

San Francisco Planning

Mission Action Plan 2020: Mission District COVID-19 Report

Introduction

This report provides a snapshot of the impact of the global pandemic in the Mission in the context of the goal of the Mission Action Plan 2020 (MAP2020): “to retain low to moderate income residents and community-serving businesses (including PDR) artists, and nonprofits in order to strengthen and preserve the socioeconomic diversity of the Mission Neighborhood.” This report does so by referencing an [article](#)¹ from the University of California San Francisco (UCSF) summarizing the findings of a [UCSF study](#)² on SARS-CoV-2 infections in a densely-populated, majority Latinx San Francisco community six-weeks into the city's shelter-in-place order. This UCSF study focused on San Francisco census tract 229.01 (the second to lowest income tract in the neighborhood), because it served as a good proxy for measuring the impacts of COVID-19 among low-income Latinx people, a population that saw continued spread of COVID-19 during this time period according to a community-based screening initiative, called [Unidos En Salud](#). Additional data and MAP2020 solutions’ updates provided in the Annual MAP2020 Status Report will be included as an addendum to this report by in early 2021.

MAP2020 Background

In March 2017, the San Francisco Planning Commission endorsed the Mission Action Plan 2020 (MAP2020). The culmination of a two-year collaboration between the City and Mission, MAP2020 created solutions and direct investment toward mitigating displacement and gentrification pressures facing vulnerable residents, arts organizations, artists, nonprofits and businesses in the Mission District, with a focus on low-income and the Latinx population which have been declining significantly since the early 2000s.

[MAP2020 Annual Status Reports](#) have been created for years 2018 and 2019, providing updates on MAP2020 investments, programs, and short and long-term demographic, housing, economic and other trends impacting the Mission neighborhood. The major Mission data trends tracked by these reports are the number of evictions in the Mission, demographic changes, the number of low- to moderate-income households, the status of affordable housing production, as well as the status of community-serving businesses and PDR. As of the [2019 Status Report](#), the data has shown that: evictions have increased and decreased, but are still at concerning levels overall; the Mission’s Latinx population, while growing since 2012, saw decreases in 2016, 2017

¹ **Inequality Fueled COVID-19 Transmission in San Francisco’s Mission District, Says New Study** – University of California San Francisco. <https://www.ucsf.edu/news/2020/06/417881/inequality-fueled-covid-19-transmission-san-franciscos-mission-district-says>

² **SARS-CoV-2 Community Transmission During Shelter-in-Place in San Francisco** – University of California San Francisco <https://www.medrxiv.org/content/10.1101/2020.06.15.20132233v1>

and 2018; the income-gap in the neighborhood continues to grow, with the highest and lowest-income households now making up 46% of households in the Mission.

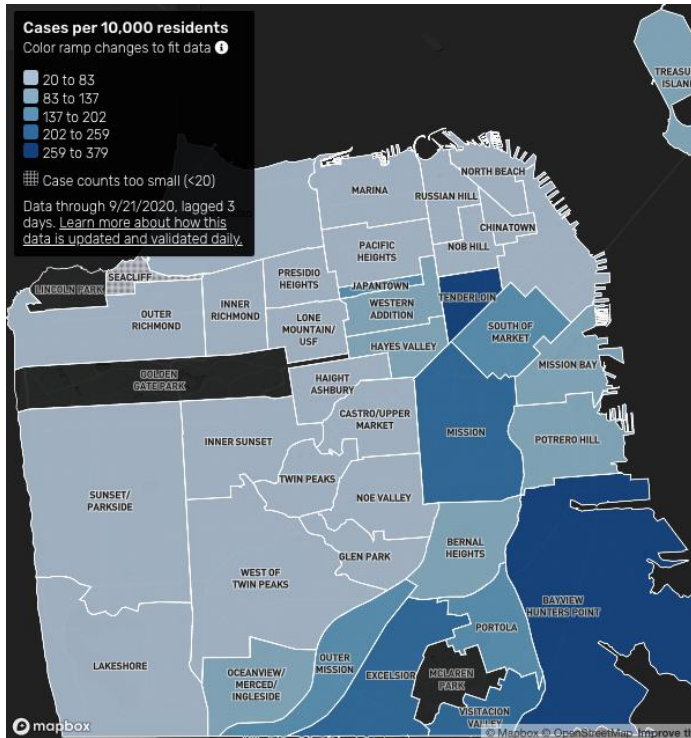
COVID-19 and The Mission District

The global Coronavirus (COVID-19) pandemic, and related economic recession are having major health and economic impacts in San Francisco and the State of California, with low-income communities of color being impacted disproportionately. The Mission District has been no exception to this reality. [Public health data from the City of San Francisco](#) and recent [research results from UCSF](#) have highlighted these disparities. While San Francisco has had fewer COVID-19 cases than other major cities and counties in California, the Mission's Latinx community has been among one of the city's populations hardest hit. This seems to be significantly related to their vulnerable socioeconomic status, which exposes them to some of the key factors attributed to the spread of COVID-19.

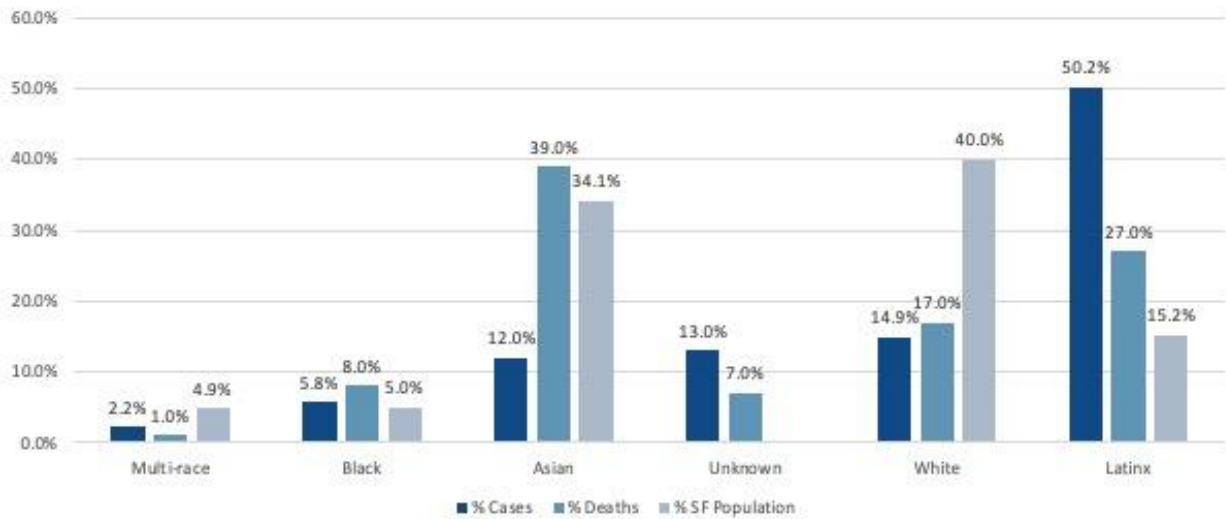
The spread of COVID-19 is dependent on many factors. Some key factors contributing to COVID-19 transmission include:

- Living in crowded conditions;
- Working jobs that involve proximity to other people (i.e. service or production jobs, which are also often lower wage);
- Leaving the house for essential work or being unable to limit outings;
- Being over age 60; and
- Having certain preexisting health conditions.

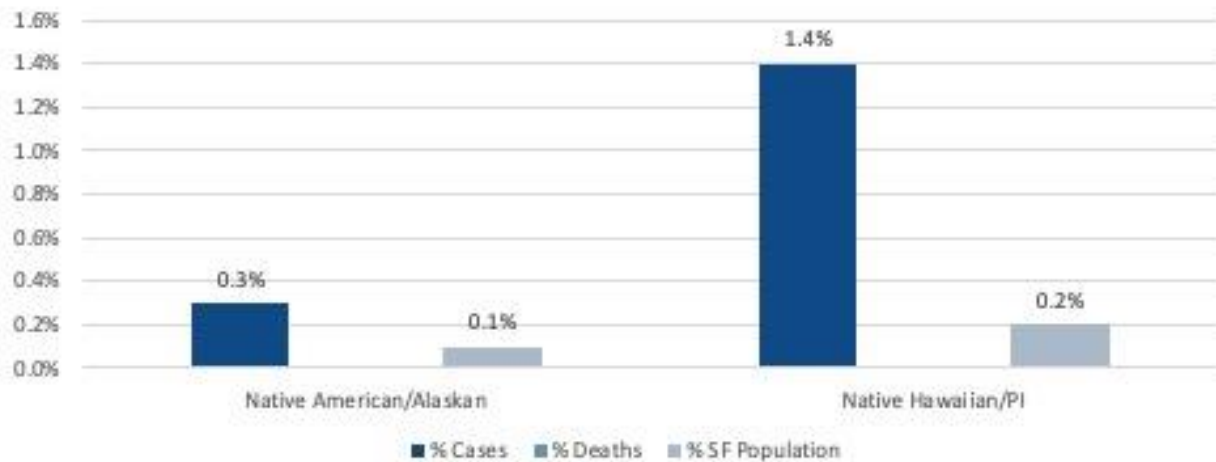
COVID-19 cases in San Francisco have been concentrated in the city's southeastern neighborhoods that have more people of color and residents with lower incomes. As of late October 2020, the Mission District was the neighborhood with the most cases in the city, followed closely by the Bayview. The Mission also had the third highest rate of cases (cases per 10,000 residents) in the city, with the Bayview leading followed by the Tenderloin. As of September 21st, 2020, the Mission had 1,542 cases among 59,639 residents and a rate of 258.46 cases per 10,000 people but fewer than 10 deaths. Cases throughout the City have been disproportionately affecting Native Americans, Native Hawaiians/Pacific Islanders, and disproportionately concentrated among the Latino population, while deaths have disproportionately affected the Asian, Black, and Latino populations. The ongoing MAP2020 work to stabilize and strengthen the Mission must now also consider the disparate and wide-ranging impacts of COVID-19.



Demographics of COVID-19 Infection Cases (September 21, 2020)



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COVID-19 Study from UCSF Highlights Disparities in the Mission

In April and early May 2020, UCSF conducted testing and analyzed results for nearly 4,000 residents and workers in a 16-block Mission District census tract (Tract 229.01). According to principal investigator and senior author Diane Havlir, MD, chief of the UCSF Division of HIV, Infectious Diseases and Global Medicine at Zuckerberg San Francisco General Hospital and Trauma Center (ZSFG), the study found that “infections in late April were concentrated almost exclusively among low-income Latinx people working frontline jobs, whereas infections earlier in the pandemic affected people more equally across the ethnic and economic spectrum. This suggests health effects of ethnic and socioeconomic inequities in the community increased during San Francisco’s shelter-in-place ordinance and helps explain why Latinx people have been disproportionately affected by the pandemic.”

Report Findings:

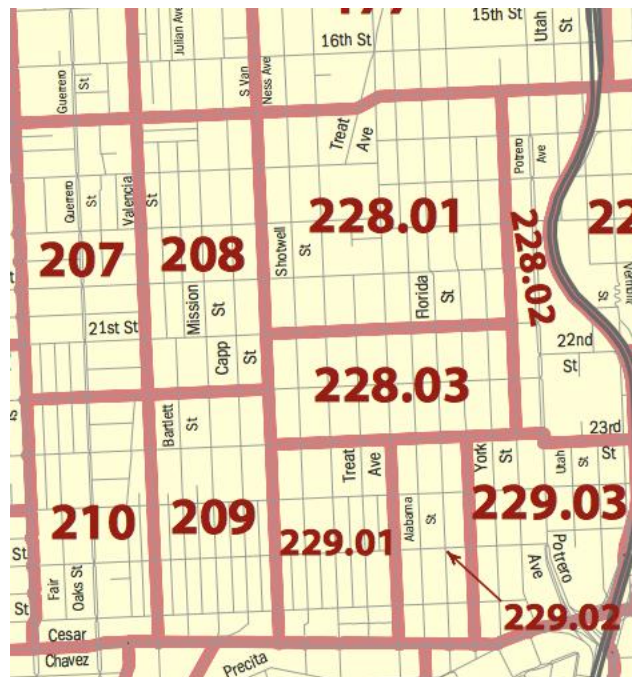
- **3,953 individuals were tested in Mission Census Tract 229.01** (40% Latinx, 41% White, 9% Asian/Pacific Islander, 2% Black)
- **2.1% of people tested were actively infected and 95% of infected people were Latinx**
 - Infection rate among Latinos was 20 times higher than any other racial/ethnic group
 - The study estimated that 6.1% of residents were infected after adjusting for test accuracy and the percentage of residents tested
 - The infection rate was 3.5 times higher for non-resident workers than for residents
 - 52% of those testing positive were initially asymptomatic, but 24% of asymptomatic people developed symptoms within two weeks after the testing
- **Infections were found almost exclusively among low-income Latinx workers in frontline jobs.** Risk factors found among those testing positive include:
 - Nearly 93% reported an inability to shelter in place and maintain income

- 88% reported a household income of less than \$50,000 per year
- 64% worked in frontline service work while 12% were unemployed
- Most of those testing positive reported living with multiple people including 58% living with 3-5 people and 28% living with more than 5 people

Additional Context on Vulnerable People in the Mission

Mission District Census Tract 229.01

Planning looked at available demographic, employment, housing, and other data to provide additional context about the conditions in Census Tract 229.01, as well as the broader Mission District and the city as a whole. The census tract can be seen as a proxy for the vulnerable populations in the District and has key characteristics that have led to greater vulnerability for residents, specifically lower income Latino workers in frontline jobs and their households. Note that some or all data was taken from [Opportunity 360 from Enterprise Community Partners](#).



Demographics in Tract 229.01 in 2018

About 58% of residents in the tract are Latino, nearly 4 times the percentage of the population in the city as a whole. A slightly higher percentage of the tract's population are foreign born compared to the city and more than half of residents speak Spanish at home. Over 28% of households are families with children, a significantly higher percentage than the city (19%). The neighborhood's population is two thirds working age.

- **Racial and Ethnic Population:**
 - 57.9% Latinx vs 15.2% in SF
 - 34.4% White vs 40% in SF

- 5.4% Asian vs 34.1% in SF
- 1.2% Black vs 5% in SF
- **Foreign Born** – 37.7% of the population is foreign born vs 34.4% in SF
- **Language Spoken at Home** – 53% speak Spanish (10.8% in SF), 3.3% Asian/ Pacific Islander languages (25.3% in SF)
- **Family Household** – 28.3% of households are families with related children (18.7% in SF)
- **Age** – 45.9% are 19 to 34 years old (29.1% in SF), 20.8% are 35 to 49 years old (22.7% in SF)

*Source: [CDC BRFSS 500 Cities 2017 \(Published 2019\)](#)

Housing in Tract 229.01 in 2018

The tract's households are more than 75% renters, a higher percentage than the city as a whole (62.4%). Nearly 14% of tenants receive rental assistance – significantly higher than the nearly 4% of tenants citywide. Rental assistance helps very low-income tenants afford rent. The tract has nearly three times the rate of overcrowding (more than one person per room) as well as nearly three times the rate of households made up of multiple families or roommates, compared to the city. Overcrowding and multiple families (“doubling up”) or multiple roommates in a household can be an indicator of high housing costs and economic hardship. Over 42% of renters are cost burdened, a similar percentage to the city as a whole (41%).

- 75.8% of households are renters vs 62.4% in SF
- 19.5% overcrowding vs 3.8% in SF
- 39.6% households have multiple families or unrelated individuals compared to 16.2% in SF
- Median home rent: \$1,968 vs \$1,805 in SF
- 46.2% of renters are housing cost-burdened vs 41.2% in SF
- 13.65% of households receive project-based housing assistance, compared to 3.6% in the Bay Area region

*Source: [CDC BRFSS 500 Cities 2017 \(Published 2019\)](#)

Health in Tract 229.01

Residents of Tract 229.01 have double the rate of uninsured individuals as broader San Francisco, as well as higher diagnosis of various medical conditions that are associated with worse COVID-19 outcomes such as diabetes and obesity.

- 9.7% uninsured vs 4.4% in SF
- 8% diagnosed diabetes vs 8.6% in SF*
- 23.8% obesity rate for adults vs 17.8% in SF*
- 8.7% asthma rates for adults vs 7.8% in SF*

*Source: [CDC BRFSS 500 Cities 2017 \(Published 2019\)](#)

Mobility in Tract 229.01

Residents of tract 229.01 rely more on public transit for commuting and are more likely to not have a vehicle in the household.

- 54.4% commute using public transportation vs 34% in SF
- 43.1% households have no vehicle available vs 31% in SF

Income and Employment in Tract 229.01 in 2018

Median household income in the tract is below that of the city, but families in particular are much lower than the city as a whole. Differences in household income by racial and ethnic group are particularly stark with median incomes of White and Asian households well above the median and Latinx households, and that of the Black household significantly below the Latinx household income. Black household incomes are less than 15% of the tract's median. Poverty is elevated in the tract with nearly 16% in poverty compared to around 10% in the city as a whole.

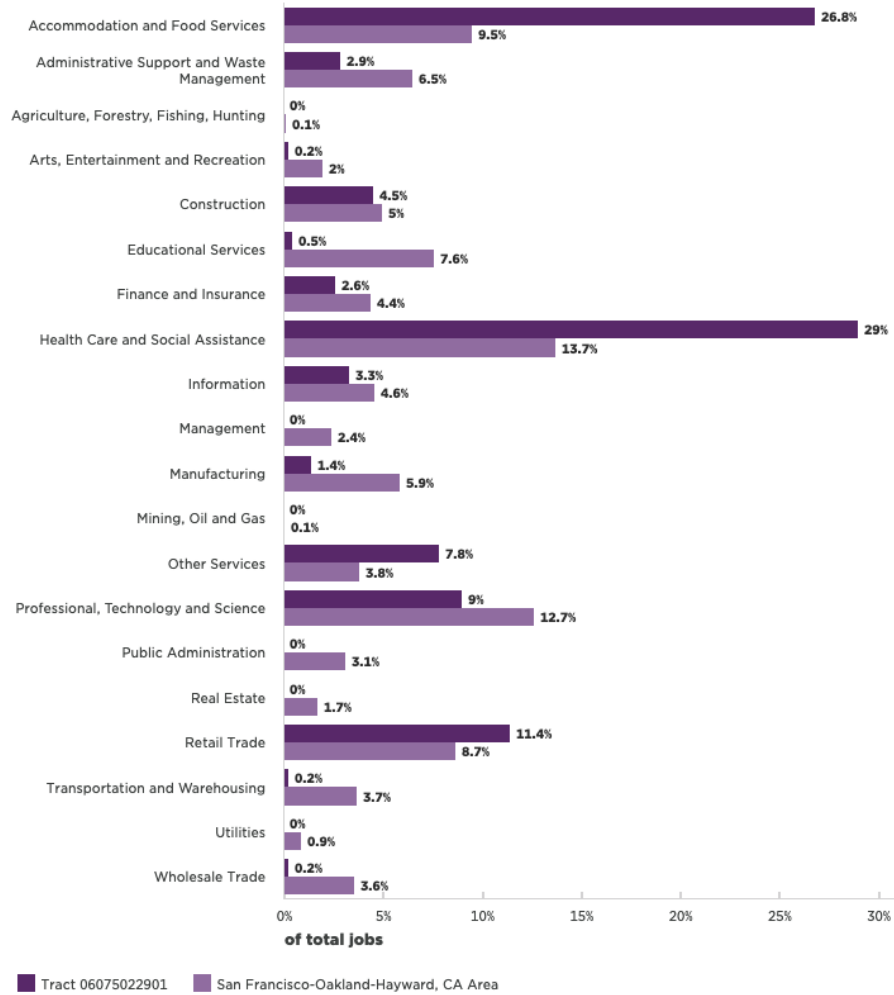
- Median household income: \$91,464 vs \$104,552 in SF
 - White \$124,457
 - Black \$11,771*
 - Latinx \$82,617
 - Asian: \$160,500
- Median family income: \$64,544 vs \$122,900 in SF
- 6.4% unemployment vs 3.3% SF (in 2018); 11% unemployment in SF in July 2020
- 15.8% below poverty vs 10.9% in SF

***Note:** Black median household income may show as significantly lower than other populations in this tract due to a concentration of affordable housing in the area.

Workers in tract 229.01 are heavily concentrated in industries that are both heavily impacted by COVID-19 related closures and job cuts as well as frontline service work with higher risk of exposure. About 27% of workers in the tract work in accommodation and food service fields compared to about 10% regionally. Another 29% of workers in the tract are employed in health care and social service fields while more than 11% work in the retail trade. All together a combined 67% (or two thirds) of the employed work in these three sectors that have been heavily impacted by COVID-19.

Accommodation, food services, and other leisure and hospitality work has seen job losses of over 50% during the pandemic as travel has declined and restaurants, bars, and event spaces have shuttered or reduced service. Health and other services have also seen job declines. These job cuts mean that workers in tract 229.01 are likely disproportionately affected and unemployment is significantly elevated, leading to greater financial precarity and greater risk of eviction for nonpayment of rent, as well as other challenges. Workers who continue to be employed are also more likely to risk exposure to COVID-19 in their frontline service roles, as UCSF's findings showed.

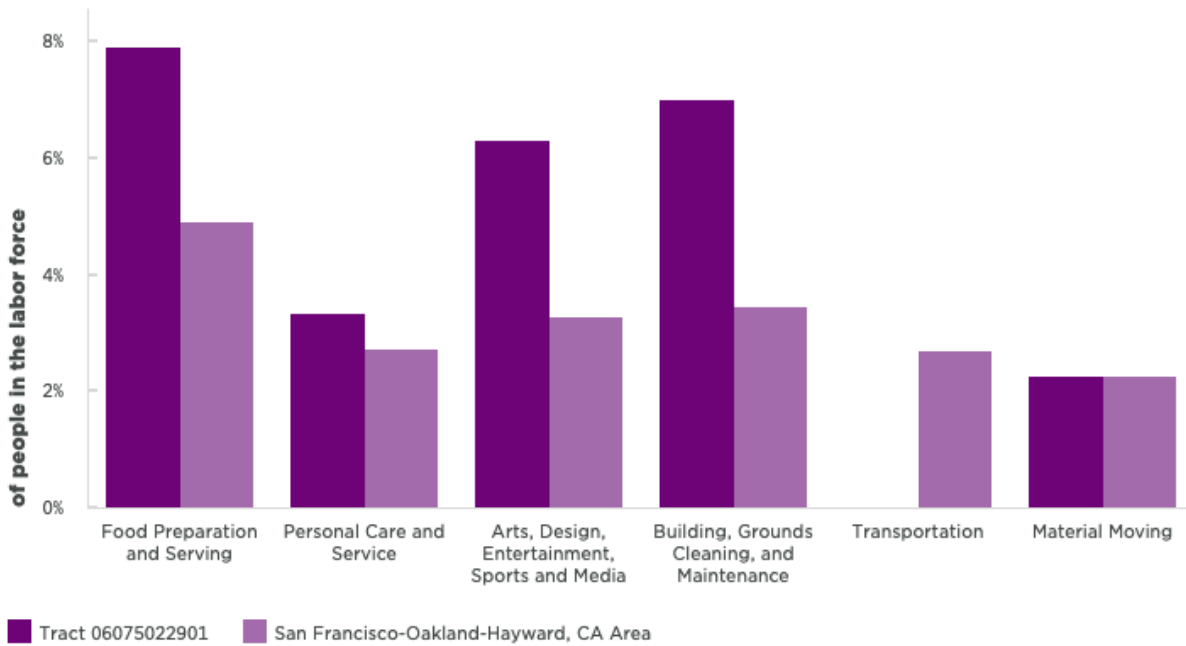
Jobs by Sector



Sources: Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES)

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Pre-covid Share of Local Labor Force in Most Impacted Occupations



Sources: US Census ACS 2014-2018 5-year Estimates; Table: C24010. The pre covid-19 most impacted jobs are from the Bureau of Labor Statistics (BLS) Current Population Survey, Table A30. The most impacted jobs based upon the national unemployment rates for May 2020.

Conclusion

This report provides additional demographic, housing and employment data to complement the UCSF study, in order to expand on the factors that are contributing to COVID-19 having disparate and significantly negative economic and health impacts in the Mission District's low to moderate income Latinx residents, one of San Francisco's most vulnerable populations. The additional data reinforce the predominant factors that contribute to COVID-19 transmission: living in crowded conditions, working jobs that involve proximity to other people, and having to leave the house for essential work and/or income needs.

The Mission District has the most cases of any neighborhood in San Francisco, with 1,542 cases among 59,639 residents. Mission District has the third highest rate of cases in the city at 258.46 cases per 10,000 people. The Latinx community has the highest share of COVID-19 cases in San Francisco with 50% of all cases, and the second highest share of COVID-19 death cases with 27% of all COVID-19-related death cases in the City. Infection rates among Latinos was 20 times higher than any other racial/ethnic group in census tract 229.01. Latinos represent 50% of all COVID-19 infection cases and 27% of all COVID-19 death cases in San Francisco but are only 15.2% of the City's population. A combined 67% (or two thirds) of workers in the tract, work in the three sectors that have been heavily impacted by COVID-19 (accommodation and food

service fields, health care and social services, and retail trade). As well, 54.4% of the residents in the census tract commute using public transportation (compared to 34% in SF) and 43.1% households have no vehicle available (compared to 31% in SF), increasing the likelihood of exposure to COVID-19 if they cannot limit outings or have no access to protective equipment.

The City is leading or supporting various response and recovery efforts throughout the City, in partnership with nonprofit, state and other partners. Some such efforts are the Latino Task Force, the Economic Recovery Task Force, as well as various programmatic and financial supports from numerous other City departments. In addition to MAP2020 past and current work to retain low to moderate income residents, community-serving businesses, artists, and nonprofits, MAP2020 retention strategies and other related efforts must adjust to address the novel and disparate impacts of COVID-19, which will have additional destabilizing pressures on the community. Exact strategies and solutions are still being formulated through MAP2020 and other efforts and will be vetted with community partners. The addendum to this report and the next MAP2020 Annual Status Report will continue to track trends, strategies and outcomes.