

Item #4

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South San Francisco Council Study Session on "Renter Protections"

Honorable Mayor, City Council Members and Staff:

There is information about rental housing in South San Francisco I need to tell you about.

President John F Kennedy said ... "the great enemy of the truth is very often not a lie: deliberate, contrived and dishonest. But the *myth*: persistent, persuasive and unrealistic." The *myth* of so called "Renter Protections" are not the solution. Here are five (5) serious *myths* about rental housing in South San Francisco.

First, rent data in your staff report is inaccurate. Actually, median rent in SSF is \$1,915 a month. Half pay less (latest SSF US Census survey attached). In reality, 76% of SSF renters pay less than \$2,500 a month.

Second, another common *myth* assumes "Huge Asking Rents" in the media apply to all renters. In truth, the media "Published Rents" apply to only a relatively small number of vacant Class A luxury apartments. Just 11% or less of all SSF units (as verified by latest enclosed US Census survey).

Third, what does everyone else in SSF in the 89% of class B, C and D buildings really pay for rent?

**Here's a summary, in whole percentages, for attached US Census Bureau survey for City of South San Francisco as of December 31, 2017.**

**\$1,915 per month is Median Rent in SSF... Half pay less.**

**44% of SSF Renters pay LESS THAN \$1,500 per Month**

**55% pay LESS THAN \$2,000 per Month**

**76% pay LESS THAN \$2,500 per Month**

**11% of SSF Renters PAY OVER \$3,000 per month (The "Published Asking Rents" for Class "A" Vacant Apartments)**

Fourth, the *myth* of so called "renter protections" actually make the problem even worse. These measures discourage new rental housing. They make managing apartments even tougher & risk safety of good tenants.

Fifth, another *myth* is US Census annual reports are only "estimates". The truth is US Census collects door to door data every ten years from every renter. Then they survey households covering about 44 million Americans every 5 year cycle... and publish updated survey numbers annually. Census ACS survey methodology can be confirmed on their website. These are the most accurate "true data" reports on earth.

I trust you can now separate these myths from fact about rental housing in SSF. Thanks for your time and service to South San Francisco. If you really want to help renters, continue your very effective efforts to increase housing. It's working.



Tom Thompson  
Property Owner and Voter  
Proud "Mom & Pop" Rental Housing Provider

DP04

**SELECTED HOUSING CHARACTERISTICS**  
**2013-2017 American Community Survey 5-Year Estimates**

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the [errata note #110](#).

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Technical Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:	1 of 143	Subject	South San Francisco CCD, San Mateo County, California				South San Francisco city, California			
			Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>2017</b>		<b>HOUSING OCCUPANCY</b>								
2016		Total housing units	110,876	+/-1,025	110,876	(X)	21,856	+/-460	21,856	(X)
2015		Occupied housing units	106,071	+/-862	95.7%	+/-0.5	20,712	+/-437	94.8%	+/-1.3
2014		Vacant housing units	4,805	+/-565	4.3%	+/-0.5	1,144	+/-266	5.2%	+/-1.3
2013										
2012		Homeowner vacancy rate	0.4	+/-0.2	(X)	(X)	0.3	+/-0.3	(X)	(X)
2011		Rental vacancy rate	2.9	+/-0.7	(X)	(X)	5.5	+/-2.3	(X)	(X)
2010										
		<b>UNITS IN STRUCTURE</b>								
		Total housing units	110,876	+/-1,025	110,876	(X)	21,856	+/-460	21,856	(X)
		1-unit, detached	61,805	+/-1,001	55.7%	+/-0.7	12,351	+/-473	56.5%	+/-1.8
		1-unit, attached	9,527	+/-509	8.6%	+/-0.5	2,291	+/-261	10.5%	+/-1.2
		2 units	3,929	+/-437	3.5%	+/-0.4	547	+/-175	2.5%	+/-0.8
		3 or 4 units	5,673	+/-571	5.1%	+/-0.5	1,212	+/-252	5.5%	+/-1.1
		5 to 9 units	8,233	+/-565	7.4%	+/-0.5	1,830	+/-331	8.4%	+/-1.5
		10 to 19 units	6,154	+/-608	5.6%	+/-0.5	880	+/-234	4.0%	+/-1.1
		20 or more units	14,486	+/-695	13.1%	+/-0.6	2,394	+/-286	11.0%	+/-1.3
		Mobile home	980	+/-147	0.9%	+/-0.1	298	+/-124	1.4%	+/-0.6
		Boat, RV, van, etc.	79	+/-39	0.1%	+/-0.1	53	+/-28	0.2%	+/-0.1
		<b>YEAR STRUCTURE BUILT</b>								
		Total housing units	110,876	+/-1,025	110,876	(X)	21,856	+/-460	21,856	(X)
		Built 2014 or later	184	+/-62	0.2%	+/-0.1	0	+/-29	0.0%	+/-0.2
		Built 2010 to 2013	1,058	+/-206	1.0%	+/-0.2	94	+/-62	0.4%	+/-0.3
		Built 2000 to 2009	5,607	+/-482	5.1%	+/-0.4	1,912	+/-309	8.7%	+/-1.4
		Built 1990 to 1999	7,138	+/-601	6.4%	+/-0.5	1,615	+/-260	7.4%	+/-1.2
		Built 1980 to 1989	9,486	+/-595	8.6%	+/-0.5	2,057	+/-313	9.4%	+/-1.4
		Built 1970 to 1979	19,574	+/-804	17.7%	+/-0.7	4,058	+/-351	18.6%	+/-1.8
		Built 1960 to 1969	19,240	+/-763	17.4%	+/-0.7	2,899	+/-340	13.3%	+/-1.5
		Built 1950 to 1959	27,369	+/-954	24.7%	+/-0.8	5,901	+/-457	27.0%	+/-2.0
		Built 1940 to 1949	11,257	+/-609	10.2%	+/-0.5	2,404	+/-315	11.0%	+/-1.5
		Built 1939 or earlier	9,983	+/-606	9.0%	+/-0.5	916	+/-207	4.2%	+/-0.9
		<b>ROOMS</b>								
		Total housing units	110,876	+/-1,025	110,876	(X)	21,856	+/-460	21,856	(X)
		1 room	4,498	+/-392	4.1%	+/-0.3	688	+/-181	3.1%	+/-0.8
		2 rooms	5,738	+/-493	5.2%	+/-0.4	533	+/-168	2.4%	+/-0.8
		3 rooms	14,482	+/-673	13.1%	+/-0.6	2,561	+/-340	11.7%	+/-1.5
		4 rooms	19,457	+/-871	17.5%	+/-0.8	4,521	+/-460	20.7%	+/-2.1
		5 rooms	22,298	+/-1,009	20.1%	+/-0.9	4,820	+/-394	22.5%	+/-1.7
		6 rooms	19,282	+/-797	17.4%	+/-0.7	4,135	+/-402	18.9%	+/-1.9
		7 rooms	12,297	+/-603	11.1%	+/-0.6	2,344	+/-323	10.7%	+/-1.5
		8 rooms	7,216	+/-517	6.5%	+/-0.4	1,304	+/-244	6.0%	+/-1.1
		9 rooms or more	5,697	+/-433	5.0%	+/-0.4	850	+/-207	3.9%	+/-0.9
		Median rooms	5.0	+/-0.1	(X)	(X)	5.0	+/-0.2	(X)	(X)
		<b>BEDROOMS</b>								
		Total housing units	110,876	+/-1,025	110,876	(X)	21,856	+/-460	21,856	(X)
		No bedroom	5,262	+/-440	4.7%	+/-0.4	760	+/-189	3.5%	+/-0.9
		1 bedroom	17,681	+/-886	15.9%	+/-0.8	2,749	+/-378	12.6%	+/-1.7
		2 bedrooms	26,046	+/-966	23.5%	+/-0.8	5,249	+/-426	24.0%	+/-1.9
		3 bedrooms	40,547	+/-880	36.6%	+/-0.8	8,740	+/-447	40.0%	+/-2.0
		4 bedrooms	17,156	+/-762	15.5%	+/-0.7	3,517	+/-315	16.1%	+/-1.4
		5 or more bedrooms	4,204	+/-401	3.8%	+/-0.4	841	+/-197	3.8%	+/-0.9
		<b>HOUSING TENURE</b>								
		Occupied housing units	106,071	+/-892	106,071	(X)	20,712	+/-437	20,712	(X)
		Owner-occupied	62,705	+/-1,153	59.1%	+/-0.8	12,665	+/-435	61.1%	+/-1.8
		Renter-occupied	43,366	+/-899	40.9%	+/-0.8	8,047	+/-412	38.9%	+/-1.8
		Average household size of owner-occupied unit	3.10	+/-0.04	(X)	(X)	3.17	+/-0.09	(X)	(X)

Subject	South San Francisco CCD, San Mateo County, California				South San Francisco city, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
Average household size of renter-occupied unit	2.88	+/-0.07	(X)	(X)	3.25	+/-0.17	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT								
Occupied housing units	106,071	+/-992	106,071	(X)	20,712	+/-437	20,712	(X)
Moved in 2015 or later	8,041	+/-513	7.6%	+/-0.5	1,162	+/-235	5.6%	+/-1.1
Moved in 2010 to 2014	31,592	+/-1,045	29.8%	+/-1.0	5,659	+/-493	27.3%	+/-2.3
Moved in 2000 to 2009	28,030	+/-979	26.4%	+/-0.9	6,218	+/-505	30.0%	+/-2.4
Moved in 1990 to 1999	15,382	+/-630	14.5%	+/-0.6	3,282	+/-324	15.8%	+/-1.5
Moved in 1980 to 1989	10,477	+/-580	9.9%	+/-0.5	1,720	+/-266	8.3%	+/-1.3
Moved in 1979 and earlier	12,549	+/-569	11.8%	+/-0.5	2,671	+/-292	12.9%	+/-1.4
VEHICLES AVAILABLE								
Occupied housing units	106,071	+/-992	106,071	(X)	20,712	+/-437	20,712	(X)
No vehicles available	6,785	+/-547	6.4%	+/-0.5	1,439	+/-324	6.9%	+/-1.5
1 vehicle available	31,991	+/-936	30.2%	+/-0.8	5,086	+/-482	24.9%	+/-2.1
2 vehicles available	38,819	+/-1,157	36.6%	+/-1.0	7,682	+/-514	37.0%	+/-2.6
3 or more vehicles available	28,496	+/-883	26.9%	+/-0.9	6,525	+/-450	31.5%	+/-2.1
HOUSE HEATING FUEL								
Occupied housing units	106,071	+/-992	106,071	(X)	20,712	+/-437	20,712	(X)
Utility gas	70,785	+/-1,216	66.7%	+/-1.0	14,158	+/-539	68.3%	+/-2.4
Bottled, tank, or LP gas	1,634	+/-217	1.5%	+/-0.2	257	+/-86	1.2%	+/-0.5
Electricity	30,376	+/-1,083	28.6%	+/-0.9	5,668	+/-509	27.4%	+/-2.3
Fuel oil, kerosene, etc.	141	+/-82	0.1%	+/-0.1	0	+/-29	0.0%	+/-0.2
Coal or coke	7	+/-12	0.0%	+/-0.1	0	+/-29	0.0%	+/-0.2
Wood	367	+/-121	0.3%	+/-0.1	140	+/-107	0.7%	+/-0.5
Solar energy	171	+/-87	0.2%	+/-0.1	55	+/-49	0.3%	+/-0.2
Other fuel	95	+/-81	0.1%	+/-0.1	42	+/-68	0.2%	+/-0.3
No fuel used	2,485	+/-336	2.3%	+/-0.3	386	+/-121	1.9%	+/-0.6
SELECTED CHARACTERISTICS								
Occupied housing units	106,071	+/-992	106,071	(X)	20,712	+/-437	20,712	(X)
Lacking complete plumbing facilities	504	+/-161	0.5%	+/-0.2	228	+/-115	1.1%	+/-0.6
Lacking complete kitchen facilities	918	+/-209	0.9%	+/-0.2	258	+/-116	1.2%	+/-0.6
No telephone service available	1,974	+/-305	1.9%	+/-0.3	518	+/-160	2.5%	+/-0.8
OCCUPANTS PER ROOM								
Occupied housing units	106,071	+/-992	106,071	(X)	20,712	+/-437	20,712	(X)
1.00 or less	96,942	+/-1,273	91.4%	+/-0.6	19,038	+/-561	91.9%	+/-1.4
1.01 to 1.50	5,701	+/-483	5.4%	+/-0.5	1,201	+/-250	5.8%	+/-1.2
1.51 or more	3,428	+/-482	3.2%	+/-0.5	473	+/-147	2.3%	+/-0.7
VALUE								
Owner-occupied units	62,705	+/-1,153	62,705	(X)	12,665	+/-435	12,665	(X)
Less than \$50,000	790	+/-150	1.3%	+/-0.2	248	+/-97	2.0%	+/-0.8
\$50,000 to \$99,999	716	+/-166	1.1%	+/-0.3	248	+/-116	1.9%	+/-0.9
\$100,000 to \$149,999	445	+/-108	0.7%	+/-0.2	86	+/-66	0.7%	+/-0.5
\$150,000 to \$199,999	303	+/-83	0.5%	+/-0.1	36	+/-45	0.3%	+/-0.4
\$200,000 to \$299,999	1,203	+/-204	1.9%	+/-0.3	87	+/-62	0.7%	+/-0.5
\$300,000 to \$499,999	5,979	+/-495	9.5%	+/-0.7	1,555	+/-249	12.3%	+/-2.0
\$500,000 to \$999,999	40,279	+/-1,025	64.2%	+/-1.1	9,067	+/-447	71.6%	+/-2.6
\$1,000,000 or more	12,690	+/-580	20.7%	+/-0.9	1,340	+/-284	10.6%	+/-2.0
Median (dollars)	744,900	+/-6,502	(X)	(X)	697,400	+/-15,361	(X)	(X)
MORTGAGE STATUS								
Owner-occupied units	62,705	+/-1,153	62,705	(X)	12,665	+/-435	12,665	(X)
Housing units with a mortgage	44,763	+/-1,163	71.4%	+/-1.2	9,173	+/-458	72.4%	+/-2.7
Housing units without a mortgage	17,942	+/-798	28.6%	+/-1.2	3,492	+/-365	27.6%	+/-2.7
SELECTED MONTHLY OWNER COSTS (SMOC)								
Housing units with a mortgage	44,763	+/-1,163	44,763	(X)	9,173	+/-458	9,173	(X)
Less than \$500	251	+/-81	0.6%	+/-0.2	48	+/-46	0.5%	+/-0.5
\$500 to \$999	1,283	+/-182	2.9%	+/-0.4	291	+/-118	3.2%	+/-1.3
\$1,000 to \$1,499	2,993	+/-279	6.6%	+/-0.6	662	+/-164	7.2%	+/-1.7
\$1,500 to \$1,999	5,389	+/-481	12.0%	+/-1.0	1,288	+/-228	14.0%	+/-2.4
\$2,000 to \$2,499	7,374	+/-499	16.5%	+/-1.0	1,699	+/-271	18.5%	+/-2.9
\$2,500 to \$2,999	7,513	+/-507	16.8%	+/-1.1	1,643	+/-206	17.9%	+/-2.4
\$3,000 or more	20,090	+/-835	44.8%	+/-1.4	3,542	+/-429	38.6%	+/-3.8
Median (dollars)	2,846	+/-38	(X)	(X)	2,682	+/-99	(X)	(X)
Housing units without a mortgage	17,942	+/-798	17,942	(X)	3,492	+/-365	3,492	(X)
Less than \$250	677	+/-188	4.9%	+/-1.0	230	+/-85	6.6%	+/-2.5
\$250 to \$399	3,673	+/-383	20.5%	+/-1.7	996	+/-201	28.5%	+/-5.4
\$400 to \$599	5,357	+/-414	28.9%	+/-1.9	934	+/-166	26.7%	+/-3.5
\$600 to \$799	3,100	+/-319	17.3%	+/-1.7	516	+/-135	14.8%	+/-3.4
\$800 to \$999	2,246	+/-323	12.5%	+/-1.6	457	+/-155	13.1%	+/-4.2
\$1,000 or more	2,689	+/-258	15.0%	+/-1.3	359	+/-118	10.3%	+/-3.1

Subject	South San Francisco CCD, San Mateo County, California			Percent Margin of Error	South San Francisco city, California			Percent Margin of Error
	Estimate	Margin of Error	Percent		Estimate	Margin of Error	Percent	
Median (dollars)	564	+/-14	(X)	(X)	502	+/-42	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)								
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	44,559	+/-1,153	44,559	(X)	9,137	+/-452	9,137	(X)
Less than 20.0 percent	14,065	+/-715	31.8%	+/-1.6	2,974	+/-313	32.5%	+/-3.2
20.0 to 24.9 percent	7,045	+/-534	15.8%	+/-1.1	1,560	+/-261	17.3%	+/-2.9
25.0 to 29.9 percent	5,416	+/-474	12.2%	+/-1.0	1,153	+/-202	12.6%	+/-2.1
30.0 to 34.9 percent	4,374	+/-446	9.8%	+/-1.0	782	+/-184	8.6%	+/-1.9
35.0 percent or more	13,659	+/-645	30.7%	+/-1.6	2,648	+/-354	29.0%	+/-3.3
Not computed	204	+/-83	(X)	(X)	36	+/-43	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	17,771	+/-809	17,771	(X)	3,472	+/-368	3,472	(X)
Less than 10.0 percent	8,988	+/-551	50.5%	+/-2.2	1,733	+/-237	49.9%	+/-4.9
10.0 to 14.9 percent	3,036	+/-352	17.1%	+/-1.9	687	+/-178	19.8%	+/-4.7
15.0 to 19.9 percent	1,889	+/-279	10.6%	+/-1.5	291	+/-82	7.5%	+/-2.4
20.0 to 24.9 percent	1,166	+/-222	6.6%	+/-1.2	170	+/-87	4.9%	+/-2.4
25.0 to 29.9 percent	666	+/-161	3.9%	+/-0.9	198	+/-105	5.7%	+/-2.9
30.0 to 34.9 percent	522	+/-145	2.9%	+/-0.8	23	+/-28	0.7%	+/-0.8
35.0 percent or more	1,494	+/-254	8.4%	+/-1.3	400	+/-143	11.5%	+/-3.9
Not computed	171	+/-67	(X)	(X)	20	+/-21	(X)	(X)
* GROSS RENT								
Occupied units paying rent	41,955	+/-890	41,955	(X)	7,777	+/-419	7,777	(X)
Less than \$500	1,282	+/-253	3.1%	+/-0.6	484	+/-159	8.4%	+/-2.1
\$500 to \$999	2,101	+/-300	5.0%	+/-0.7	606	+/-212	7.8%	+/-2.8
\$1,000 to \$1,499	7,809	+/-728	18.6%	+/-1.7	1,529	+/-320	19.7%	+/-3.8
\$1,500 to \$1,999	11,780	+/-877	28.1%	+/-1.8	2,504	+/-391	32.2%	+/-3.9
\$2,000 to \$2,499	8,888	+/-718	21.2%	+/-1.6	1,197	+/-235	15.4%	+/-3.1
\$2,500 to \$2,999	5,484	+/-484	13.1%	+/-1.2	782	+/-225	10.2%	+/-2.8
\$3,000 or more	4,601	+/-415	11.0%	+/-1.0	653	+/-200	8.4%	+/-2.5
Median (dollars)	1,915	+/-30	(X)	(X)	1,751	+/-60	(X)	(X)
No rent paid	1,411	+/-236	(X)	(X)	270	+/-103	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)								
Occupied units paying rent (excluding units where GRAPI cannot be computed)	41,469	+/-885	41,469	(X)	7,655	+/-422	7,655	(X)
Less than 15.0 percent	4,165	+/-427	10.0%	+/-1.0	789	+/-203	10.3%	+/-2.8
15.0 to 19.9 percent	5,733	+/-507	13.8%	+/-1.2	1,139	+/-255	14.9%	+/-3.2
20.0 to 24.9 percent	5,641	+/-538	13.6%	+/-1.2	790	+/-195	10.3%	+/-2.5
25.0 to 29.9 percent	5,411	+/-555	13.0%	+/-1.3	1,134	+/-279	14.8%	+/-3.5
30.0 to 34.9 percent	3,282	+/-420	7.9%	+/-1.0	803	+/-209	10.5%	+/-2.7
35.0 percent or more	17,237	+/-728	41.6%	+/-1.6	3,000	+/-366	39.2%	+/-4.1
Not computed	1,897	+/-299	(X)	(X)	392	+/-160	(X)	(X)

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

#### Explanation of Symbols:

An "X" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "X" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An "X" following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An "X" following a median estimate means the median falls in the upper interval of an open-ended distribution.

An "X" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An "X" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An "X" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An "X" means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.