

Household Growth Trends and Projections, 1980 - 2030

	1990	2000	2010 *	2020 *	2030 *
Number of Households	305,584	329,700	348,330	367,430	386,680
Growth	6,628	24,116	18,630	19,100	19,250
Average Annual Growth	663	2,412	1,863	1,910	1,925
Percent Change	2.2%	7.9%	5.7%	5.5%	5.2%
Average Household Size	2.29	2.30	2.26	2.27	2.33
Average Household Size (Bay Area)	2.61	2.69	2.69	2.69	2.69

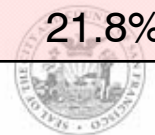
SOURCES: U.S. Census Bureau; * ABAG, *Projections 2007*



Employment Trends and Projections by Industry, 2000 - 2030

SOURCE: ABAG, Projections 2007

Industry	2000	2010	2020	2030	2000-2030	
					Change	% Change
Agriculture & Natural Resources	1,040	1,020	1,020	1,020	(20)	-1.9%
Construction	32,750	29,020	34,380	40,100	7,350	22.4%
Manufacturing & Wholesale	44,690	27,090	32,850	39,190	(5,500)	-12.3%
Retail	57,400	50,640	58,600	67,170	9,770	17.0%
Transportation & Utilities	32,610	29,600	30,840	32,000	(610)	-1.9%
Information	44,070	39,530	44,950	50,790	6,720	15.2%
Financial & Leasing (FIRE)	83,740	85,220	97,410	111,300	27,560	32.9%
Professional & Managerial Services	124,280	108,990	128,880	150,450	26,170	21.1%
Health & Educational Services	97,870	100,420	115,750	132,570	34,700	35.5%
Arts, Recreation & Other Services	95,010	95,670	110,600	126,490	31,480	33.1%
Government	29,040	26,170	29,030	31,480	2,440	8.4%
TOTAL	642,500	593,370	684,310	782,560	140,060	21.8%



San Francisco Employment Trends and Projections, 1970-2030

Year	Total Number of Jobs	Growth or (Loss)	% Change
1990	579,180	26,980	4.9%
2000	634,430	55,250	9.5%
2010 *	593,370	(41,060)	-6.5%
2020 *	684,310	90,940	15.3%
2030 *	782,560	98,250	14.4%

SOURCES: U.S. Census Bureau; * ABAG, *Projections 2007*



Growth in Workers Commuting into San Francisco, 2000-2030

Category	2000	2010	2020	2030
Commuters	257,341	300,069	338,196	357,074
San Francisco Residents	321,913	328,563	362,044	402,829
Total Jobs	579,254	628,632	700,240	759,903
% of Commuters	44.4%	47.7%	48.3%	47.0%
Increase		49,378	71,608	59,663
Change in Commuters		42,728	80,855	18,878
Regional Goal of Percent Change of Commuters		86.5%	53.2%	31.6%

SOURCE: Metropolitan Transportation Commission



Median Household Income, 2000

SOURCE: U.S. Census Bureau

Characteristic	Median Income
Household Type	
Family Household	\$63,545
Non-Family Household	\$46,457
Tenure	
Owner Occupied Households Median Income	\$77,917
Renter Occupied Households Median Income	\$45,275
Ethnicity	
White	\$63,227
African American	\$29,640
American Indian/Alaska Native	\$30,994
Asian	\$49,596
Native Hawaiian/Pacific Islander	\$33,750
Other Race	\$47,651
Two or More Race	\$49,040
Hispanic or Latino	\$46,883



Income Characteristics by Race, 2000

SOURCE: U.S. Census Bureau

Ethnicity	Total Families	Average Family Size	Per Capita Income	Median Household Income	Median Family Income	Median Non-Family Income
White	66,211	2.72	\$48,393	\$63,227	\$81,891	\$52,715
African American	12,449	3.16	\$19,275	\$29,640	\$35,943	\$21,103
American Indian / Alaska Native	514	3.39	\$22,588	\$30,994	\$35,000	\$24,922
Asian	51,667	3.67	\$22,357	\$49,596	\$56,679	\$30,365
Native Hawaiian / Pacific Islander	644	4.47	\$12,476	\$33,750	\$31,985	\$38,333
Other Race	8,639	4.19	\$15,730	\$47,651	\$46,683	\$31,801
Two or More Races	5,062	3.33	\$22,091	\$49,040	\$51,571	\$41,677
Hispanic or Latino	18,890	3.88	\$18,584	\$46,883	\$46,809	\$35,911
Citywide	164,076	3.22	\$34,556	\$55,221	\$63,545	\$46,457

San Francisco Household Income Standards by Household Size, 2008

	Household Income by number of persons				
	1	2	3	4	5
Very Low (50% of SF MI)	\$29,050	\$33,150	\$37,300	\$41,450	\$44,800
Low (80% of SF MI)	\$46,450	\$53,050	\$59,700	\$66,300	\$71,650
Median (100% of SF MI)	\$58,050	\$66,300	\$74,600	\$82,900	\$89,550
Moderate (120% of SF MI)	\$69,650	\$79,550	\$89,500	\$99,500	\$107,450

Source: San Francisco Mayor's Office of Housing



Family and Non-Family Households, San Francisco and Bay Area, 1990 - 2000

	1990	2000
All Households	305,584	329,700
Family Households	141,790	145,186
As Percent of All Households	46.4%	44.0%
Bay Area Family Households as Percentage of All Households	65.5%	64.7%

SOURCE: U.S. Census Bureau



Tenure Status, 2000-2006

Rent		Own	
2000	2006	2000	2006
65.0%	60.7%	35.0%	39.3%

SOURCE: U. S. Census Bureau



Structure Size, 2000-2006

	All Units		Occupied	Rent	Own
	2000	2006	2000	2000	2000
Single Family	32.1%	35.4%	32.7%	11.7%	71.6%
2 - 4 Units	23.3%	20.5%	23.4%	26.7%	17.2%
5 - 9 Units	11.3%	9.5%	11.3%	15.9%	2.8%
10 - 19 Units	10.1%	10.5%	10.1%	14.3%	2.3%
20+ Units	22.9%	24.0%	22.3%	31.2%	5.9%
Other	0.2%	0.2%	0.2%	0.1%	0.2%

SOURCE: U. S. Census Bureau



Unit Size, 2000-2006

	All Units		Occupied	Rent	Own
	2000	2006	2000	2000	2000
No Bedroom	18.0%	14.0%	17.7%	26.0%	2.4%
1 Bedroom	28.0%	27.4%	28.0%	36.9%	11.3%
2 Bedrooms	29.8%	30.9%	29.7%	25.0%	38.5%
3 Bedrooms	17.3%	17.8%	17.5%	9.2%	32.8%
4 Bedroom	5.3%	7.0%	5.3%	2.2%	11.2%
5 or more Bedrooms	1.7%	2.8%	1.8%	0.7%	3.8%

SOURCE: U. S. Census Bureau



Age of Housing by Year Built, 2000-2006

	All Units		Occupied	Rent	Own
	2000	2006	2000	2000	2000
2000 and later		3.7%			
1980 - 1999	8.8%	8.0%	8.9%	8.5%	9.5%
1960 - 1979	18.8%	14.3%	16.3%	19.5%	10.4%
1940 - 1959	24.0%	19.6%	24.8%	23.7%	26.9%
1939 or earlier	48.5%	54.3%	50.0%	48.3%	53.2%

SOURCE: U. S. Census Bureau



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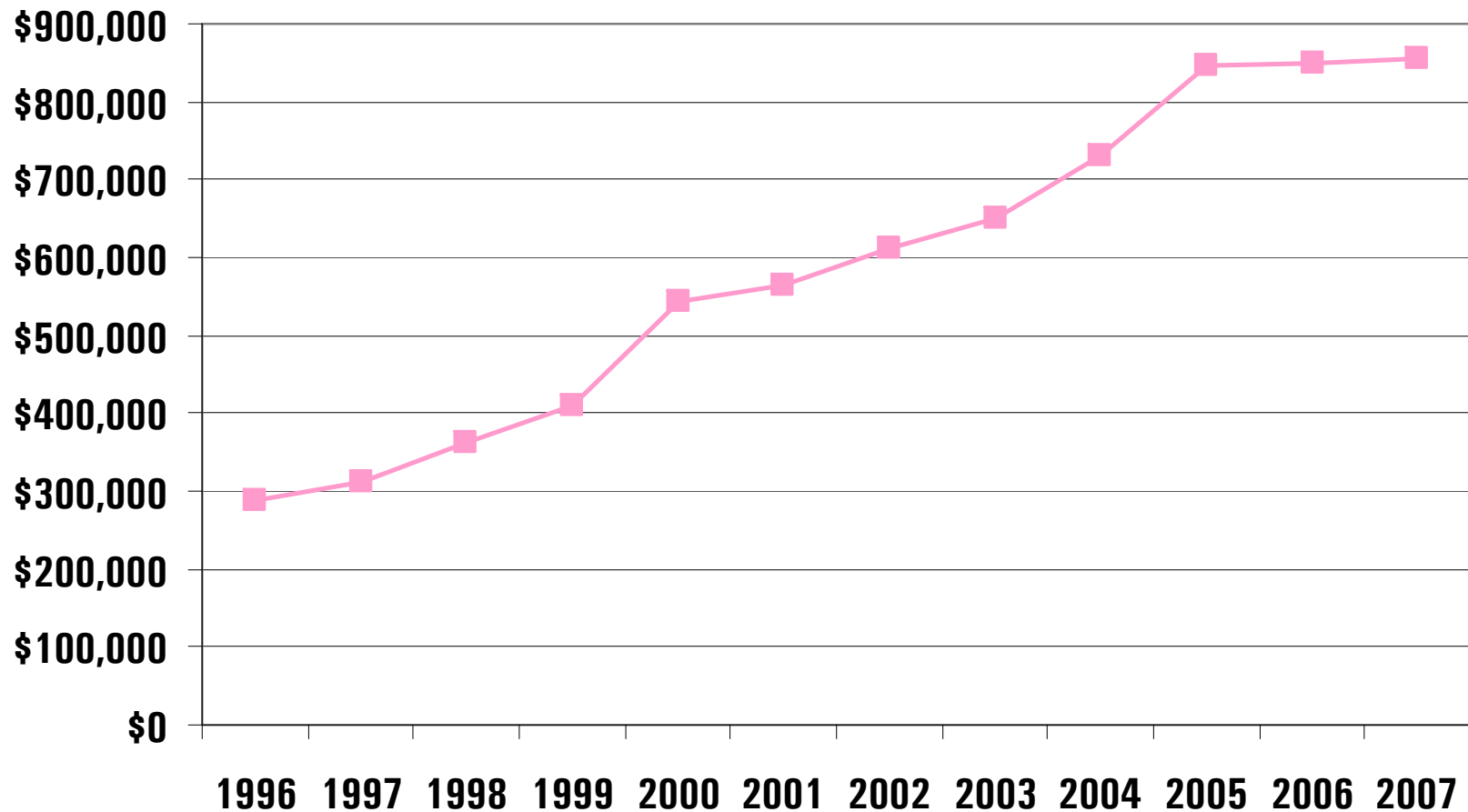
Housing Affordability of Average Single Family Homes

Geographic Region	Median Price	Percent of Households Qualifying
San Francisco	\$856,010	11%
SF Bay Area Region	\$810,490	18%
Northern California (not including the SF Bay Area)	\$373,790	n/a
California	\$497,110	n/a
Nationwide	\$205,700	n/a

SOURCE: California Association of Realtors



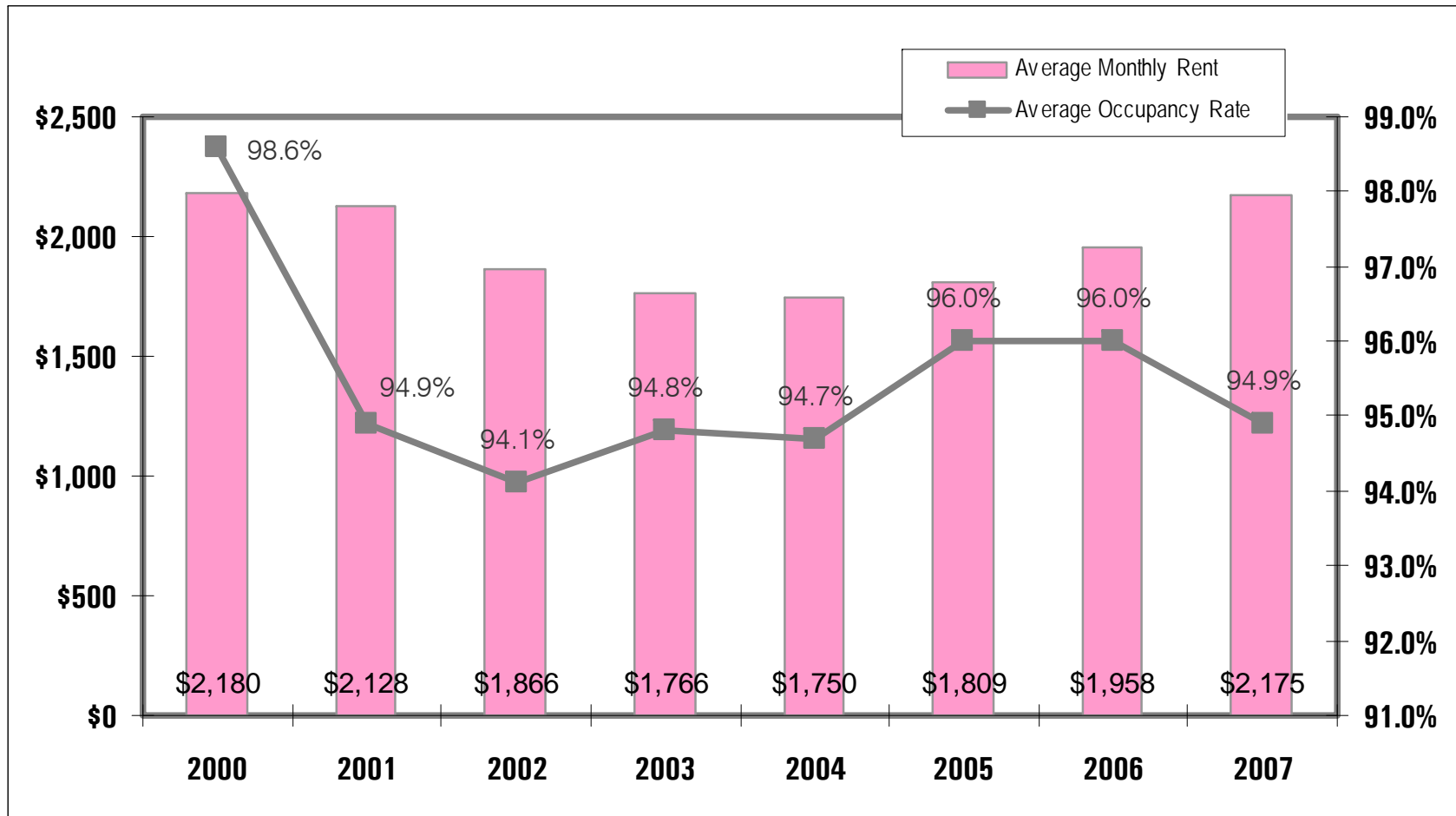
Housing Price Trends, San Francisco, 1996-2007



SOURCE: California Association of Realtors



Rental Housing Price Trends, San Francisco 2000-2007



SOURCE: RealFacts, San Francisco Market Overview, 4Q 2007

