34,999	-	0%	\$66,300 - \$99,500 80-120%	3	12%
\$35,000 to \$49,999	1	0%	\$99,500 - \$165,800 120-200%	10	38%
\$50,000 to \$74,999	3	0%	\$165,800 200%+	3	12%
\$75,000 to \$99,999	2	0%	Total	26	100%
\$100,000 to \$149,999	7	1%			
\$150,000 to \$199,999	5	0%			
\$200,000 or more	1	0%			
Prefer not to answer	-	0%			
Not Applicable	1,352	98%			
Total	1,377	100%			

Table B 38: 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.

	Count	%	AMI (b)	Count	%
Less than \$10,000	40	4%	\$35,500 Less than 30% AMI	74	7%
\$10,000 to \$14,999	5	1%	\$35,500 - \$59,200 30-50% AMI	44	4%
\$15,000 to \$24,999	15	2%	\$59,200 - \$94,700 50-80% AMI	106	10%
\$25,000 to \$34,999	11	1%	\$94,700 - \$142,100 80-120%	165	16%
\$35,000 to \$49,999	26	3%	\$142,100 - \$236,800 120-200%	257	24%
\$50,000 to \$74,999	69	7%	\$236,800 200%+	405	39%
\$75,000 to \$99,999	70	7%	Total	1,051	100%
\$100,000 to \$149,999	159	16%			
\$150,000 to \$199,999	149	15%			
\$200,000 or more	405	41%			
Prefer not to answer	-	0%			
Not Applicable	43	4%			
Total	992	100%			

Table B 39: What is the highest level of schooling or education that you have completed?

	Count	%
No formal schooling completed	1	0.1%
Some formal elementary schooling (Kindergarten, 1st, 2nd, 3rd, 4th, 5th, 6th grade)	2	0.1%
Middle school (through 8th grade)	4	0.3%
12th Grade No Diploma	8	1%
High school (e.g., diploma, GED or alternative credential)	26	2%
Some college	98	7%
Associate Degree	32	2%
Bachelor Degree	479	35%
Post-Bachelor Degree (e.g., masters, professional or doctorate)	715	52%
Prefer not to answer	21	2%
Total	1,386	100%

Table B 40: Do you or anyone in your household have serious difficulty walking or climbing stairs?	Count	%
Yes	155	11%
No	1,215	87%
Prefer not to answer	20	1%
Total	1,390	100%

Table B 41: What is your gender identification?	Count	%
Male	634	46%
Female	710	51%
Non-binary	1	0.1%
Other	3	0.2%
Prefer not to answer	44	3%
Total	1,392	100%

Table B 42: What is your zip code?	Count	%
Northwest	248	22%
North east	106	9%
Southeast	386	34%
Southeast	386	34%
Treasure Island	-	0%
Total	1,126	100%

Appendix C: Select Cross Tabulations