



Appendices

AUTOMOBILE OWNERSHIP

	Owners			Renters			All Occupied Units		
	Total Households	Households without Car, Truck, or Van		Total Households	Households without Car, Truck, or Van		Total Households	Households without Car, Truck, or Van	
		Number	Percent		Number	Percent		Number	Percent
New York	1,924,600	292,900	15%	2,407,000	1,442,000	60%	4,331,700	1,734,800	40%
SF Metro Area	323,500	17,100	5%	339,800	88,800	26%	663,200	105,900	16%
SF City	102,200	10,100	10%	205,100	78,000	38%	307,300	88,100	29%
Chicago	1,856,700	92,200	5%	991,200	304,900	31%	2,847,900	397,100	14%
Los Angeles	1,442,100	38,400	3%	1,619,800	325,700	20%	3,062,000	364,100	12%
Oakland	508,600	10,700	2%	347,100	55,900	16%	855,700	66,600	8%
Seattle	563,200	12,200	2%	339,200	49,600	15%	902,400	61,800	7%
San Jose	508,600	10,700	2%	347,100	55,900	16%	565,900	23,300	4%
United States	68,796,000	2,674,000	4%	34,007,000	6,867,000	20%	102,803,000	9,542,000	9%

Note: Uses most recent data available from America Housing Survey. Seattle from 1996; San Francisco, Oakland, and San Jose from 1998; New York, Chicago, Los Angeles, and United States from 1999. All data by Primary Metropolitan Statistical Area (PMSA), except as indicated. San Francisco PMSA includes Marin, San Francisco, and San Mateo Counties.

Age Distribution for San Francisco and California, 1980-2000

2000				
	SAN FRANCISCO		CALIFORNIA	
	Total	% of Total	Total	% of Total
Under 18	112,802	14.5%	9,249,829	27.3%
18-24	70,596	9.1%	3,366,030	9.9%
25 - 34	180,418	23.2%	5,229,062	15.4%
35 - 44	133,804	17.2%	5,485,341	16.2%
45 - 54	107,718	13.9%	4,331,635	12.8%
55 - 64	65,284	8.4%	2,614,093	7.7%
<u>65 & Over</u>	<u>106,111</u>	<u>13.7%</u>	<u>3,595,658</u>	<u>10.6%</u>
Total	776,733	100.0%	33,871,648	100.0%
Median Age	36.5		33.3	

1990				
	SAN FRANCISCO		CALIFORNIA	
	Total	% of Total	Total	% of Total
Under 18	116,883	16.1%	7,750,725	26.0%
18-24	74,883	10.3%	3,412,257	11.5%
25 - 34	158,534	21.9%	5,686,371	19.1%
35 - 44	129,853	17.9%	4,639,321	15.6%
45 - 54	74,865	10.3%	2,902,569	9.8%
55 - 64	63,561	8.8%	2,233,226	7.5%
<u>65 & Over</u>	<u>105,380</u>	<u>14.6%</u>	<u>3,135,552</u>	<u>10.5%</u>
Total	723,959	100.0%	29,760,021	100.0%
Median Age	35.8		31.5	

1980				
	SAN FRANCISCO		CALIFORNIA	
	Total	% of Total	Total	% of Total
Under 18	116,611	17.2%	6,388,958	27.0%
18-24	83,812	12.3%	3,252,239	13.7%
25 - 34	151,222	22.3%	4,243,015	17.9%
35 - 44	81,143	12.0%	2,814,938	11.9%
45 - 54	70,025	10.3%	2,359,934	10.0%
55 - 64	71,876	10.6%	2,194,568	9.3%
<u>65 & Over</u>	<u>104,285</u>	<u>15.4%</u>	<u>2,414,250</u>	<u>10.2%</u>
Total	678,974	100.0%	23,667,902	100.0%
Median Age	34.1		29.9	

Source: U.S. Bureau of the Census.

Definitions of Rent Control Status

All of the tables directly regarding rent control status are based on an analysis of the sample of housing units generated in the 1998 *American Housing Survey for the San Francisco Metropolitan Area*. Raw data from individual records (edited to preserve confidentiality) are available for analysis from the U.S. Census Bureau.

The American Housing Survey is a survey conducted by the U.S. Census Bureau to provide up-to-date housing statistics for the U.S. Department of Housing and Urban Development (HUD). The survey is conducted in selected metropolitan areas, generally every four to five years, and is also conducted nationally. The American Housing Survey asks a multitude of questions regarding respondents' housing units, neighborhoods, and their households, including whether their unit's rent was restricted by local rent stabilization ordinances. In addition, the Survey asks questions regarding possible rent reductions and subsidies, including whether the respondent lives in public housing. With these variables, it was possible to sort the data for San Francisco into units covered by rent control, subsidized units, and units not covered by any kind of subsidy or other rent reduction from market-rate rents.

Initial analysis, though, showed far fewer rent controlled units than is indicated by other sources, likely due to confusion on the part of respondents regarding whether their unit was covered under the San Francisco Rent Ordinance. For instance, many renters are recent movers, and while they may currently be paying market-rate rents and thus think their rent is not covered by the ordinance, future increases for their unit are limited by the ordinance.

As a result, BAE used other variables in the data set to determine rent control status. Records were screened by the year unit was built, unit size, move-in date for single-family and condominium units, and subsidy status, including whether the unit was in public housing. Based on these

criteria, housing units were classified as rent controlled, market rate, or other.

Rent controlled units were those meeting the age criteria (built prior to 1980) which also were not single-family homes or condominiums where the respondent moved in on or after January 1, 1996. Units which met these above criteria were further sorted and excluded if they were in public housing, the respondent indicated presence of some other rent subsidy, such as Section 8 voucher, or the respondent did not respond to questions regarding subsidy status.

Market rate units were units constructed 1980 or later which also showed no subsidy, as well as all unsubsidized single-family homes and condominiums where the respondent moved in January 1, 1996 or later. It should be noted that this category includes some units subject to the eviction controls in the San Francisco Rent Ordinance, i.e., the single-family homes and condominiums where the respondent moved in on January 1, 1996 or later.

All remaining units were classified as *other*, and were excluded from the comparison. Many of these units are either public housing or units subsidized in other ways, but units where the respondent did not respond concerning the criteria above (e.g., subsidy status) were classified this way. Thus the *other* category may include units that are actually rent controlled or market rate. As a result, the analysis here should not be considered a definitive count of either rent controlled or market rate units, but instead as a comparative analysis of these two types of units.

San Francisco Residents by Place of Work

County of Work	1960		1970		1980		1990		2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
San Francisco	322,000	93.6%	283,184	89.8%	284,297	85.8%	299,926	80.8%	319,546	79.4%	345,726	79.6%	358,700	80.2%
San Mateo	12,000	3.5%	18,349	5.8%	21,443	6.5%	32,170	8.7%	39,541	9.8%	41,202	9.5%	41,557	9.3%
Santa Clara	1,000	0.3%	2,972	0.9%	3,721	1.1%	7,992	2.2%	11,489	2.9%	11,945	2.8%	10,574	2.4%
Alameda	6,000	1.7%	7,874	2.5%	15,181	4.6%	18,822	5.1%	19,512	4.9%	21,866	5.0%	21,845	4.9%
Contra Costa	1,000	0.3%	1,129	0.4%	2,430	0.7%	5,747	1.5%	5,453	1.4%	5,931	1.4%	6,365	1.4%
Solano	0	0.0%	362	0.1%	349	0.1%	377	0.1%	244	0.1%	299	0.1%	325	0.1%
Napa	0	0.0%	77	0.0%	14	0.0%	117	0.0%	104	0.0%	155	0.0%	169	0.0%
Sonoma	0	0.0%	120	0.0%	355	0.1%	468	0.1%	443	0.1%	630	0.1%	854	0.2%
Marin	2,000	0.6%	1,419	0.4%	3,332	1.0%	5,006	1.3%	5,272	1.3%	5,850	1.3%	6,519	1.5%
Elsewhere	NA	NA	NA	NA	348	0.1%	784	0.2%	675	0.2%	620	0.1%	508	0.1%
TOTAL	344,000	100%	315,486	100%	331,470	100%	371,409	100%	402,279	100%	434,224	100%	447,416	100%

Source: Metropolitan Transportation Commission 2001, BAE 2001

Definitions of Housing Unit Types

UNITS IN STRUCTURE

A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted. Stores or office space are excluded. The statistics are presented for the number of housing units in structures of specified type and size, not for the number of residential buildings.

1-Unit, Detached--This is a 1-unit structure detached from any other structure, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house which contains a business is considered detached as long as the building has open space on all four sides. Mobile homes or trailers to which one or more permanent rooms have been added or built are also included.

1-Unit, Attached--This is a 1-unit structure which has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure of the dividing or common wall goes from ground to roof.

2 or More Units--These are units in structures containing 2 or more housing units, further categorized as units in structures with 2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more units.

Mobile Home or Trailer--Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Mobile homes or trailers used only for business purposes or for extra sleeping space and mobile homes or trailers for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Other--This category is for any living quarters occupied as a housing unit that does not fit the previous categories. Examples that fit this category are houseboats, railroad cars, campers, and vans.

Comparability--Data on units in structure have been collected since 1940 and on mobile homes and trailers since 1950. In 1970 and 1980, these data were shown only for year-round housing units. In 1990, these data are shown for all housing units. In 1980, the data were collected on a sample basis.

The category, "Boat, tent, van, etc." was replaced in 1990 by the category, "Other." In some areas, the proportion of units classified as "Other" is far larger than the number of units that were classified as "Boat, tent, van, etc." in 1980.

Source: *Technical Documentation for Summary Tape File 3 on CD-ROM*, 1990 Census of Population and Housing.

San Francisco Workers by Place of Residence

County of Residence	1960		1970		1980		1990		2000		2010		2020	
San Francisco	322,000	72.5%	283,184	62.6%	284,297	55.6%	299,926	54.4%	319,546	53.2%	345,726	52.5%	358,700	51.0%
San Mateo	59,000	13.3%	67,723	15.0%	78,706	15.4%	78,832	14.3%	80,007	13.3%	90,322	13.7%	100,188	14.2%
Santa Clara	7,000	1.6%	9,052	2.0%	7,438	1.5%	7,536	1.4%	6,392	1.1%	7,304	1.1%	9,241	1.3%
Alameda	25,000	5.6%	35,197	7.8%	50,895	10.0%	60,505	11.0%	62,155	10.4%	67,197	10.2%	76,590	10.9%
Contra Costa	10,000	2.3%	20,491	4.5%	38,236	7.5%	47,678	8.7%	57,704	9.6%	66,751	10.1%	72,726	10.3%
Solano	1,000	0.2%	1,249	0.3%	4,371	0.9%	9,805	1.8%	14,803	2.5%	16,607	2.5%	18,503	2.6%
Napa	0	0.0%	458	0.1%	549	0.1%	1,044	0.2%	1,494	0.2%	1,391	0.2%	1,559	0.2%
Sonoma	1,000	0.2%	3,652	0.8%	6,489	1.3%	8,357	1.5%	11,028	1.8%	10,471	1.6%	9,537	1.4%
Marin	19,000	4.3%	31,191	6.9%	37,662	7.4%	33,656	6.1%	37,374	6.2%	40,473	6.1%	41,184	5.9%
Bay Area	444,000	100.0%	452,197	100.0%	508,643	99.5%	547,339	99.4%	590,503	98.4%	646,242	98.1%	688,228	97.9%
Elsewhere	NA	NA	NA	NA	2,345	0.5%	3,496	0.6%	9,905	1.6%	12,723	1.9%	15,048	2.1%
TOTAL	444,000	100%	452,197	100%	510,988	100%	550,835	100%	600,408	100%	658,965	100%	703,276	100%

Source: Metropolitan Transportation Commission 2001, BAE 2001

SROs Closed due to Fire

Year	Hotel Name	Address	Units
1988	Hacienda	580 O'Farrell	70
		Total	70
1989	Holland	1411 Stockton	55
		Total	55
1990	Vincent	457 Turk	100
		Total	100
1993	Folsom	1082 Folsom	47
		Total	47
1995	St. George	395 Eddy	36
		Total	36
1996	Grand Southern	1941 Mission	58
		Total	58
1997	Delta Star	88 6th	180
		2176 Mission	53
		Total	233
1998	Leland	1350 Polk	90
	Jerry	16th	20
	Thor	2084 Mission	50
		Total	160
1999	Hartland King	909 Geary	150
		633 Valencia	75
		Total	225
2000	Kinney Minna Lee	410 Edy St.	52
		149 6th St.	51
		Total	103
2001 (a)	Raymond	1011 Howard St.	57
		Total	57

Notes: (a) Data as of 11/20/01

Sources: Mission SRO Collaborative, 2001, San Francisco Consolidated Plan, 2000; BAE, 2001.

Section 8 Buildings At Risk of Conversion to Market-Rate, 2000 to 2005

Project	Owner	First Expire (2)	Units (3)	Flex (4)	LIHPRHA (5)	Rent Control
<u>Bayview Hunters Point</u>						
All Hallows Garden Apts	LD	9/30/96	155	Yes	No	Yes
Bayview Apartments	LD	9/30/96	146	Yes	No	Yes
Jackie Robinson Gardens	LD	8/31/96	130	Yes	No	Yes
La Salle Apartments	PM	10/14/97	145	No	No	Yes
Ridgeview Terrace	LD	9/10/96	101	No	No	Yes
Shoreview Apartments	PM	1/8/98	156	No	No	Yes
<u>Diamond Heights</u>						
Casa de Vida	PM	12/14/01	21	No	No	No
<u>Hayes Valley</u>						
Fair Oaks Apartments	LD	7/20/21	20	No	Yes	Yes
Mercy Terrace	PM	11/19/03	158	No	No	Yes
<u>Ingleside</u>						
Page Holloway Apartments	PM or LD	12/15/20	15	No	No	No
<u>Mission</u>						
Mariposa Garden Apartments	LD	9/19/03	63	No	No	No
Mission Bart Apartments	PM	10/20/13	13	No	No	No
Mission Plaza Apartments	PM	7/14/00	132	No	No	No
<u>North Beach</u>						
Wharf Plaza I	PM	4/5/02	116	No	No	No
Wharf Plaza II	PM	6/15/02	114	No	No	No
<u>Richmond</u>						
Ocean Beach Apartments	PM	4/25/04	85	No	No	No
<u>Tenderloin</u>						
Aspen Tenderloin	LD	12/1/03	82	No	Yes	Yes
Crescent Manor	LD	10/31/96	92	Yes	No	Yes
Lassen Apartments	PM	6/21/03	81	No	No	Yes
Padre Apartments -- NSA	LD	7/30/21	41	No	Yes	Yes
Serenity Apartments	PM	4/3/03	72	No	No	No
<u>Western Addition</u>						
Emeric-Goodman Building	LD	12/19/04	30	No	No	No
Namiki Apartments	PM	8/9/99	33	No	No	No
Univista Apartments	LD	8/31/97	24	Yes	No	Yes
Total			2,025			

(1) LD = Limited Divided, PM = Profit Motivated

(2) First Expiration of Section 8 Contract typically 20 years after originated. Contracts renewed annually each year thereafter

(3) Units with Project-based Section 8 subsidy.

(4) Flexible subsidy Use Agreement: HUD rehabilitation loan program that provided funds to owners in exchange for a no-prepayment provision, and increased Section 8 contract rent levels to cover new debt.

(5) Low Income Housing Preservation and Resident Homeownership Act: Provided federal funds to purchase at-risk properties and extend affordability requirements for an additional 30 years.

Source: San Francisco Redevelopment Agency; from *Draft Housing Element*, Planning Department, 2001.

2001 Income Limits for San Francisco

HUD/HCD (a)	Number of Persons in Family							
	1	2	3	4	5	6	7	8
Extremely low income (30%)	\$17,850	\$20,400	\$22,950	\$25,500	\$27,550	\$29,600	\$31,600	\$33,650
Very low income	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100
Lower income	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,300	\$89,750
Median income	\$56,050	\$64,100	\$72,100	\$80,100	\$86,500	\$92,900	\$99,300	\$105,750
Moderate income	\$67,250	\$76,900	\$86,500	\$96,100	\$103,800	\$111,500	\$119,150	\$126,850
Area Median:	\$80,100							

Tax Credit Maximum Income Levels	Number of Persons in Family							
	1	2	3	4	5	6	7	8
35% income level	\$20,825	\$23,800	\$26,775	\$29,750	\$32,130	\$34,510	\$36,890	\$39,270
40% income level	\$23,800	\$27,200	\$30,600	\$34,000	\$36,720	\$39,440	\$42,160	\$44,880
50% income level	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100
60% income level	\$35,700	\$40,800	\$45,900	\$51,000	\$55,080	\$59,160	\$63,240	\$67,320
100% income level	\$59,500	\$68,000	\$76,500	\$85,000	\$91,800	\$98,600	\$105,400	\$112,200

Notes:

(a) 30% income level from HUD only; moderate income level from HCD only.

Sources: U.S. Department of Housing and Urban Development (HUD); California Department of Housing and Community Development (HCD); California Tax Credit Allocation Committee; BAE.

Definition of Unit Adequacy for Analysis of American Housing Survey Data

A unit is severely inadequate if any of the following conditions exist:

1. The unit lacks complete plumbing facilities.
2. There were 3 or more heating equipment breakdowns lasting 6 hours or more in the last 90 days.
3. The unit has no electricity.
4. The electrical wiring is not concealed, working wall outlets are not present in every room, and fuses/breakers blew 3 or more times in the last 90 days.
5. 5 or more of the following exist: outside water leaks, inside water leaks, holes in the floor, cracks wider than a dime in the walls, areas of peeling paint or plaster larger than 8 1/2 x 11, rodents seen in the unit recently.
6. All 4 of the following exist: no working light fixtures or no light fixtures at all in public hallways, loose, broken, or missing steps in common stairways, stair railings not firmly attached or no stair railings on stairs at all, there are 3 or more floors between the unit and the main entrance to the building and there is no elevator.

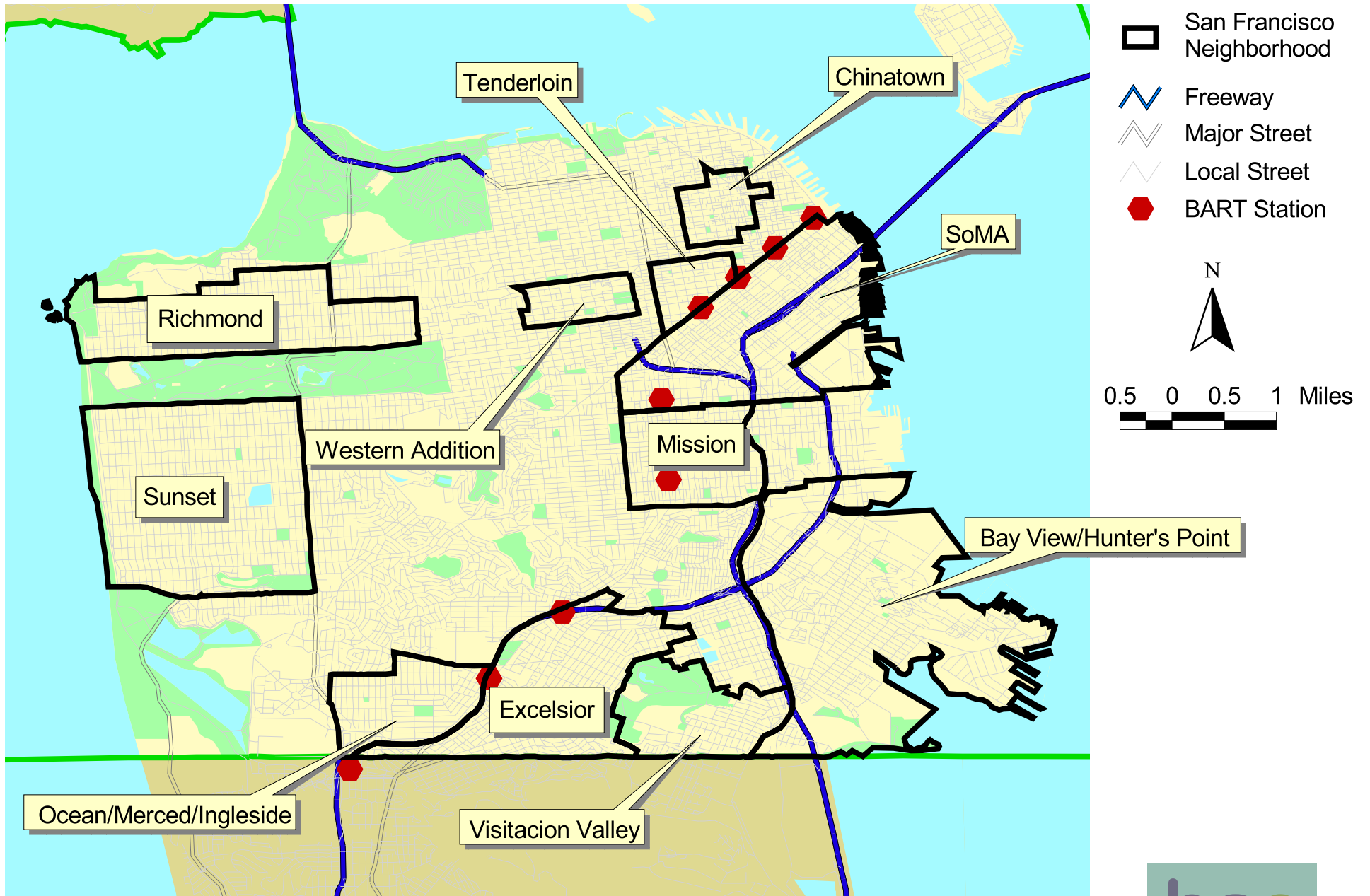
A unit is moderately inadequate if it is not severely inadequate and any of the following conditions exist:

1. The unit lacks complete kitchen facilities.
2. There were 3 or more toilet breakdowns lasting 6 hours or more in the last 90 days
3. An unvented room heater is the main heating equipment.
4. 3 or 4 of the following exist: outside water leaks, inside water leaks, holes in the floor, cracks wider than a dime in the walls, areas of peeling paint or plaster larger than 8 1/2 x 11, rodents seen in the unit recently.
5. 3 of the following exist: no working light fixtures or no light fixtures at all in public hallways, loose, broken, or missing steps in common stairways, stair railings not firmly attached or no stair railings on stairs at all, there are 3 or more floors between the unit and the main entrance to the building and there is no elevator.

A unit is adequate if it is neither severely nor moderately inadequate.

Source: *Draft Codebook for the American Housing Survey Public Use File, 1997 and Later*, ICF Consulting.

San Francisco Neighborhoods



Sources: Mayor's Office of Community and Environment, 2000; U.S. Census, 1990; BAE, 2001

Household Income by Neighborhood and Definitions of Neighborhoods

2000 HOUSEHOLD INCOME DISTRIB. (a)	SAN FRANCISCO	Bayview/ Hunters Pt.	Chinatown	Excelsior	Mission	Ocean/Merced/ Ingleside	Richmond	SoMA	Sunset	Tenderloin	Visitacion Valley	Western Addition
Less than \$15,000	13.1%	18.6%	24.9%	5.9%	11.2%	9.7%	8.5%	25.7%	8.3%	47.6%	17.7%	25.3%
\$15,000 to \$24,999	10.0%	13.3%	13.6%	7.8%	11.9%	9.3%	7.9%	14.8%	7.2%	22.7%	14.7%	15.4%
\$25,000 to \$34,999	9.4%	10.9%	12.8%	6.6%	10.9%	9.2%	10.2%	10.3%	9.3%	13.7%	9.1%	9.9%
\$35,000 to \$49,999	13.7%	11.6%	14.4%	12.3%	16.5%	11.8%	14.3%	12.0%	14.1%	8.0%	11.3%	12.0%
\$50,000 to \$74,999	19.6%	16.5%	15.3%	22.6%	22.5%	21.3%	24.9%	14.4%	22.5%	5.6%	16.0%	16.7%
\$75,000 to \$99,999	13.0%	12.2%	8.9%	16.5%	11.5%	17.2%	14.4%	8.8%	16.8%	1.9%	11.6%	10.2%
\$100,000 and Over	21.2%	17.0%	10.1%	28.4%	15.4%	21.5%	19.9%	13.8%	21.6%	0.7%	19.7%	10.5%
Med. HH Income	\$53,630	\$44,626	\$33,563	\$69,253	\$49,127	\$61,267	\$57,792	\$33,714	\$61,463	\$15,908	\$46,429	\$34,323

Notes: (a) Estimates by Claritas.

Neighborhoods were defined by the Mayor's Office of Community and Environment for use in San Francisco's *2000 Consolidated Plan*.

Neighborhoods are defined by the following 1990 Census Tracts. See accompanying map also.

Bay View/Hunters Point - 230, 231, 232, 233, 234, 606, 609, 610	SoMA - 176.02, 176.98, 177, 178, 179.01, 180, 201.98, 202.98, 607
Chinatown - 106, 107, 108, 112, 113, 114, 118, 119	Sunset - 326, 327, 328, 329, 330, 351, 352, 353, 354
Excelsior - 255, 256, 260, 261, 262, 263,	Tenderloin - 122, 123, 124, 125
Mission - 207, 208, 209, 210, 228, 229	Visitacion Valley - 264, 605
Ocean/Merced/Ingleside - 312, 313, 314	Western Addition - 158, 159, 161
Richmond - 426, 427, 451, 452, 476, 477, 478, 479	

Sources: *2000 Consolidated Plan* for San Francisco; SF Mayor's Office of Community and Environment; Claritas, Inc.; BAE, 2001.