



Housing Supply

Trends in Housing Production, 1980-2000

Indicator Description: Net change in housing units, built vs. demolished, 1980-1999. Includes new units built, and units added or lost through demolitions and alterations.

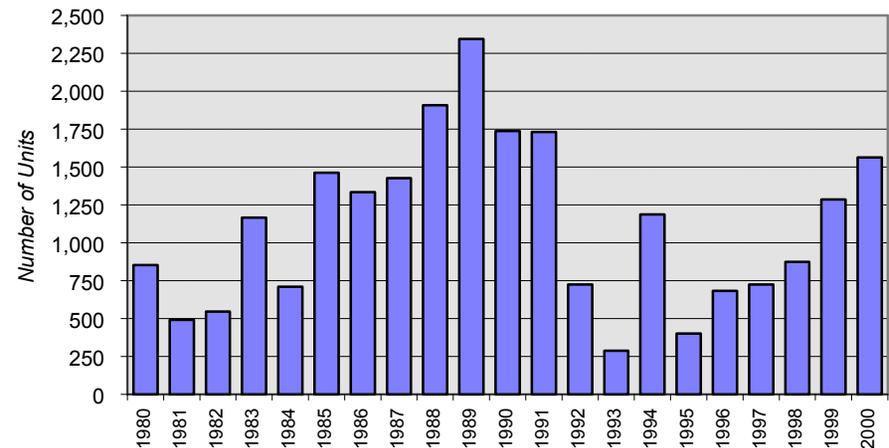
Geographic Areas Covered: City of San Francisco.

Key Findings:

- Between 1980 and 1989, the pace of housing production rose in most years.
- The largest increase during the 1980 to 1999 period occurred in 1989, when 2,345 units were added to the existing housing stock.
- In the early 1990s, the number of net new units each year declined from the 1989 peak, but a period of gradual increase in production began in 1995, reaching 1,564 net new units in 2000.
- Overall the 1980s averaged 1,224 net new units added per year, while the 1990s averaged only 964 net new units per year.

Limitations of the Data: Alterations of existing units were only tracked for 1990 and after. Since the beginning of 1990, these alterations resulted in a net gain of 306 housing units. Census data for 1990 and 2000 indicate a significantly larger increase in housing units between 1990 and 2000.

Annual Net Change in Housing Units



<u>Year</u>	<u>New Units Constructed</u>	<u>Units Demolished</u>	<u>Net Gain (Loss) by Alteration</u>	<u>Net Change</u>
1980	980	128	-	852
1981	780	288	-	492
1982	589	42	-	547
1983	1,400	233	-	1,167
1984	790	79	-	711
1985	1,568	105	-	1,463
1986	1,507	173	-	1,334
1987	1,553	127	-	1,426
1988	2,011	104	-	1,907
1989	2,573	228	-	2,345
1990	2,065	433	105	1,737
1991	1,882	90	(60)	1,732
1992	767	76	34	725
1993	379	26	(65)	288
1994	1,234	25	(23)	1,186
1995	532	55	(76)	401
1996	909	278	52	683
1997	906	344	163	725
1998	909	54	19	874
1999	1,225	98	158	1,285
<u>2000</u>	<u>1,626</u>	<u>61</u>	<u>(1)</u>	<u>1,564</u>
Total	26,185	3,047	306	23,444

Source: 1999 & 2000 San Francisco Housing Inventory; BAE, 2001.

Housing by Structure Type

Indicator Description: Housing stock by number of units in structure.

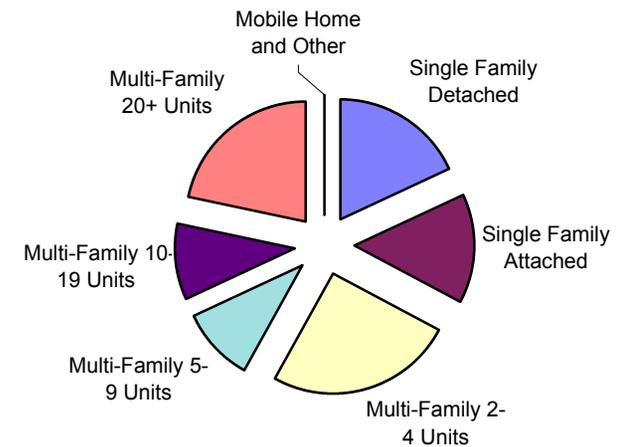
Geographic Areas Covered: City of San Francisco.

Key Findings:

- Single-family units make up slightly less than 1/3rd of all housing units.
- Small multifamily units (2 to 4 units) make up around 1/4th of the housing stock.
- Units in large building of 20 or more units constitute slightly over 20% of total housing units.
- While data are not directly comparable to older Census data, the mix of units by type has not changed much in the last 20 years, due in large part to the limited additions to the large existing stock since 1980.

Limitations of the Data: Estimates for 2000 from the Census 2000 *Supplementary Survey*, and are based on a limited sample. More complete data from the larger sample used in the Census itself not yet available. See Appendix for definition of housing unit types and detail on the Census 2000 *Supplementary Survey*. Because of differences in how units were counted, data not directly comparable to data from other years and should not be compared directly to other tables.

San Francisco Housing Units by Structure Type, 2000



Structure Type	Units	
	Number	Percent
Single Family Detached	62,455	18.0%
Single Family Attached	51,143	14.8%
Multi-Family 2-4 Units	87,122	25.1%
Multi-Family 5-9 Units	35,267	10.2%
Multi-Family 10-19 Units	35,638	10.3%
Multi-Family 20+ Units	74,555	21.5%
Mobile Home and Other	347	0.1%
Total Units	346,527	100.0%

Sources: Census 2000 *Supplementary Survey*; BAE, 2001.

Job Growth and Housing Growth, 1970-2000

Indicator Description: Comparison of the change in the number of jobs (i.e., employment) and housing units over a 30-year period.

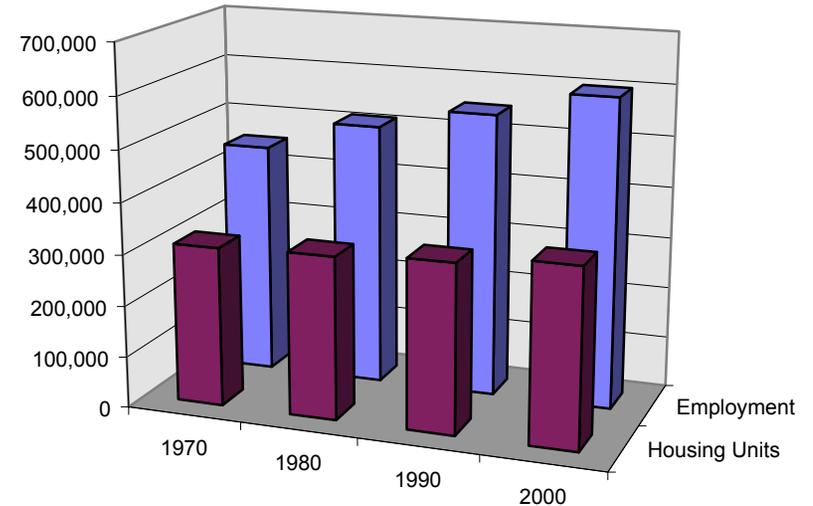
Geographic Areas Covered: City of San Francisco.

Key Findings:

- Job growth has outpaced construction of new housing in San Francisco over the last thirty years.
- The number of persons working in San Francisco has grown at nearly three times the rate of housing over the thirty-year period.
- By decade, job growth was most rapid and housing growth was slowest during the 1970s.

Limitations of the Data: Data from 2000 estimated, since data on employment and commuting characteristic from the 2000 Census are not available until 2002. Some of the more rapid growth in jobs may be absorbed by an increase in the number of workers per household, e.g., the increase in the number of married women in the labor force.

Employment and Housing Growth, 1970-2000



Year	SAN FRANCISCO	
	Employment (a)	Housing
1970	452,197	310,402
1980	510,988	316,608
% Change 1970-1980	13.0%	2.0%
1990	550,835	328,471
% Change 1980-1990	7.8%	3.7%
2000	600,408	346,527
% Change 1990-2000	9.0%	5.5%
% Change 1970-2000	32.8%	11.6%

Notes:

(a) 1970, 1980 and 1990 Census data was derived from journey-to-work datasets, summarized by MTC staff. 2000 data are commuter forecasts prepared by MTC staff using the Association of Bay Area Government's Projections 2000 data, and 1990 Census journey-to-work data. Accounts only for primary place of work, some workers may hold additional jobs.

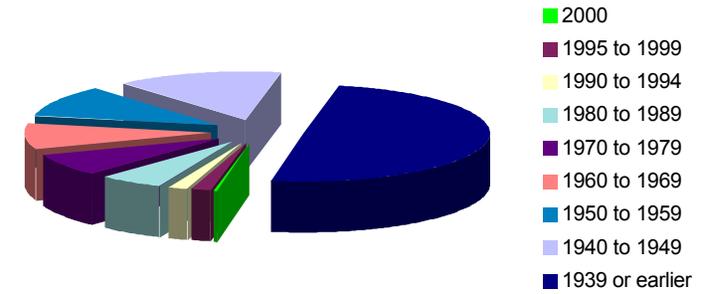
Sources: Metropolitan Transportation Commission, 2000; 1970, 1980, and 1990 U.S. Census; BAE, 2001.

Year Structure Built

Indicator Description: Age of housing unit.

Geographic Areas Covered: City of San Francisco.

Year Structure Built, 2000



Key Findings:

- Nearly half of San Francisco housing units are over sixty years old.
- Less than 4% of all San Francisco housing units have been built since 1990.

<u>Year Structure Built</u>	<u>Estimate</u>	<u>% of Total</u>
2000	763	0.2%
1995 to 1999	5,494	1.6%
1990 to 1994	6,434	1.9%
1980 to 1989	18,721	5.4%
1970 to 1979	26,213	7.6%
1960 to 1969	29,804	8.6%
1950 to 1959	37,091	10.7%
1940 to 1949	49,999	14.4%
1939 or earlier	172,008	49.6%
Total	346,527	100.0%

Note: Data based on 12 monthly samples during 2000.

Sources: Census 2000 *Supplementary Survey*; BAE, 2001.

Limitations of the Data: Estimates for 2000 from the Census 2000 *Supplementary Survey*, and are based on a limited sample. More complete data from the larger sample used in the Census itself not yet available. See Appendix for detail on the Census 2000 *Supplementary Survey*. Data by tenure not available from *Supplementary Survey*.

Changes in Unit Mix by Building Size, 1990-2000

Indicator Description: Existing 1990 housing units by number of units in structure, compared to mix of units added during 1990s.

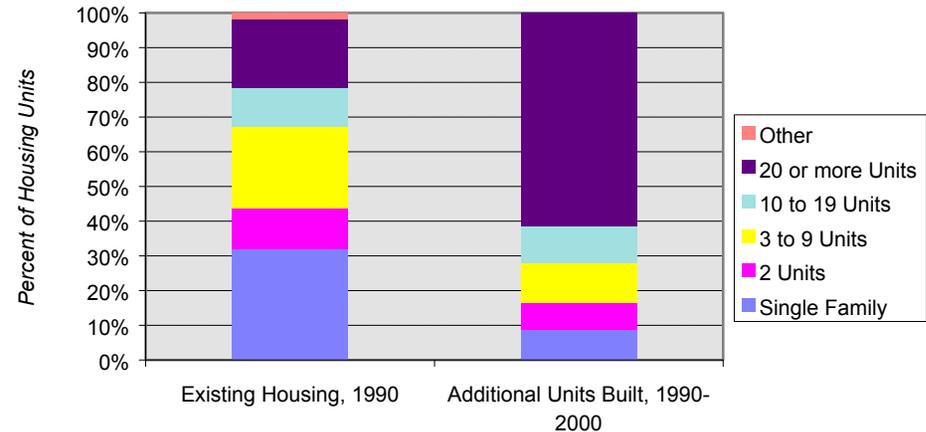
Geographic Areas Covered: City of San Francisco.

Key Findings:

- The scale of structures built during the 1990s varied substantially from the 1990 existing housing stock.
- More than 60% of new units built during the 1990s were in structures of 20 units or more, compared to existing 1990 stock with only 20% of all units in these larger structures.
- Single-family units comprised 37% of existing stock in 1990, but only 9% of new units built from 1990 through 2000.
- Small multifamily unit construction lagged behind the existing stock mix. Only 19% of units built during 1990s were in these type of structures, compared to 36% of existing stock.

Limitations of the Data: Number of units in structure does not necessarily indicate tenure of occupants; larger structures may contain ownership units. Data have not been adjusted to match housing unit counts or unit mix from 2000 Census, which seem to indicate a larger increase in the number of units and a larger proportion of the increase in smaller buildings. See Appendix for definition of unit types.

Housing Units by Building Size



Existing Housing Stock as of April 1, 1990

	Number of Units in Building					Total
	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 or More Units	
	105,150	38,054	77,816	36,211	64,777	328,471
As % of Total (a)	32%	12%	24%	11%	20%	

Additions to Housing Stock

Year	Number of Units in Building					Total
	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 or More Units	
1990	89	48	190	156	1,582	2,065
1991	79	62	129	87	1,525	1,882
1992	111	100	96	79	381	767
1993	51	74	56	36	162	379
1994	63	62	121	16	972	1,234
1995	69	54	89	89	231	532
1996	84	142	159	241	283	909
1997	165	100	127	110	404	906
1998	117	60	96	190	446	909
1999	181	106	160	162	616	1,225
2000	99	122	217	141	1,047	1,626
Total	1,108	930	1,440	1,307	7,649	12,434
As % of Additions	9%	7%	12%	11%	62%	100%

(a) Total includes 6,463 units classified as mobile home and other, not shown in subcategories.
Sources: 1990 U.S. Census STF1A; 1999 & 2000 Housing Inventory; BAE, 2001.

Units in Structure by Tenure, 1990

Indicator Description: Shows distribution of renters and owners by type of building structure, as described by number of total units.

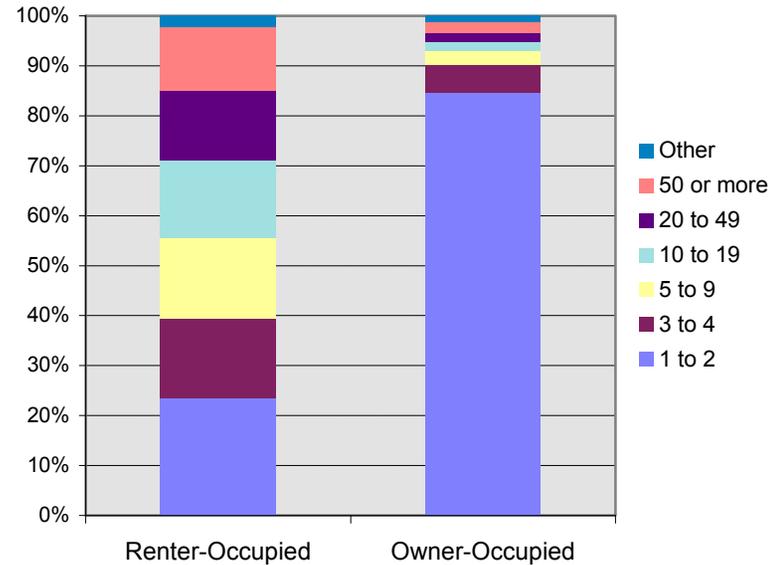
Geographic Areas Covered: City of San Francisco.

Key Findings:

- Owners generally live in buildings of few units, while renters are distributed more evenly among a mix of building types.
- Owner households overwhelmingly lived in one- and two-unit structures.
- Only 15.4% of owner households lived in multifamily structures with more than two units.
- Renter households lived in a broad range of structure sizes.
- More than 1/5th of San Francisco renter households lived in buildings with one or two units.
- Almost 40% of renters lived in buildings with one to four units.
- Fewer than 13% of San Francisco's rental units were in large structures with 50 units or more.

Limitations of the Data: These data are more than 10 years old; 2000 Census data to be released in 2002.

Occupied Households by Number of Units in Structure, 1990



Units in Structure	Renter-Occupied		Owner-Occupied	
	Number	Percentage	Number	Percentage
1 to 2	46,870	23.4%	89,284	84.6%
3 to 4	32,163	16.1%	6,013	5.7%
5 to 9	31,993	16.0%	2,707	2.6%
10 to 19	31,433	15.7%	2,019	1.9%
20 to 49	27,566	13.8%	1,879	1.8%
50 or more	25,628	12.8%	2,218	2.1%
Other	4,434	2.2%	1,377	1.3%
Total	200,087	100.0%	105,497	100.0%

Source: 1990 U.S. Census STF1; BAE, 2001.

Units by Number of Bedrooms by Tenure, 1990

Indicator Description: Housing supply by number of bedrooms by tenure, 1990.

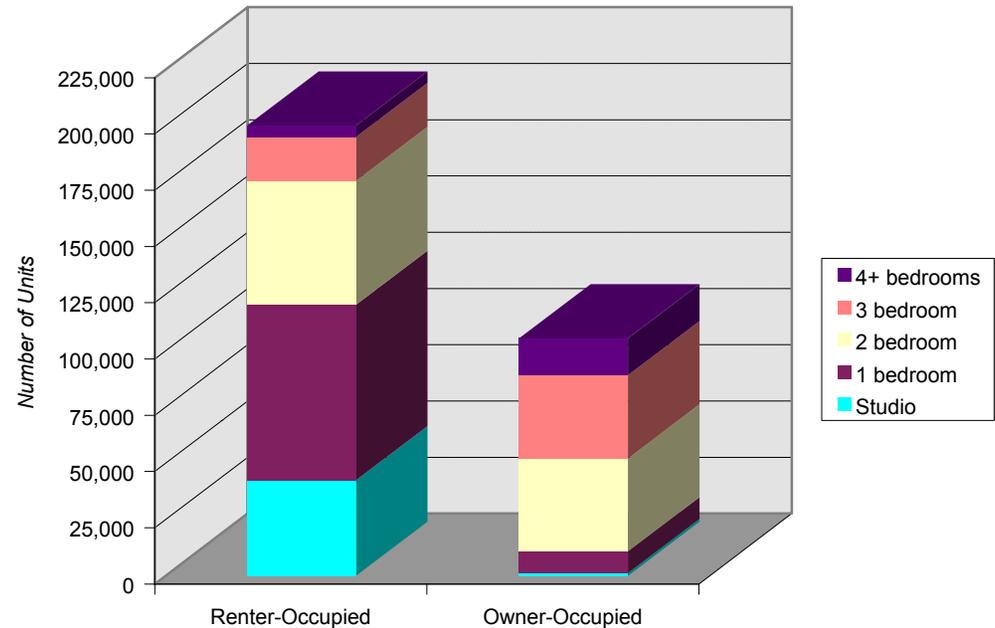
Geographic Areas Covered: City of San Francisco.

Key Findings:

- Owners tend to live in larger housing units than renters.
- For renter-occupied units, one bedroom units were the most prevalent, at 39.0% of total rental supply.
- For owner-occupied units, two-bedroom units were most prevalent, at 39.1% of total owner housing supply. Over half of owner-occupied units had three or more bedrooms.
- Only 2.5% of renter-occupied units had 4 or more bedrooms, indicating a potential lack of supply for large renter households.

Limitations of the Data: 2000 U.S. Census data for household tenure by unit type are not yet available. Tenure rates and unit mix may have changed since 1990 as new units are constructed, older units are modified or demolished, and ownership type of older units changes. Overall tenure rate data from 2000 (currently available) indicate little overall change, however.

Units by Number of Bedrooms and Tenure



<u>Number of Bedrooms</u>	<u>Total Units</u>	<u>% of Total Units</u>	<u>Renter-Occupied</u>	<u>% of Rental Units</u>	<u>Owner-Occupied</u>	<u>% of Owner Units</u>
Studio	49,178	15.0%	42,452	21.2%	1,292	1.2%
1 bedroom	94,522	28.8%	77,931	39.0%	9,568	9.1%
2 bedroom	102,964	31.3%	55,049	27.5%	41,293	39.1%
3 bedroom	59,387	18.1%	19,555	9.8%	36,971	35.0%
4+ bedrooms	22,420	6.8%	5,083	2.5%	16,390	15.5%
Total	328,471	100.0%	200,070	100.0%	105,514	100.0%

Sources: 1990 U.S. Census STF3; 2000 SF Consolidated Plan; BAE 2001.

Persons per Room by Tenure

Indicator Description: Number of occupants per room by tenure, 1990 and 2000. More than one person per room is considered to be an indicator of overcrowding in a housing unit.

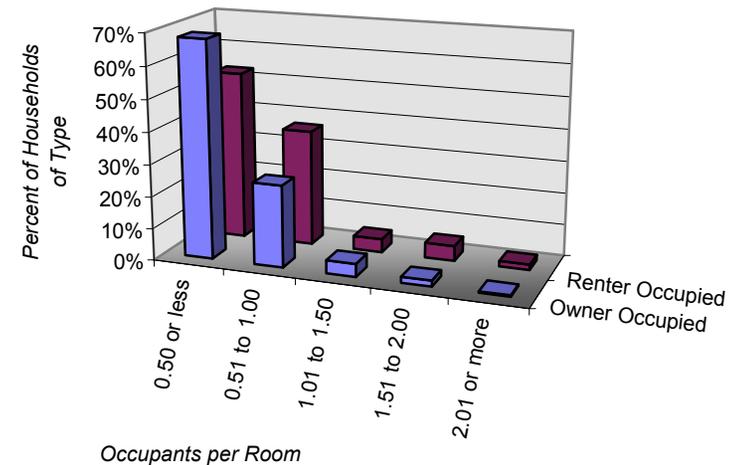
Geographic Areas Covered: City of San Francisco.

Key Findings:

- There was little change in the patterns for the number of persons per room between 1990 and 2000. This held true for both owners and renters.
- Owner households tend to have fewer occupants per room than renter households, with a lower incidence of overcrowding;
- In 2000, 6% of owner households and 11% of renter households had over one person per room, indicating overcrowding in those units. For renters, this was approximately 22,000 households.

Limitations of the Data: Estimates for 2000 from the Census 2000 *Supplementary Survey*, and are based on a limited sample. More complete data from the larger sample used in the Census itself not yet available. See Appendix for detail on the Census 2000 *Supplementary Survey*. 1990 data based on 100% sample, subject to ability of Census to locate and enumerate all units.

Persons per Room by Tenure, 2000



	1990		2000	
	Number	Percent	Number	Percent
<i>Owner occupied:</i>				
0.50 or less occupants per room	72,408	69%	79,369	68%
0.51 to 1.00 occupants per room	25,154	24%	29,909	26%
1.01 to 1.50 occupants per room	4,304	4%	4,756	4%
1.51 to 2.00 occupants per room	2,382	2%	2,153	2%
2.01 or more occupants per room	1,249	1%	530	0.5%
1.01 or more occupants per room	7,935	8%	7,439	6%
Total Owner Occupied	105,497	100%	116,717	100%
<i>Renter occupied:</i>				
0.50 or less occupants per room	105,385	53%	110,592	53%
0.51 to 1.00 occupants per room	69,799	35%	75,971	36%
1.01 to 1.50 occupants per room	8,541	4%	8,792	4%
1.51 to 2.00 occupants per room	9,629	5%	9,971	5%
2.01 or more occupants per room	6,733	3%	3,562	2%
1.01 or more occupants per room	24,903	12%	22,325	11%
Total Renter Occupied	200,087	100%	208,888	100%

Sources: 1990 Census STF1; Census 2000 *Supplementary Survey*; BAE, 2001.

Ownership of Multifamily Rental Units

Indicator Description: Location of owners of units in multifamily rental properties, and number of these properties with at least one owner-occupied unit reported.

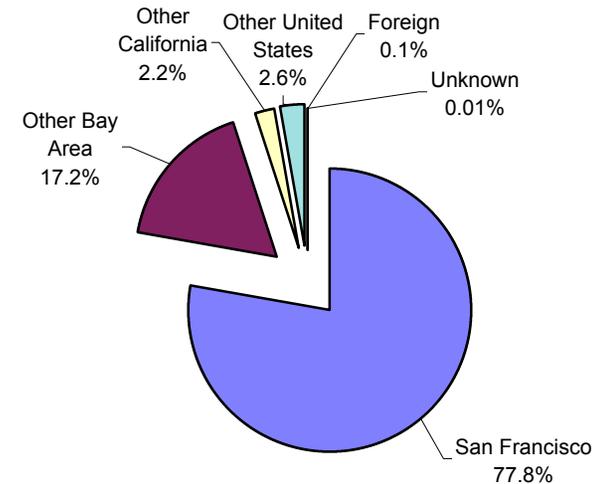
Geographic Areas Covered: Properties in City of San Francisco, and owners worldwide.

Key Findings:

- Over three-fourths of the units in San Francisco multifamily rental properties are owned by entities based in San Francisco.
- Over 95% are owned by entities based in the nine-county Bay Area.
- Over one-third of the multifamily rental properties show at least one unit occupied by an owner.

Limitations of the Data: Based on owner mailing address from assessor's data. Actual ownership entity (e.g., corporation or partnership) may be headquartered elsewhere, and owners may also reside elsewhere.

Multifamily Rental Units by Owner Location



Owner Mailing Address:	Multifamily Units	
	Number	Percent
San Francisco	148,796	77.8%
Other Bay Area	32,960	17.2%
Other California	4,232	2.2%
Other United States	5,049	2.6%
Foreign	131	0.1%
Unknown	25	0.01%
Total Units	191,193	100.0%

Total Properties	36,922
With at least One Homeowner Exemption	
Number of Properties	12,885
Percent of Total Properties	35%

Notes:

Includes units on all San Francisco properties classified as multiunit residential, with at least one more unit than homeowner's exemption. Total number of units includes those with homeowner's exemption. Most properties with any homeowner's exemption had only one such exemption, but available data did not allow an accurate count of total units with exemptions. Mailing address of owner may not indicate actual place of residence of owner(s).

Source: City of San Francisco, 2001; FARES, 2000; BAE, 2001.

Live/Work Units Built, 1987-2000

Indicator Description: Number of live/work units completed each year.

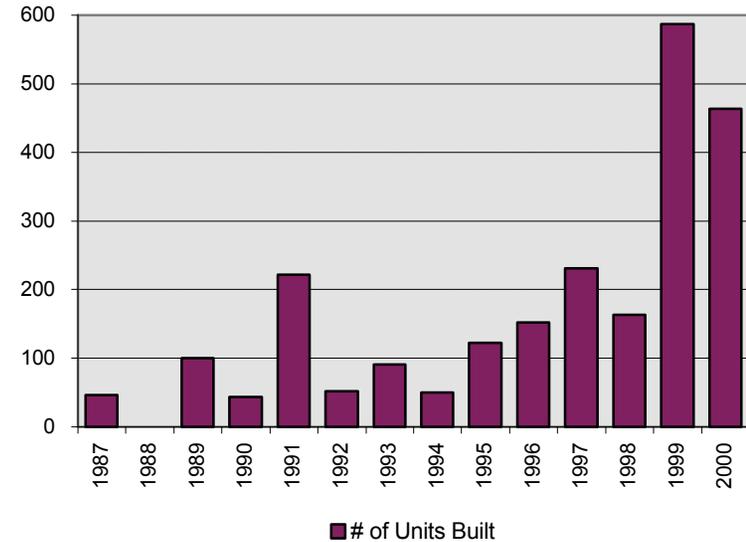
Geographic Areas Covered: City of San Francisco.

Key Findings:

- The annual rate of production of live/work units has generally increased over the last decade.
- A total of 2,324 live/work units were completed during the 14-year period from 1987 through 2000.
- In 1987, only 46 live/work units were completed, compared to 587 units in 1999.
- The production in 1999 was more than twice that of any previous year during the period, representing approximately one-fourth of units completed.
- The one-year increase of live/work units between 1998 and 1999 was 360%. Production declined slightly from 1999 to 2000.
- Live/work units made up 10% of all units added during the 14-year period.

Limitations of the Data: Data only account for live/work units in projects with four or more units. Likely undercounting of actual number of live/work units completed. Proportion of live/work units actually used as residences is unknown.

New Live/Work Units Constructed, 1987-2000



Year	# of Live/Work Units Completed in Projects of 4 Units or More (a)
1987	46
1988	-
1989	100
1990	44
1991	222
1992	52
1993	91
1994	50
1995	122
1996	152
1997	231
1998	163
1999	587
2000	464
Total	2,324

Notes: Data only available from live/work projects that have four or more units.

Sources: 1999 & 2000 *Housing Inventory*, City of San Francisco Planning Department; BAE, 2001.

Condominium Conversions by Year, 1990-2000

Indicator Description: Number of units converted to condominiums.

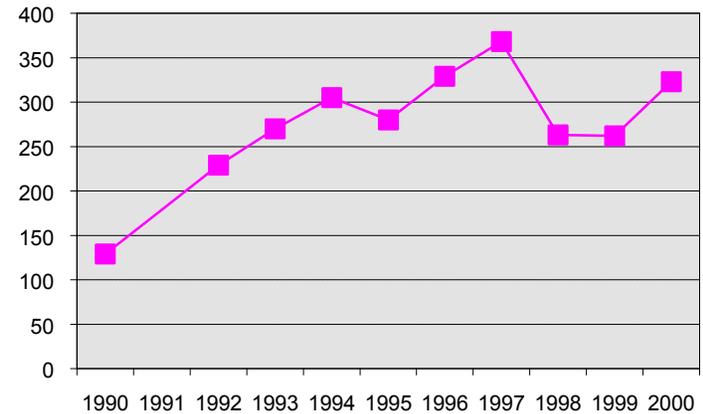
Geographic Areas Covered: City of San Francisco.

Key Findings:

- The number of condominium conversions from 1990 through 2000 is limited compared to total rental units in 2000. In 2000, there were approximately 220,000 rental units, and for the period, slightly over 2,500 total units converted to condominiums. Despite these conversions, there was a net increase in the number of rental units during the decade.
- The peak year for condo conversions was 1997, when 368 conversions occurred.
- In 2000, there were 323 conversions, a slight increase from recent years but still below the 1997 peak.

Limitations of the Data: Does not include buildings converted to tenancy in common (TICs). While the condominium conversion ordinance has limited conversions to a total of 200 per year, more conversions may be recorded in any given year because units approved for conversion in a previous year may be recorded in a subsequent year.

Condominium Conversions by Year



<u>Year</u>	<u># of Condominium Conversion Units</u>
1990	129
1991	(a)
1992	229
1993	270
1994	305
1995	280
1996	329
1997	368
1998	263
1999	262
<u>2000</u>	<u>323</u>
Total	2,937

(a) Insufficient data available.

Sources: 1999 and 2000 San Francisco Housing Inventory; BAE, 2001.

Condominium Conversions by Unit Type

Indicator Description: Number of units in buildings converted to condominiums vs. overall multifamily housing stock in 1999 and 2000.

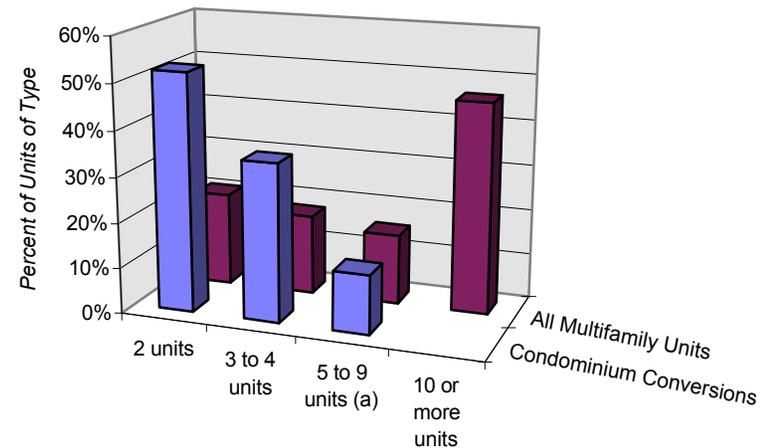
Geographic Areas Covered: City of San Francisco

Key Findings:

- Condominium conversions occurred in smaller buildings more often than overall share of small buildings in housing stock, suggesting that rental duplexes may be at greatest risk of conversion.
- Total conversions over the two-year period represent less than three-tenths of one percent of the total multifamily housing stock.

Limitations of the Data: Total multifamily stock includes all owner and rental units in buildings with more than one unit. Conversions are limited to buildings of six units or less. The data for total multifamily housing stock comes from the American Community Survey, which is a new Census program still in development and in an “experimental” phase prior to full implementation nationwide. Data for 1999 will be re-weighted and reissued following comparison with the 2000 Census. Sample size for San Francisco was approximately 10,000 households.

Condominium Conversions by Unit Type, 1999-2000



Building Type	Condominium Conversions		All Multifamily Units (b)	
	Number	Percent	Number	Percent
2 units	306	52%	44,512	21%
3 to 4 units	203	35%	38,159	18%
5 to 9 units (a)	76	13%	33,369	15%
10 or more units	NA		99,814	46%
Total	585	100%	215,854	100%

(a) Conversions limited to buildings of six units or less.

(b) Estimated from American Community Survey, 1999.

Sources: 1999 and 2000 *San Francisco Housing Inventory*; 1999 American Community Survey, U.S. Census Bureau; BAE, 2001.

New Affordable Housing Construction by Housing Type

Indicator Description: Affordable housing units by target population served.

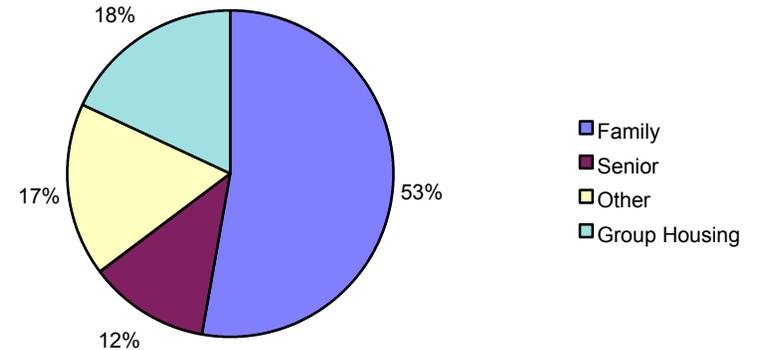
Geographic Areas Covered: City of San Francisco.

Key Findings:

- The majority of affordable housing built in San Francisco from 1990 through 2000 was for family households.
- Only 12% of new affordable housing built during 1990s was for seniors.
- The mix of affordable housing target populations served fluctuates year to year.

Limitations of the Data: Overall data from 2000 Census seem to indicate a larger increase in the number of total units.

New Affordable Housing Construction by Housing Type, 1990-2000



Year	Housing Type				Total
	Family	Senior (a)	Other Units (b)	Group Housing (c)	
1990	-	101	357	-	458
1991	251	-	96	42	389
1992	228	-	10	12	250
1993	68	40	-	-	108
1994	350	123	-	303	776
1995	134	-	38	-	172
1996	308	-	36	-	344
1997	112	-	-	257	369
1998	115	84	35	-	234
1999	186	54	-	-	240
2000	92	12	27	21	152
Total	1,844	414	599	635	3,492
% of Total	53%	12%	17%	18%	100%

(a) Senior units may be dwelling units, group housing or single-room occupancy (SRO) residential hotel units.

(b) Units such as affordable live/work units, inclusionary affordable units, and special user group units.

(c) Group Housing includes SROs, residential care facilities, shelters and transitional housing.

Source: 1995 and 2000 San Francisco Housing Inventory; BAE 2001

New Affordable Housing by Income Level

Indicator Description: Comparison of the number of affordable and market-rate housing units constructed in San Francisco from 1980 through 2000.

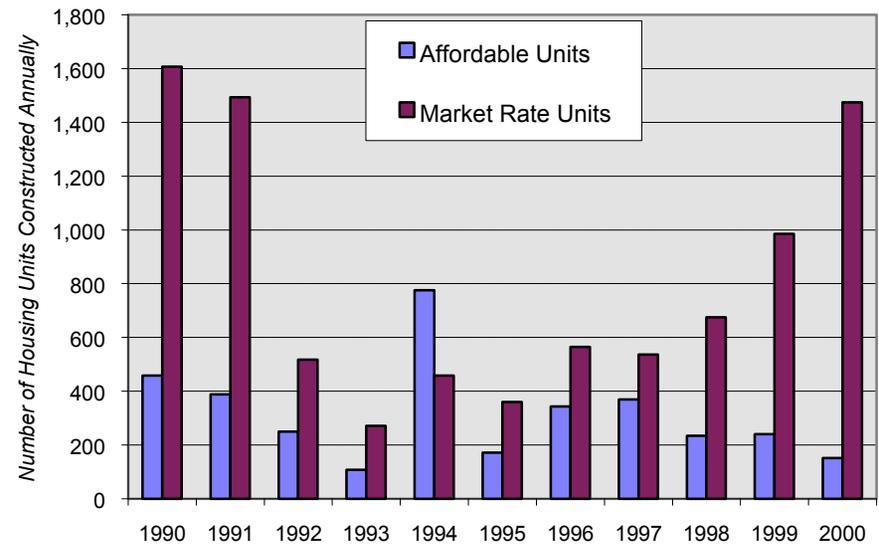
Geographic Areas Covered: City of San Francisco.

Key Findings:

- New affordable housing build during 1990s slightly exceeded amount build during 1980s.
- Mix of new affordable housing build during 1990s shifted to more very low income and less moderate income units.
- Overall, approximately 28% of units built in San Francisco from 1990 through 2000 were affordable units.
- The fewest proportion of affordable units build out of total built was in 2000 (only 9% of all units build were affordable).

Limitations of the Data: Data have not been adjusted to match housing unit counts from 2000 Census, which seem to indicate a larger overall increase in the number of units.

New Construction of Affordable and Market Rate Housing, 1990-2000



Year	Income Level (a)			Total Affordable	Total		Percent Affordable
	Very Low	Low	Moderate		Market	Total	
					Rate	Units	
1980-1989	1,518	1,013	793	3,324	10,427	13,751	24%
1990	278	180	-	458	1,607	2,065	22%
1991	203	154	32	389	1,493	1,882	21%
1992	16	180	54	250	517	767	33%
1993	108	-	-	108	271	379	28%
1994	686	86	4	776	458	1,234	63%
1995	82	80	10	172	360	532	32%
1996	83	198	63	344	565	909	38%
1997	287	46	36	369	537	906	41%
1998	213	21	-	234	675	909	26%
1999	136	41	63	240	985	1,225	20%
2000	67	54	31	152	1,474	1,626	9%
Total, 1990-2000	2,159	1,040	293	3,492	8,942	12,434	28%

(a) See Appendix for definitions of income levels.

Source: 1995 and 2000 San Francisco Housing Inventory; BAE 2001

Low Income Housing Tax Credit Units

Indicator Description: Number of Low Income Housing Tax Credit (LIHTC) units placed in service from 1988 through 2000. Units rent to households up to 60% Area Median Income.

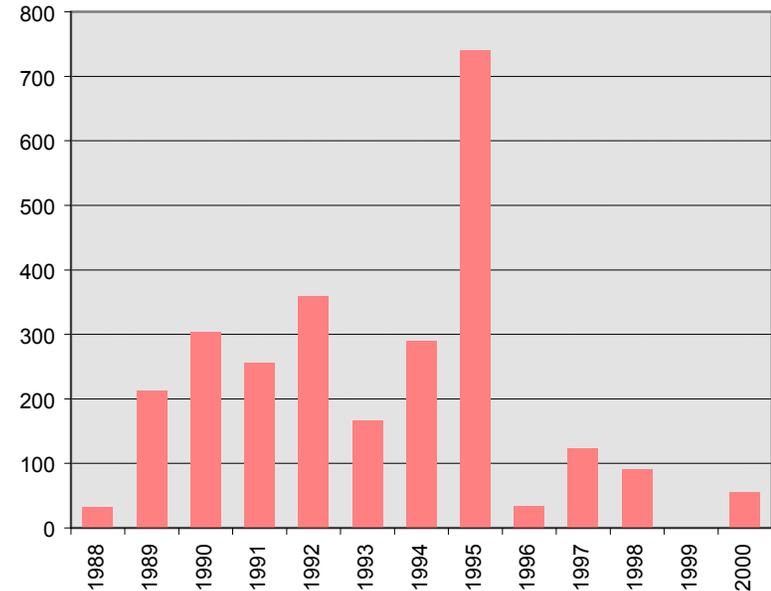
Geographic Areas Covered: City of San Francisco

Key Findings:

- The LIHTC regulations were passed in 1986, so early years showed relatively limited construction.
- In 1995, program reached the highest year of period shown.
- Because of increases in the per capita allocation for the Federal Tax Credit, production may increase in future years.

Limitations of the Data: Units are not usually placed in service in the same year in which tax credits are awarded; additional tax credits have been awarded for later years for units not yet placed in service. Units placed in service include both newly constructed and rehabilitated units. Steep decline in unit count from 1995 to 1996 due to a change in how the state Tax Credit Allocation Committee awarded tax credits by location.

Low Income Housing Tax Credit Units Placed in Service 1988-2000



<u>Year</u>	<u>Total Units</u>
1988	32
1989	213
1990	303
1991	255
1992	360
1993	166
1994	290
1995	740
1996	34
1997 (a)	123
1998 (a)	91
1999 (a)	-
2000 (a)	55

Notes: (a) Excludes units that have been awarded credits but have not yet been placed in service.

Sources: California Tax Credit Allocation Committee; BAE, 2001.

Federally Assisted Public Housing Units

Indicator Description: Section 8 housing units in City. Residents of units in the Section 8 program pay 30% of their income to rent, with the U.S. government subsidizing the difference up to a HUD-determined fair-market rent.

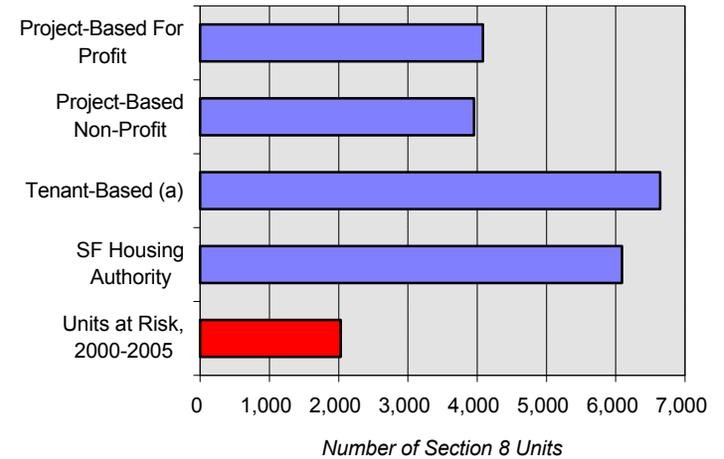
Geographic Areas Covered: City of San Francisco.

Key Findings:

- Approximately one-fourth of project-based Section 8 units are at risk of loss over the next few years.
- The number of project-based units exceeds the number of tenant-based units.
- SFHA housing projects make up substantial percentage of the Section 8 housing stock.
- The total number of Section 8 units in 2001 is slightly under 10% of rental housing stock.

Limitations of the Data: The number of Section 8 recipients will fluctuate somewhat over time. See Appendix for detail on Section 8 units at risk of conversion to market-rate.

Section 8 Housing in San Francisco



	Section 8 Units		
	Total	Elderly	Family
Project-Based Section 8			
For Profit	4,085	n/a	n/a
Non-Profit	3,957	n/a	n/a
Tenant-Based Section 8	6,641 (a)	n/a	n/a
SF Housing Authority	6,096	2,025	4,071
Totals	20,779	n/a	n/a
Project-Based Units at Risk (b)	2,025		

Notes:

- (a) Total includes 909 project-based units administered by SFHA.
- (b) Units at risk of conversion to market-rate. See Appendix for details.

Sources: San Francisco Housing Authority (SFHA), Planning Department, and Redevelopment Agency, 2001.

SFRA-Subsidized Units Completed, 1991-2005

Indicator Description: Number of units/beds receiving a subsidy from San Francisco Redevelopment Agency (SFRA) Tax Increment Housing Program, amount of subsidy, and total development costs, by year.

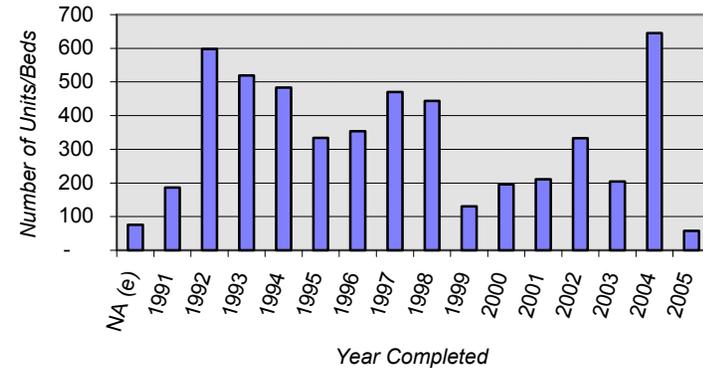
Geographic Areas Covered: City of San Francisco.

Key Findings:

- From 1991 through 2001, SFRA funds assisted in the construction, acquisition, or rehabilitation of over 4,000 affordable housing units/beds.
- Total SFRA subsidies for the period total over \$88 million, or approximately \$8 million annually.
- These SFRA subsidies leveraged over \$495 million in total development costs, or approximately \$45 million annually.
- SFRA funds are projected to contribute to the construction of an additional 1,240 affordable housing units or beds from 2002 through 2005.

Limitations of the Data: Includes rehabilitation and acquisition of existing units, so total number of units/beds shown does not necessarily represent additions to the overall housing stock. Completion dates from 2002 forward are estimates; some projects may not be completed as scheduled.

SFRA-Subsidized Units/Beds by Year of Project Completion



Year Completed (a)	Total Units/ Beds (b)	SFRA Subsidy (c)	Total Development Cost (d)
NA (e)	76	\$497,992	\$8,653,082
1991	186	\$3,837,919	\$8,365,032
1992	598	\$6,465,794	\$27,356,918
1993	519	\$7,864,025	\$82,161,257
1994	483	\$13,284,822	\$61,288,019
1995	334	\$4,748,844	\$18,866,963
1996	354	\$10,817,420	\$46,485,957
1997	470	\$8,522,176	\$57,464,257
1998	444	\$17,190,000	\$58,347,047
1999	131	\$5,941,506	\$49,170,894
2000	196	\$3,895,590	\$11,659,358
2001	211	\$5,003,590	\$66,128,525
Total	4,002	\$88,069,678	\$495,947,309
Projected Future Completions (a)			
2002	333	\$12,713,052	\$38,242,605
2003	204	\$5,992,471	\$26,915,238
2004	645	\$24,123,210	\$90,408,775
2005	58	\$50,000	\$25,000
Total	1,240	\$42,878,733	\$155,591,618

(a) Completion dates from 2002 onward are estimates. Projects with no information on funding year are not included.

(b) Data for six of 97 projects not available.

(c) SFRA Funding for two of 97 projects not available.

(d) Total development costs for seven of 97 projects not available.

(e) Completion date not available.

Sources: San Francisco Redevelopment Agency, December 2001; BAE 2002.

Housing Opportunities for Persons with AIDS Units/Beds Added

Indicator Description: Number of units/beds receiving a subsidy from San Francisco Redevelopment Agency's (SFRA) federally-funded Housing Opportunities for Persons with AIDS (HOPWA) Program, amount of subsidy, and total development costs, by year.

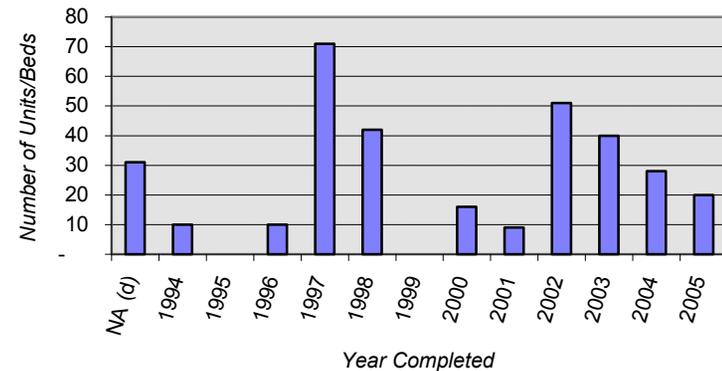
Geographic Areas Covered: City of San Francisco.

Key Findings:

- From 1994 through 2001 period, HOPWA funds assisted in the construction, acquisition, or rehabilitation of 189 housing units/beds serving both individuals and families.
- Total HOPWA subsidies for the period total nearly \$20 million, or approximately \$2.5 million annually.
- These HOPWA subsidies leveraged over \$40 million in total development costs, or approximately \$5 million annually.
- HOPWA funds are projected to contribute to the construction of an additional 139 affordable housing units or beds from 2002 through 2005.

Limitations of the Data: Includes rehabilitation and acquisition of existing units, so total number of units/beds shown does not necessarily represent additions to the overall housing stock. Completion dates from 2002 forward are estimates; some projects may not be completed as scheduled.

HOPWA Units/Beds by Year of Project Completion



Year Completed (a)	Total Units/Beds (b)	SFRA Subsidy	Total Development Cost (c)
NA (d)	31	\$2,434,147	\$7,612,244
1994	10	\$502,600	\$1,272,343
1995	-	\$0	\$0
1996	10	\$2,161,800	\$2,587,000
1997	71	\$9,395,777	\$6,564,253
1998	42	\$1,450,937	\$7,890,539
1999	-	\$0	\$0
2000	16	\$2,867,600	\$13,795,884
2001	9	\$991,315	\$991,315
Total	189	\$19,804,176	\$40,713,578
Projected Future Completions (a)			
2002	51	\$5,673,171	\$59,271,776
2003	40	\$10,588,487	\$34,784,073
2004	28	\$14,140,161	\$53,214,455
2005	20	\$2,885,395	\$55,368,034
Total	139	\$33,287,214	\$202,638,338

(a) Completion dates from 2002 onward are estimates.
 (b) Data for five of 27 projects not available.
 (c) These projects include fully licensed hospice care, independent living flats, and group homes for individuals with HIV/AIDS in recovery from substance abuse.
 (d) Completion date not available; projects are complete and occupied.
 Sources: San Francisco Redevelopment Agency, December 2001; BAE 2002.

SRO Units Lost to Fire, 1988-2001

Indicator Description: Number of Single Room Occupancy (SRO) units lost due to fire.

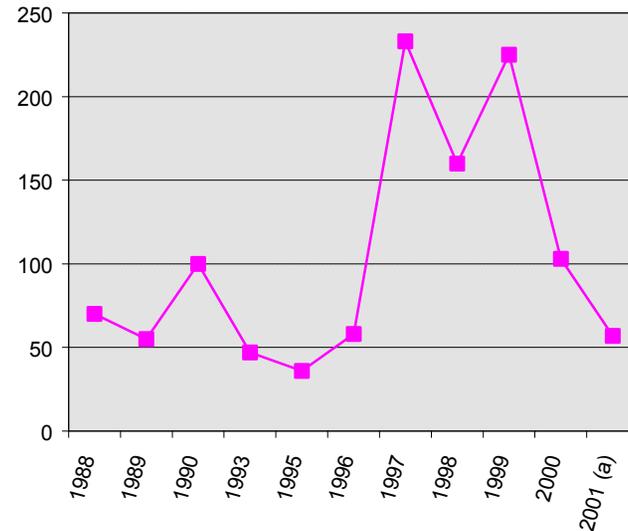
Geographic Areas Covered: City of San Francisco.

Key Findings:

- A total of more than 1,100 units SRO units have been lost due to fire since the beginning of 1988.
- The peak year for fire loss was 1997.
- This represents approximately 6% percent of total residential hotel units as inventoried by the City during the time period.
- While many units have been lost to fire in recent years, the overall inventory of residential hotel units has remained relatively stable at approximately 19,600 to 19,800 units (see San Francisco’s annual *Housing Inventory*).

Limitations of the Data: Eventually, some of these units do return to the market as owners get insurance and other funding to rebuild. See Appendix for detail on units lost to fire.

SRO Units Lost to Fire, 1988-2001



<u>Year</u>	<u>Units</u>
1988	70
1989	55
1990	100
1993	47
1995	36
1996	58
1997	233
1998	160
1999	225
2000	103
<u>2001 (a)</u>	<u>57</u>
Total	1,144

Notes:

For detailed list of SROs by address, see Appendix.

(a) Data as of 11/20/01.

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

Rent Control Status of San Francisco Rental Units

Indicator Description: Mix of rental units by rent control and subsidy status in 1998.

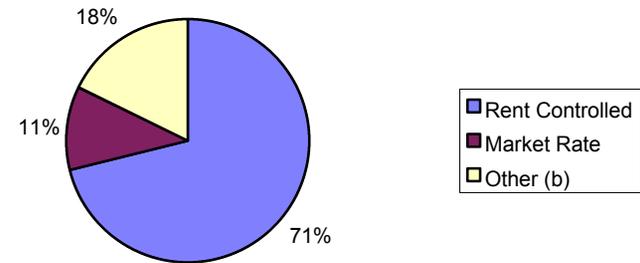
Geographic Areas Covered: City of San Francisco.

Key Findings:

- Rent controlled units represent slightly less than 75% of the rental stock in San Francisco.
- Market rate units constitute approximately one-tenth of all rental units.
- A significant portion of units are of subsidized or unknown status based on this data source.

Limitations of the Data: This 1998 American Housing Survey sample size is relatively limited (1,842 units in San Francisco) and weighted based on data from the previous decennial Census, leading to potential margin of error. Small variations should be considered in light of these factors.

Rent Control Status of San Francisco Rental Units, 1998



Rent Control Status	Rental Units	
	Number (a)	Percent
Rent Controlled	145,600	71%
Market Rate	23,000	11%
Other (b)	36,500	18%
Total Rental Units	205,100	100%

Notes:

- Totals may not add due to independent rounding. Numbers should be considered in light of potential sampling error of weighted sample. Sample size = 895 rent-controlled units and 265 market rate units.
- (a) 1998 sample was weighted by 1990 Census results, and may also be subject to sampling error. Counts based on BAE evaluation of data, not on rent control status as reported by occupants. See Appendix for methodology regarding how units were typed as rent controlled and market rate. Rent controlled excludes units subject to eviction control only.
- (b) Includes units where the tenant receives some kind of rent reduction because of relationship with the owner, public housing, units where the household received a rent subsidy, voucher, or was subject to income verification, and units not otherwise classified.

Source: BAE, 2001, based on the *1998 American Housing Survey for the San Francisco Metropolitan Area*, from the U.S. Department of the Census.

Quality of Unit by Rent Control Status

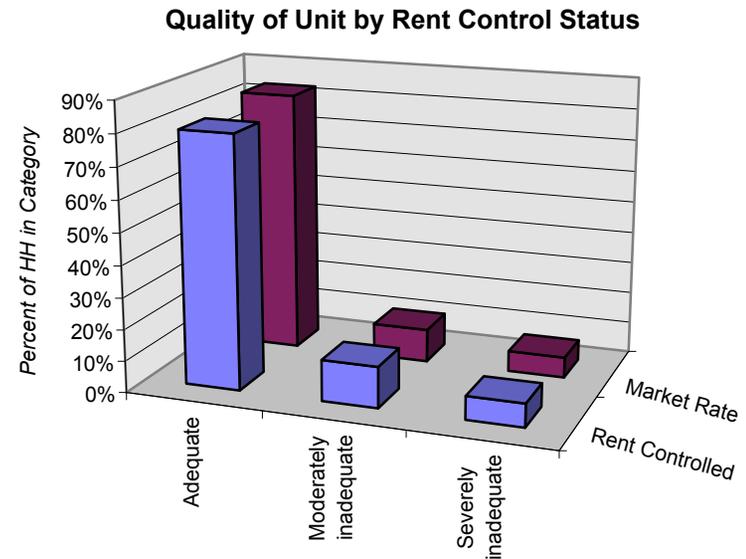
Indicator Description: Comparison of rent controlled and market rate units by quality of unit as measured by a combination of measures, 1998.

Geographic Areas Covered: City of San Francisco.

Key Findings:

- There is no discernable difference in the adequacy of unit conditions for rent controlled and market rate housing units in San Francisco.
- Over three-fourths of rent controlled and market rate units are rated as adequate.
- Less than 10% of either type are rated as severely inadequate.

Limitations of the Data: 1998 American Housing Survey sample size is relatively limited (895 rent controlled units and 265 market rate units) and weighted based on previous decennial Census, leading to potential margin of error. See Appendix for methodology for classification as rent controlled or market rate units. Note that some units do not fall in either category (e.g., public housing), and are not shown here. See Appendix for criteria used to define unit adequacy.



Unit Condition (b)	Rental Unit Type			
	Rent Controlled (a)		Market Rate (a)	
	Number	Percent	Number	Percent
Adequate	116,000	80%	19,100	83%
Moderately inadequate	18,900	13%	2,400	10%
Severely inadequate	10,700	7%	1,500	7%
Total	145,600	100%	23,000	100%

Notes:

Totals may not add due to independent rounding. Numbers should be considered in light of potential sampling error of weighted sample. Sample size = 895 rent-controlled units and 265 market rate units. Reflects 1997 incomes of 1998 households.

(a) See Appendix for methodology regarding how units were typed as rent controlled and market rate. Rent controlled excludes units subject to eviction control only.

(b) For complete definition of unit adequacy, see Appendix.

Source: BAE, 2001, based on microdata analysis of the 1998 American Housing Survey for the San Francisco Metropolitan Area, from the U.S. Department of the Census.

Year Unit Built by Rent Control Status

Indicator Description: Comparison of rent controlled and market rate units by year built, as of 1998.

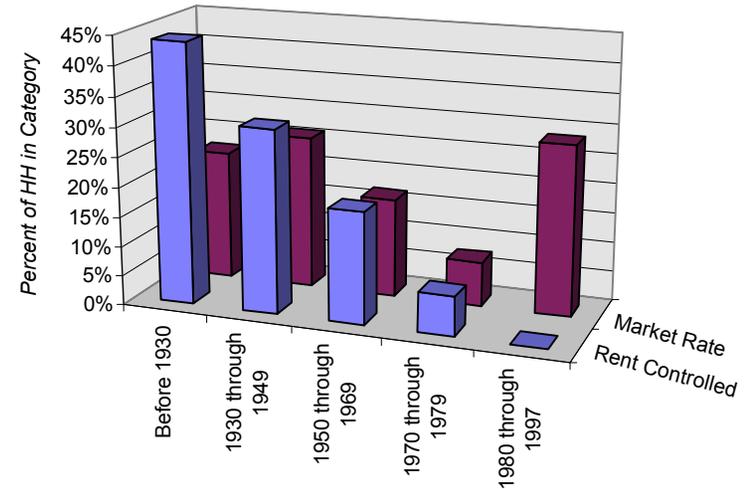
Geographic Areas Covered: City of San Francisco.

Key Findings:

- Rent controlled housing is on average older than the market rate rental housing.
- Approximately 3/4th of rent controlled units were built prior to 1950.
- Over 1/4th of the market rate rental units were built in 1980 or later.
- Some units built prior to the inception of rent control were classified as market rate. These units were either single-family homes or condominiums first rented by the current occupant since January 1, 1996.

Limitations of the Data: 1998 American Housing Survey sample size is relatively limited (895 rent controlled units and 265 market rate units) and weighted based on previous decennial Census, leading to potential margin of error. See Appendix for methodology for classification as rent controlled or market rate units. Note that some units do not fall in either category (e.g., public housing), and are not shown here.

Year Unit Built by Rent Control Status, 1998



Year Built	Rental Unit Type			
	Rent Controlled (a)		Market Rate (a)	
	Number	Percent	Number	Percent
Before 1930	63,800	44%	5,000	22%
1930 through 1949	44,800	31%	5,900	26%
1950 through 1969	27,300	19%	3,800	17%
1970 through 1979	9,600	7%	1,700	7%
1980 through 1997	-	0%	6,500	29%
Total	145,600	100%	22,800	100%

Notes:

Totals may not add due to independent rounding. Numbers should be considered in light of potential sampling error of weighted sample. Sample size = 895 rent-controlled units and 265 market rate units.

(a) See Appendix for methodology regarding how units were typed as rent controlled and market rate. Rent controlled excludes units subject to eviction control only.

Source: BAE, 2001, based on microdata analysis of the 1998 American Housing Survey for the San Francisco Metropolitan Area, from the U.S. Department of the Census.

Units in Building by Rent Control Status

Indicator Description: Comparison of building size for rent controlled and market rate units, 1998.

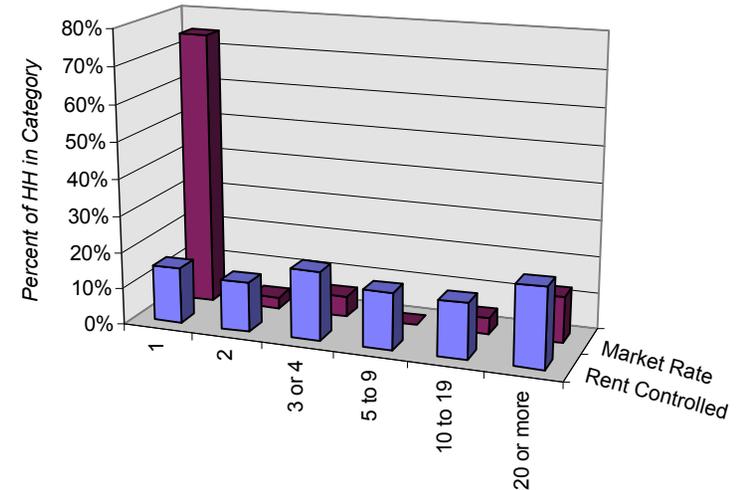
Geographic Areas Covered: City of San Francisco.

Key Findings:

- Three-fourths of market rate units are single-family units. These are likely for the most part to be units where the tenant has moved in since the beginning of 1996, since those units are no longer covered by rent control.
- The other large cluster of market rate units is in large buildings; much of the housing stock built since 1980 has been in large buildings.
- Rent control covers a variety of unit sizes in similar proportions. As of 1998, the number of single-family homes covered by rent control was still larger than the number not covered, but this may change over time as long-time tenants move out.

Limitations of the Data: 1998 American Housing Survey sample size is relatively limited (895 rent controlled units and 265 market rate units) and weighted based on previous decennial Census, leading to potential margin of error. See Appendix for methodology for classification as rent controlled or market rate units. Note that some units do not fall in either category (e.g., public housing), and are not shown here.

Units in Building by Rent Control Status



Units in Building	Rental Unit Type			
	Rent Controlled (a)		Market Rate (a)	
	Number	Percent	Number	Percent
1	22,200	15%	17,200	75%
2	19,700	14%	700	3%
3 or 4	27,400	19%	1,300	6%
5 to 9	22,500	15%	-	0%
10 to 19	22,100	15%	1,000	4%
20 or more	31,700	22%	2,900	13%
Total	145,600	100%	23,000	100%

Notes:

Totals may not add due to independent rounding. Numbers should be considered in light of potential sampling error of weighted sample. Sample size = 895 rent-controlled units and 265 market rate units.

(a) See Appendix for methodology regarding how units were typed as rent controlled and market rate. Rent controlled excludes units subject to eviction control only.

Source: BAE, 2001, based on microdata analysis of the 1998 American Housing Survey for the San Francisco Metropolitan Area, from the U.S. Department of the Census.

Persons per Room by Rent Control Status

Indicator Description: Comparison of number of occupants per room by rent control status, 1998. More than one person per room is considered to be an indicator of overcrowding in a housing unit.

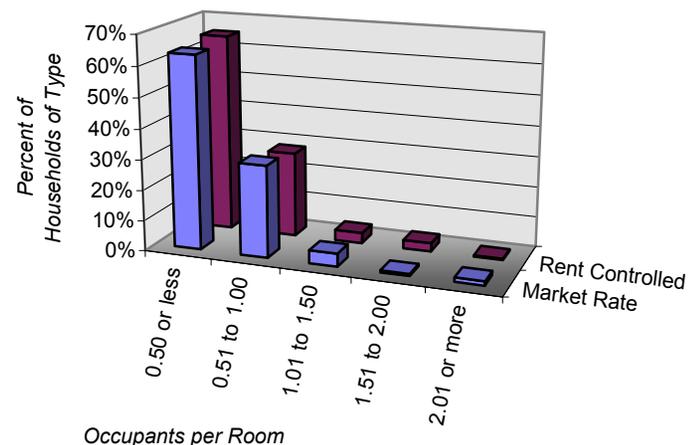
Geographic Areas Covered: City of San Francisco.

Key Findings:

- There is little difference in overcrowding status between rent controlled units and market rate units.
- Both rent controlled and market rate units show limited incidence of overcrowding with less than 10% of housing units overcrowded in either group.

Limitations of the Data: 1998 American Housing Survey sample size is relatively limited (895 rent controlled units and 265 market rate units) and weighted based on previous decennial Census, leading to potential margin of error. See Appendix for methodology for classification as rent controlled or market rate units. Note that some units do not fall in either category (e.g., public housing), and are not shown here.

Persons per Room by Rent Control Status



Persons per Room	Rent Controlled		Market Rate	
	Number	Percent	Number	Percent
0.50 or less occupants per room	94,923	65%	14,593	63%
0.51 to 1.00 occupants per room	40,786	28%	6,942	30%
1.01 to 1.50 occupants per room	5,096	4%	984	4%
1.51 to 2.00 occupants per room	4,037	3%	149	1%
2.01 or more occupants per room	751	1%	325	1%
1.01 or more occupants per room	9,884	7%	1,458	6%
Total Owner Occupied	145,593	100%	22,993	100%

Notes:

Totals may not add due to independent rounding. Numbers should be considered in light of potential sampling error of weighted sample. Sample size = 895 rent-controlled units and 265 market rate units.

(a) See Appendix for methodology regarding how units were typed as rent controlled and market rate. Rent controlled excludes units subject to eviction control only.

Source: BAE, 2001, based on microdata analysis of the 1998 American Housing Survey for the San Francisco Metropolitan Area, from the U.S. Department of the Census.

Annual Eviction Notices by Cause, 1988-2001

Indicator Description: Annual evictions by reason for eviction, Fiscal Years 1988-89 to 2000-01.

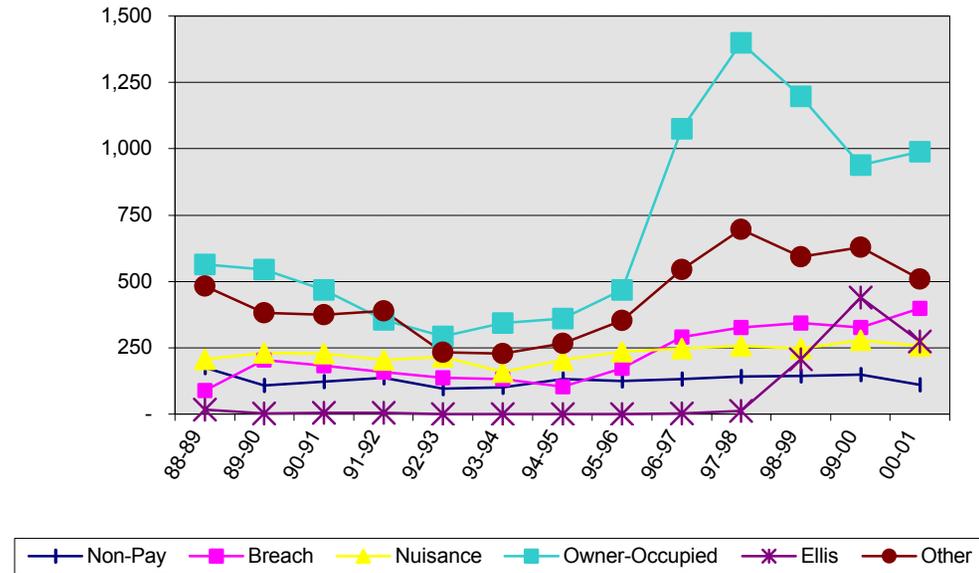
Geographic Areas Covered: City of San Francisco.

Key Findings:

- Total evictions declined during early 1990s compared to late 1980s, but increased again in late 1990s, reaching a peak in 1997-1998.
- Evictions for non-payment and nuisance have been relatively constant over time.
- Breach evictions have more than tripled since 1988-89.
- OMI evictions jumped substantially between 1995-96 and 1997-98, but have declined somewhat since then as new restrictions have taken hold.
- Ellis Act eviction petitions jumped from a negligible number to more than 200 in 1998-99 and then to 440 in 1999-2000 as restrictions on OMI evictions were enacted. The decrease to 274 OMI evictions as well as the decrease in the total number of evictions in 2000-2001 may reflect the slowing economy.

Limitations of the Data: Does not include illegal or informal evictions. Eviction notices are subject to appeal.

Annual Eviction Notices by Cause, 1988-2000



	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01
Non-Pay	175	107	123	137	96	101	133	125	132	142	143	150	111
Breach	90	204	183	158	136	133	104	172	290	327	344	327	398
Nuisance	207	231	227	205	215	159	204	236	247	258	247	278	256
Owner-Occ.	564	545	469	356	293	344	360	467	1,075	1,400	1,198	938	988
Ellis	18	3	4	4	-	-	-	-	3	12	206	440	274
Other (a)	483	382	374	389	234	228	267	354	544	697	592	629	508
Total	1,537	1,472	1,380	1,249	974	965	1,068	1,354	2,291	2,836	2,730	2,762	2,535

Notes: (a) Includes Late-Pay, Illegal, Agreement, Access, Subtenant, Condo, Demolition, Capital Improvement, Rehab, and Roommate. No single eviction type makes up more than 31% of total "Other" in any year.

Sources: San Francisco Rent Board; BAE, 2001.

Owner Move-In Evictions, 1989-2001

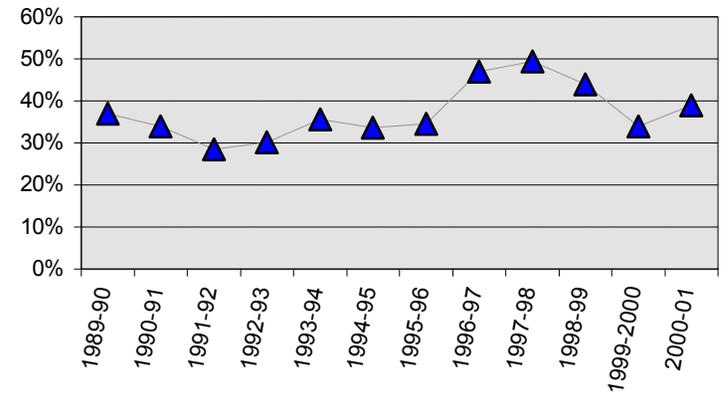
Indicator Description: Number of evictions due to Owner Move-In (OMI) compared to total number of reported evictions, by Fiscal Year.

Geographic Areas Covered: City of San Francisco.

Key Findings:

- Total eviction petitions have fluctuated from a low of 965 in 1993-94 to a peak of 2,836 in 1997-98.
- OMI evictions have fluctuated from a low of 293 in 1993 to a peak of 1,400 in 1998.
- OMI evictions as a proportion of total evictions have ranged from a low of 29% in 1992 to a high of 49% in 1998, and were at 39% of total in the most recent fiscal year (2000-01).
- In 2000-01, the 2,536 evictions of all types affected slightly over one percent of total renter households in San Francisco.
- In 2000-01, the 988 OMI evictions affected less than half of one percent of total renter households in San Francisco.

Owner Move-In Evictions as Percent of All Evictions, 1989-2001



<u>Fiscal Year</u>	<u>Number of Eviction Petitions</u>	<u>Number of Owner Move-In Evictions</u>	<u>OMI % of Total Evictions</u>
1989-90	1,472	545	37%
1990-91	1,380	469	34%
1991-92	1,249	356	29%
1992-93	974	293	30%
1993-94	965	344	36%
1994-95	1,068	360	34%
1995-96	1,354	467	34%
1996-97	2,291	1,075	47%
1997-98	2,836	1,400	49%
1998-99	2,730	1,198	44%
1999-2000	2,762	938	34%
2000-01	2,535	988	39%

Limitations of the Data: Includes only official eviction petitions as reported to City; does not include illegal or informal evictions.

Sources: San Francisco Rent Board Annual Report; BAE, 2001.

Comparison by Age of OMI Evicted Occupants & All Renters

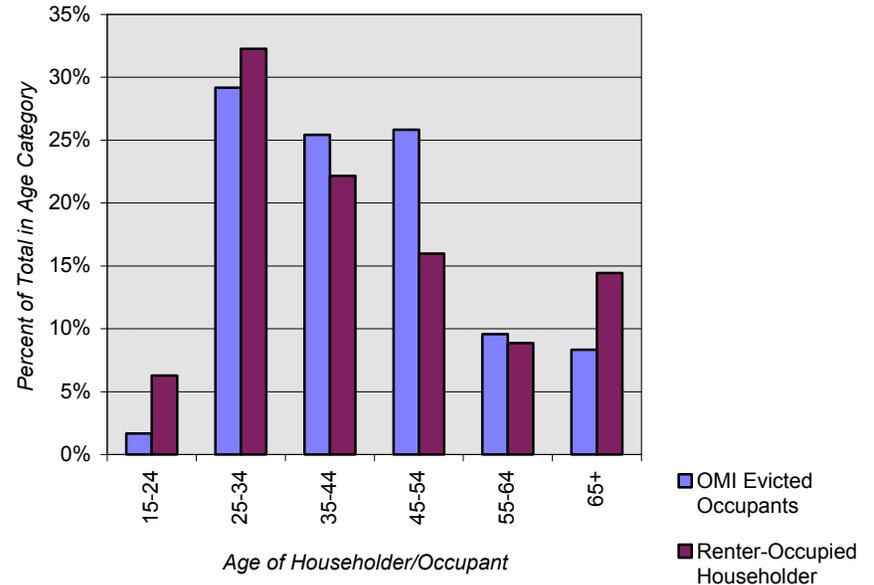
Indicator Description: Age of owner move-in (OMI) evicted household heads, Jan.-Apr. 1999, as compared to age of all renter-occupied householders, 1990.

Geographic Areas Covered: City of San Francisco

Key Findings:

- The 45 to 54 age group appears to be disproportionately impacted by OMI evictions, with 26% of OMIs affecting this age group compared to 16% share of all rental householders.
- The 15 to 24 age group of renters was affected substantially less by OMI than their proportionate share of all renter householders.
- Most other age groups were affected less by OMI evictions than their share of all rental householders.
- Elderly were subject to OMI evictions at lower rate than their proportion of all renter households likely due to the restrictions in Proposition G. This appears to be a change from the mid-1990s, when a study by the San Francisco Tenants Union showed that nearly 1/3rd of OMI evictions were seniors.

Comparison of Age of OMI Evicted Occupants to All Renter-Occupied Householders



Age (Yrs.)	OMI Evicted Occupants (Jan.-Apr. 1999)		Renter Householders (2000)	
	Number	Percentage	Number	Percentage
15-24	4	2%	13,476	6%
25-34	70	29%	69,144	32%
35-44	61	25%	47,508	22%
45-54	62	26%	34,259	16%
55-64	23	10%	19,012	9%
65+	20	8%	30,910	14%
Total	240	100%	214,309	100%

Limitations of the Data: This analysis compares composition of renter householders by age in 2000 to OMI evictions by age in 1999. The 240 occupants shown are from a total of 277 OMI evictions during the study period.

Source: 2000 U.S. Census SF1; *San Francisco OMI Evictions*, Dyett & Bhatia, 2000; *Tenant Displacement in the 1990s*, San Francisco Tenants Union, 1996; BAE, 2001.

Percent of Total Housing Units Held Off Market, 2000

Indicator Description: Vacant housing units that are not available for sale or for rent, because they are being held vacant for a variety of reasons (see chart footnotes). Data as of April 1, 2000.

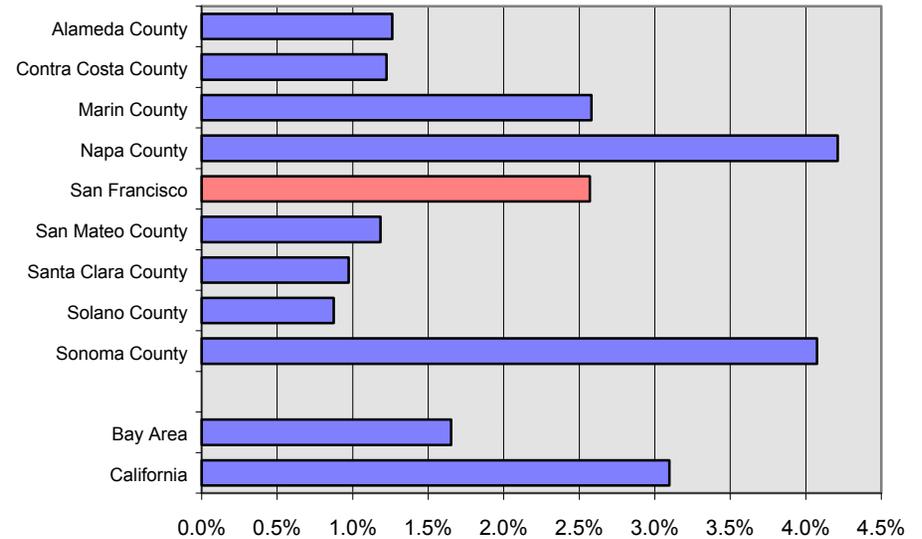
Geographic Areas Covered: City of San Francisco, eight other Bay Area Counties, and State of California.

Key Findings:

- As of April, 2000 San Francisco has approximately 8,900 units held off the market. This includes 3,800 held for occasional use, and an additional 5,100 held for a variety of reasons. These units comprise less than 3% of the housing stock.
- This proportion of units held off market is higher than for the other large urbanized counties in the Bay Area, but lower than for the more rural counties, which have high proportions of units held for occasional use (e.g., recreational use).
- San Francisco's proportion of units held off the market is higher than for the Bay Area overall but lower than for California.

Limitations of the Data: Market conditions may have changed since these data were collected (April 1, 2000). Vacancy by type of unit not yet available from 2000 Census.

Unavailable Vacant Units as Percent of Total Housing Units, 2000



	Total Housing Units	Occasional Use (a)	Other Vacant (b)	Units Not Available for Sale or Rent	
				Number	Percent of Total Units
Alameda County	540,183	1,669	5,143	6,812	1.3%
Contra Costa County	354,577	1,849	2,490	4,339	1.2%
Marin County	104,990	1,902	808	2,710	2.6%
Napa County	48,554	1,574	471	2,045	4.2%
San Francisco	346,527	3,762	5,142	8,904	2.6%
San Mateo County	260,576	1,626	1,458	3,084	1.2%
Santa Clara County	579,329	2,507	3,130	5,637	1.0%
Solano County	134,513	357	819	1,176	0.9%
Sonoma County	183,153	5,965	1,499	7,464	4.1%
Bay Area	2,552,402	21,211	20,960	42,171	1.7%
California	12,214,549	236,857	141,458	378,315	3.1%

(a) Includes units held for seasonal and recreational use.

(b) Includes units vacant for other reasons, such as personal reasons of the owner, use by a caretaker or janitor, boarded-up units not available for occupancy, and units held for migrant workers.

Sources: 2000 U.S. Census SF1; BAE, 2001.

Bay Area Rental Vacancy Rates, 2000

Indicator Description: Vacancy rate for rental units at time of 2000 Census (April 1, 2000). Useful for comparison purposes.

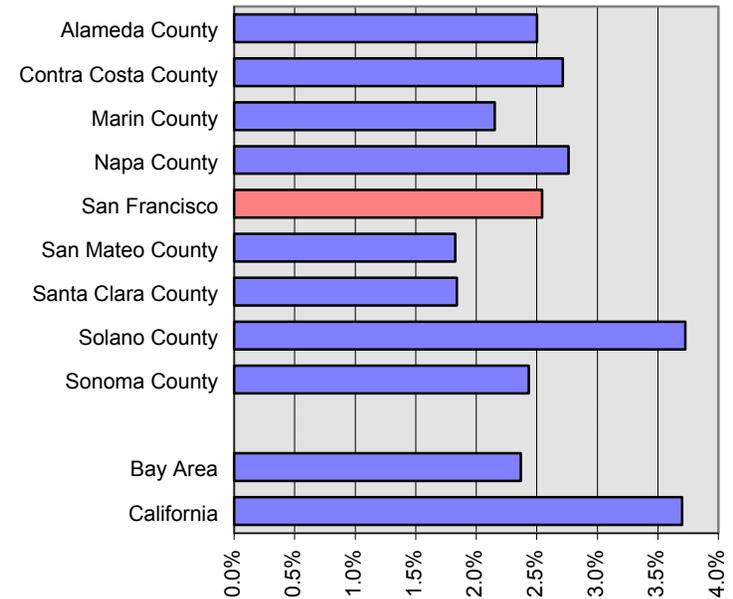
Geographic Areas Covered: City of San Francisco, eight other Bay Area Counties, and State of California.

Key Findings:

- San Francisco did not have the lowest Bay Area rental vacancy rate at 2000 Census time. Marin, San Mateo, Santa Clara, and Sonoma Counties had lower vacancy rates.
- The Bay Area overall had substantially lower rental vacancy rates than California.
- All vacancy rates shown are lower than healthy vacancy rates, typically considered to be 4% to 5% to allow for normal rental turnover.

Limitations of the Data: Market conditions may have changed since these data were collected (April 1, 2000).

Rental Vacancy Rates in the Bay Area, 2000



	Rental Vacancy Rate
Alameda County	2.5%
Contra Costa County	2.7%
Marin County	2.2%
Napa County	2.8%
San Francisco	2.5%
San Mateo County	1.8%
Santa Clara County	1.8%
Solano County	3.7%
Sonoma County	2.4%
Bay Area	2.4%
California	3.7%

Sources: 2000 U.S. Census SF1; BAE, 2001.

Bay Area Homeowner Vacancy Rates, 2000

Indicator Description: Number of ownership units deemed vacant by 2000 Census (collected in April, 2000).

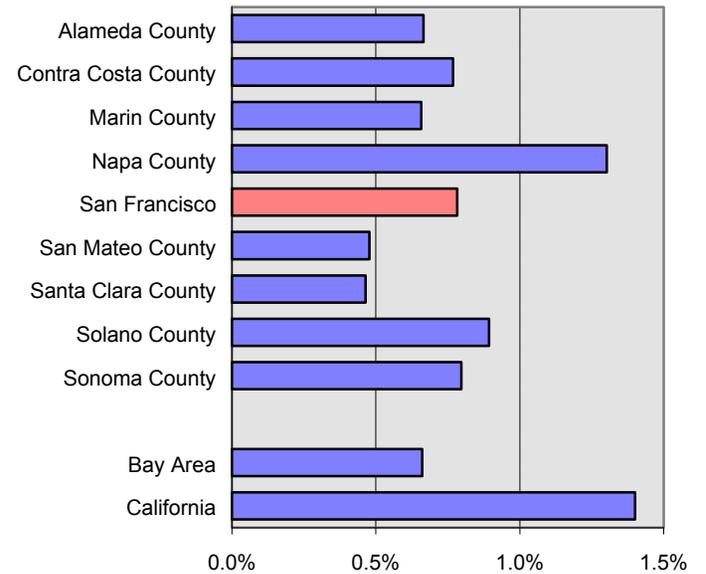
Geographic Areas Covered: City of San Francisco, eight other Bay Area Counties, and State of California.

Key Findings:

- San Francisco and the surrounding region both have an extremely tight for-sale housing market.
- Several Bay Area counties had a lower homeowner vacancy rate than San Francisco: Alameda, Marin, San Mateo, and Santa Clara Counties.
- The statewide homeowner vacancy rate (1.4%) is about twice the Bay Area rate (0.7%).

Limitations of the Data: Market conditions may have changed since these data were collected (April 1, 2000).

Homeowner Vacancy Rates in the Bay Area, 2000



	Homeowner Vacancy Rate
Alameda County	0.7%
Contra Costa County	0.8%
Marin County	0.7%
Napa County	1.3%
San Francisco	0.8%
San Mateo County	0.5%
Santa Clara County	0.5%
Solano County	0.9%
Sonoma County	0.8%
Bay Area	0.7%
California	1.4%

Sources: 2000 U.S. Census SF1; BAE, 2001.