38 and 28 percent of respondents, respectively (page 19). Interest in development varied significantly across different income groups and also based on whether someone owned or rented their home. Overall, as income decreased interest in development increased at higher heights and higher affordability levels. Similarly, renters were interested in development at higher heights and higher affordability levels: 51 percent of renters found 6 or 7 story projects with higher affordability rates desirable while only 24 percent of owners expressed desire for this development type.

**Transit & Streetscape Improvements**

Respondents overwhelmingly reported (86 percent) that they walk to the local shops. In order to receive improved transit service, an overwhelming majority of respondents indicated that they are willing to walk an additional block or two in exchange for better service. Even among seniors, a 60 percent majority also welcomed this idea. Respondents also indicated the intersections they perceive as unsafe; the results are shown on Map 5-1 on page 22. The intersections most frequently mentioned as unsafe were along Geary Blvd between 12th Avenue and 28th Avenue. The majority of respondents welcomed pedestrian safety and streetscape improvements, finding that widening sidewalks was especially appealing.

**Commercial Character**

Inner Clement commercial corridor was reported as the most frequented commercial area in the Richmond followed by the Outer Geary commercial corridor. Interest in additional seating and sidewalk space was most common on Inner Clement, while concerns about sidewalk cleanliness were common in both commercial areas. Respondents who live in the Richmond visit shops in the Richmond mostly for daily needs, restaurants, and bars, while majority of them leave the Richmond for entertainment services. Respondents who live outside the Richmond visit the restaurants, bars and shops most frequently and least often for entertainment. Even among seniors, a 60 percent majority also welcomed this idea.

Respondents also indicated the sections of the Richmond they perceive as having the most aesthetic value. Respondents who live in the Outer Geary commercial corridor found the streetscape cleanest, while concerns about sidewalk cleanliness were most common on Inner Clement. Respondents who live in the Outer Geary commercial corridor also indicated that they are willing to walk an additional block or two in exchange for better service. Even among seniors, a 60 percent majority also welcomed this idea.

**Community Facilities**

Libraries were the most commonly used facilities among the respondents, along with the museums in Golden Gate Park. Community centers such as the Richmond Recreation Center, the YMCA, and the Richmond District Neighborhood Center were also frequently mentioned. The need for additional social service centers, community centers for shared use, facilities for children, and more senior services were also highlighted. Community centers such as the Richmond Recreation Center, the YMCA, and the Richmond District Neighborhood Center were also frequently mentioned. The need for additional social service centers, community centers for shared use, facilities for children, and more senior services were also highlighted.

**Next Steps**

Since July 2016, we have embarked on another round of outreach to seek feedback on our findings, identify priorities, reach community goals, and finally create solutions and policies to help shape the future of the Richmond.

The Richmond District Strategy is a collaboration between Supervisor Mar’s Office and the San Francisco Planning Department. The Strategy seeks to provide a comprehensive understanding of the District’s current needs, and opportunities in order to ensure a sustainable and high quality of life for the Richmond District now and in the future. The first phase, the *Existing Condition Report* was published and shared with the community in September 2015. The second phase, the *Community Needs Analysis*, includes a comprehensive survey conducted during October 2015 to January 2016. The results of the survey are summarized here and available in detail on our website: http://www.sf-planning.org/richmond-strategy.
Survey Highlights

NEED FOR NEW HOUSING
82% of respondents expressed housing options are insufficient in the Richmond.
65% of respondents expressed that more housing for families with children and multi-generational families is needed.
61% of respondents expressed that more housing for households with an annual income of $35k to $60k is needed.

SURVEY RESPONDENTS’ DESIRABILITY OF BUILDING HEIGHTS BY INCOME GROUP
Overall, about 71% of respondents expressed desirability for at least one type of housing development project that varied between affordability levels and building heights.

SURVEY RESPONDENTS’ DESIRABILITY OF PEDESTRIAN SAFETY AND STREETSCAPE IMPROVEMENTS

ADDITIONAL TRENDS
86% of respondents walk to local shops in the Richmond.
84% of respondents would consider walking an additional block or two for improved transit.
58% of respondents visit Golden Gate Park at least once a week.

LOWER INCOME RESPONDENTS (Annual income less than $45,000)
17% of all respondents reported earning less than $45,000.
83% of lower-income respondents cannot afford current sales prices of homes in the Richmond.
72% of lower-income respondent cannot afford current rental rates in the Richmond.

RENTING RESPONDENTS
53% of renters cannot afford current rental rates in the Richmond.
89% of renters cannot afford current sales prices of homes in the Richmond.

Highlights of Respondent Subgroups

SENIOR RESPONDENTS
14% of respondents identified as seniors.
60% would consider walking an additional block or two in order to receive improved transit.

ASIAN RESPONDENTS
26% of respondents identified as Asian.
60% earn an annual income of less than $50,000.

Development
Of the respondents to the questions about different development types and affordability levels, about 71 percent of respondents expressed desirability for at least one type of housing development project that varied between affordability levels and building heights. Respondents expressed their desire for four different options of development where more height and more units were combined with higher affordability rates. The most preferred height was a four-story building, with 33 percent of respondents finding this height desirable and only 28 percent not wanting to see this type of project. While projects at higher heights were less desirable than four story projects among the respondents, taller projects at 6 or 8 stories were still found desirable by...

Survey Key Findings
Why do you live in the Richmond? Respondents found close proximity to large open space, safety, affordability, and a family-oriented community as top reasons they chose to live in the Richmond.

Housing Characteristics
Of respondents who live in the Richmond, 53 percent reported that they rented (compared to census data that reports 64 percent of Richmond residents rent). As income decreased, the percent of renters increased among the respondents, with a significant majority of respondents earning less than $45,000 annually reporting as renters (page 9). Living alone or with roommates is also more common as income goes down (page 10).

Respondents were most likely to live in two to four unit buildings, followed by single-family homes. Interestingly, living in single family homes was equally common across different income groups, even among respondents with annual income of less than $45,000. Given that single family homes are one of the most expensive housing types, this information may indicate that lower income residents may have purchased their homes many years ago.

The need for additional bedrooms was most common among renters: While only 5 percent of respondents live in what is termed an overcrowded home, defined as more than two persons per bedroom, 18 percent of respondents expressed interest in having an additional bedroom. Conversely, the desire to downsize was not apparent. Only 3 percent of respondents expressed an interest in downsizing, while 13 percent of respondents live in a home where there are more bedrooms than occupants.

Housing Need
More than 80 percent of respondents expressed that they do not believe Richmond has sufficient housing. The most common needs expressed were: housing for families and larger households and housing for households with income between $45,000 to $80,000. Renters and people of lower income expressed the need for these housing types at a much higher rate than owners and people of higher income (page 16 and 17).