

DISTRICT 4 Community Needs Assessment

District 4 Community Profile

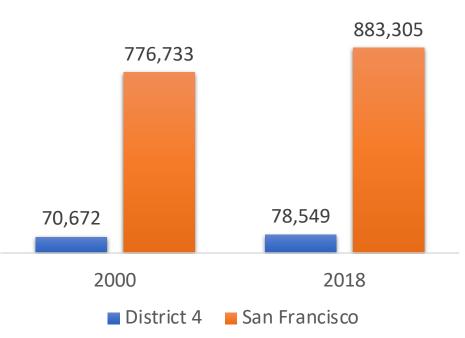


DEMOGRAPHICS – Population + Growth



POPULATION

1

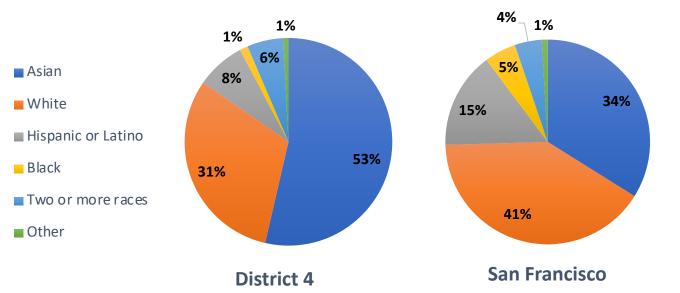


POPULATION GROWTH SINCE 2000

11%	13%
in D4	in SF

DEMOGRAPHICS – Race and Ethnicity

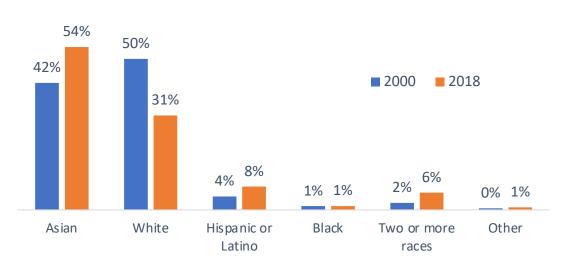
RACE + ETHNICITY (2018)



53% of D4 residents identify as Asian

vs. 34% citywide

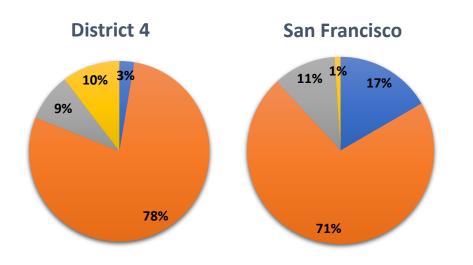
RACE + ETHNICITY (Change in D4 from 2000-2018)



LIMITED ENGLISH-SPEAKING HOUSEHOLDS (2018)

14% 12% in SF

LANGUAGES OTHER THAN ENGLISH SPOKEN AT HOME (2018)



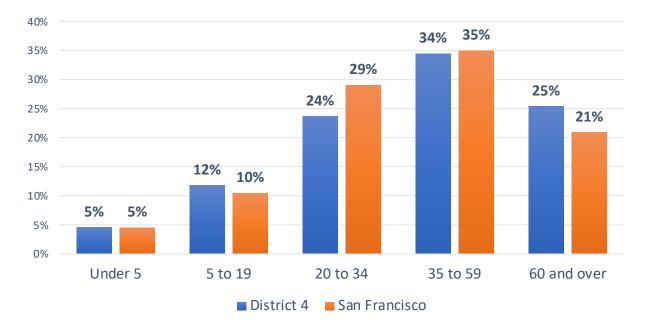
Spanish

- Asian and Pacific Island Languages (Including. Cantonese and Tagalog)
- Other Indo-European languages
- Other languages

FOREIGN BORN POPULATION (2018)

DEMOGRAPHICS – Age and Household Size

AGE (2018)



District 4 has a higher proportion of **children & seniors**

compared to the city as a whole



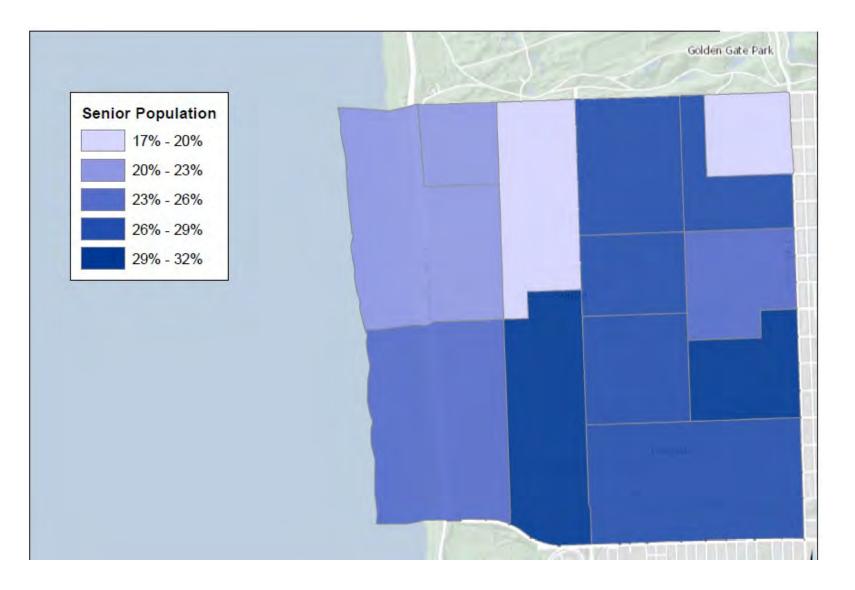
AVERAGE HOUSEHOLD SIZE (2018)

2.9 in D4



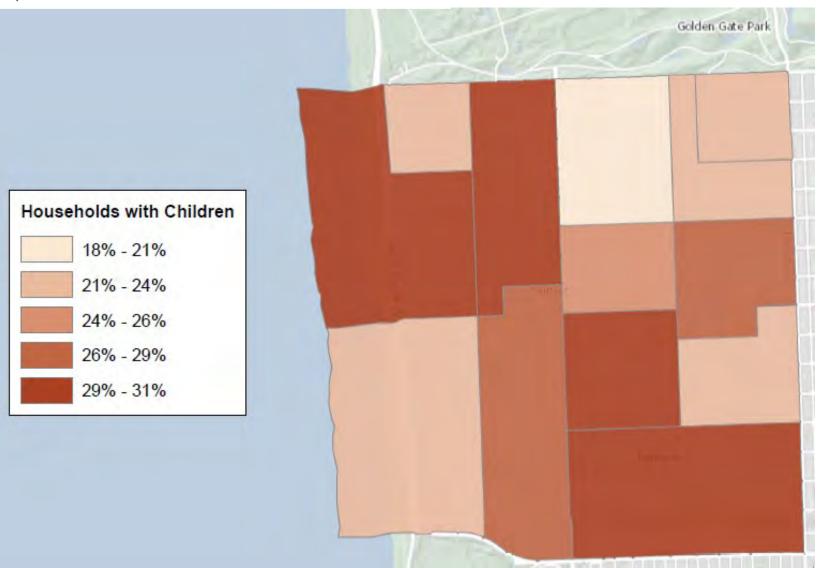


WHERE DO SENIORS LIVE? (2018)

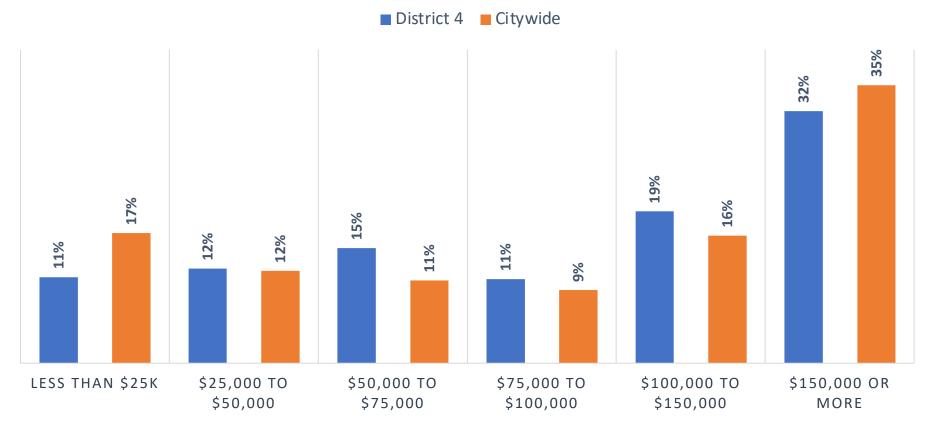


DEMOGRAPHICS – Households with Children

WHERE DO HOUSEHOLDS WITH CHILDREN LIVE? (2018)



HOUSEHOLD INCOME (2018)



MEDIAN HOUSEHOLD INCOME (2018)

\$103,817

\$104,917

District 4

San Francisco

POVERTY STATUS (2018)

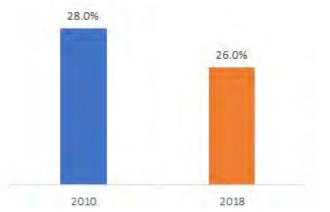
7.7% District 4

10.9% San Francisco



DEMOGRAPHICS – What's changed? What's changing?

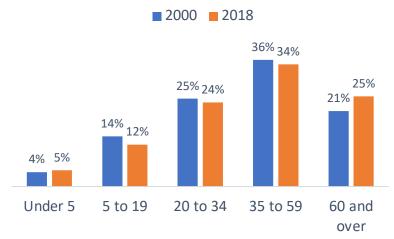
D4 Households with Children



The percentage of households with children **decreased** between 2010 and 2018. What can we do to **reverse this trend**?



D4 Household Income



District 4 is getting older. How do we meet the needs of a growing senior population?

Like the rest of the city, D4 is losing middle-income households and gaining highincome households.

Is this a problem?

D4 Age

If so, what should we do about it?



Older residents are more vulnerable





What special precautions do we need to take to ensure the safety of **older adults and vulnerable populations**?

Employment industries hardest hit



of D4 residents hold jobs in industries* that are significantly impacted by COVID-19

*Healthcare, accommodation and food service, education, retail, manufacturing, wholesale trade

What special precautions do we need to take to ensure the safety of **older adults and vulnerable populations**?

Families with children impacted by school closures

~3,600 Children under 5

~9,300

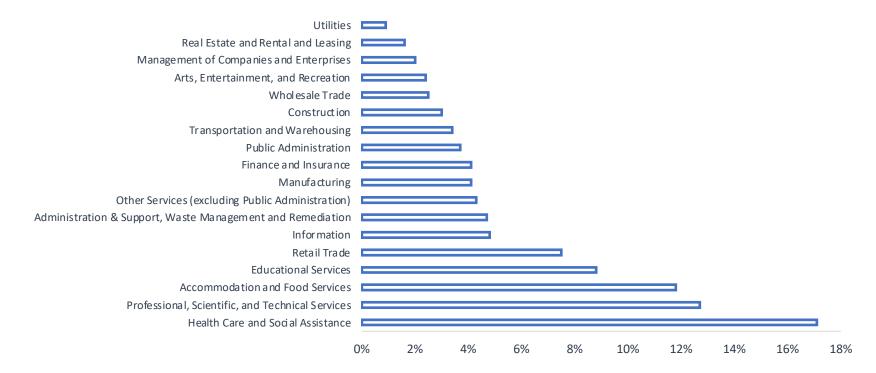
Age 5 to 19



How do we plan for the **needs of working parents** and ensure the crisis doesn't further disadvantage children from **vulnerable communities** ?



INDUSTRY BY OCCUPATION (2017)



TOP 5 INDUSTRIES:

- 1. Health Care & Social Assistance 🕀
- 2. Professional, Scientific, & Technical Services
- 3. Accommodation & Food Services
- 4. Education 😒
- 5. Retail

Number of Housing Units (2018)

27,988 393,975 District 4 San Francisco



HOUSING – What's Actually Here

District 4 Nonconforming Housing

SAN FRANCISCO

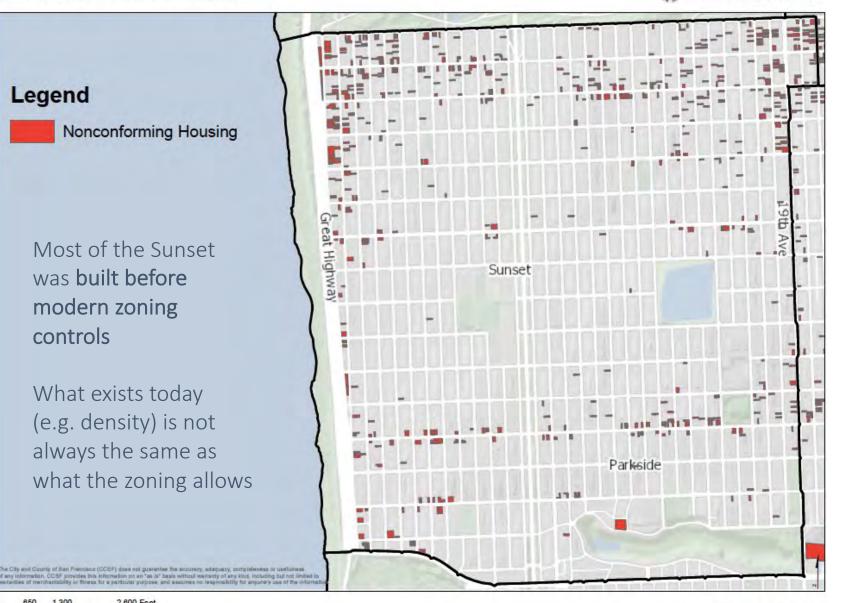
Legend

Nonconforming Housing

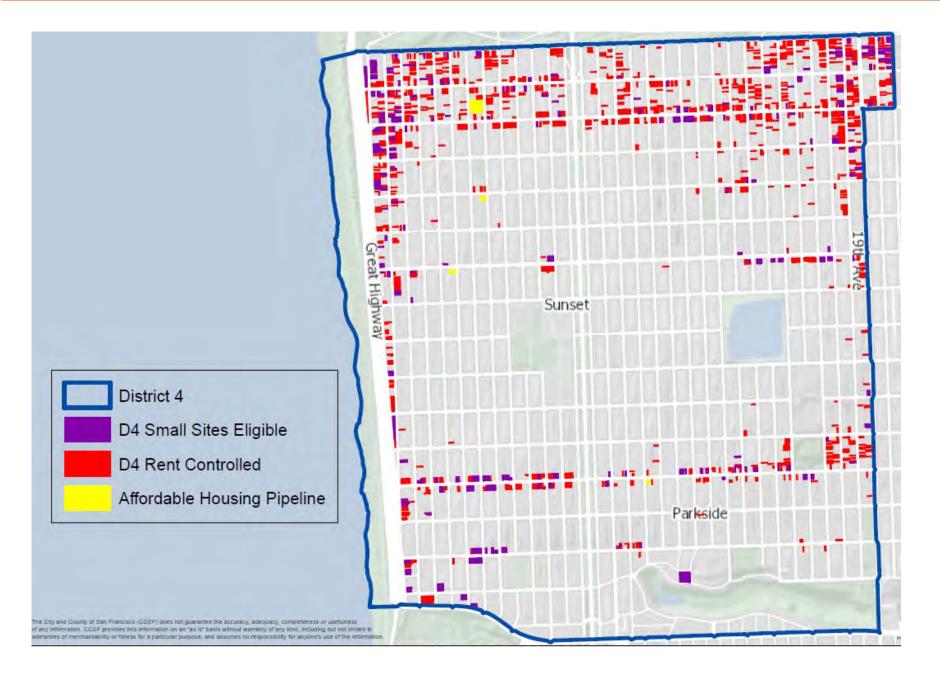
Most of the Sunset was built before modern zoning controls

What exists today (e.g. density) is not always the same as what the zoning allows

Balling for arrentation's



HOUSING – What's Actually Here – Affordable Housing



HOUSING – ADU



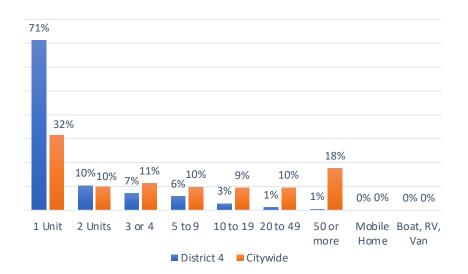
As of 2018, there is an estimated

64 ADU units

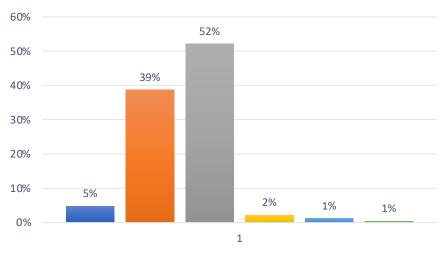
of which 23 are new construction and 41 are legalized

HOUSING – Types of buildings

UNITS IN STRUCTURE (2018)



AGE of STRUCTURE



■ 1900-1919 ■ 1920-1939 ■ 1940-1959 ■ 1960-1979 ■ 1980-1999 ■ 2000-2019

Over **70%**

of residential buildings in D4 are single-family homes



96% of housing units in D4 were built pre-1960

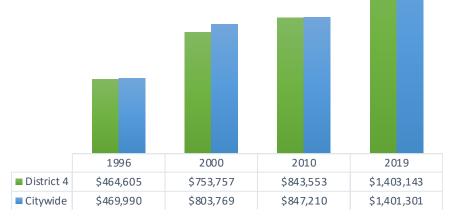


MEDIAN HOME PRICES

D4 home median home prices

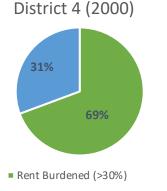
increased by 86%

between 2000-2019

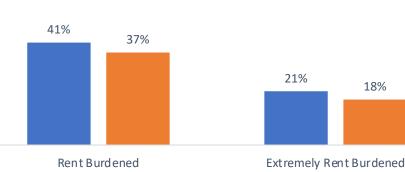


Source: Zillow (2019 inflation-adjusted)

RENT BURDEN (2018)

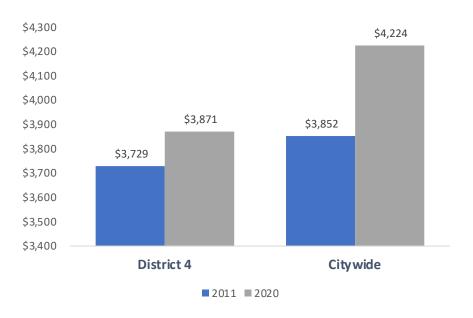


Extremely Rent Burdened (>50%)



District 4 San Francisco

GROSS RENT (2011 - 2020)



Source: Zillow (2020 inflation-adjusted)

41% of D4 renters pay more than 30% of their income on rent, and the % is increasing

District 4 Households

(2010)

24,800 Households (2018) **26,900** Households

26% Households with children **22%** Households with children

10%

Senior households (living alone)

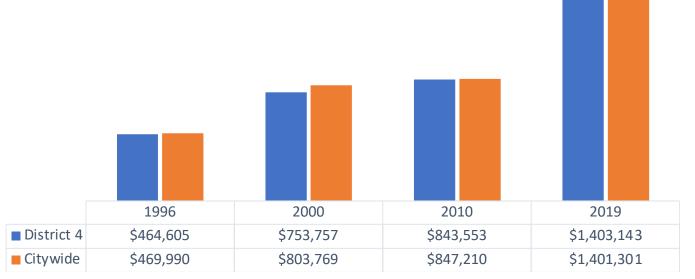
10% Senior households (living alone) 4.6% are multi-generational households



compared to 2.6% citywide

HOUSING - Costs

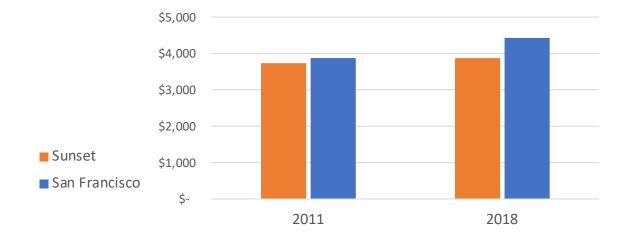
Median Home Prices



Median home prices in the Sunset comparable to the city

Source: Zillow (2019 inflation-adjusted)

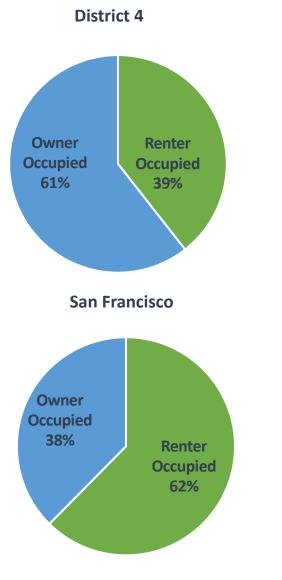
Average Rents



Rents rose **4%** in the Sunset (vs. 14% citywide)

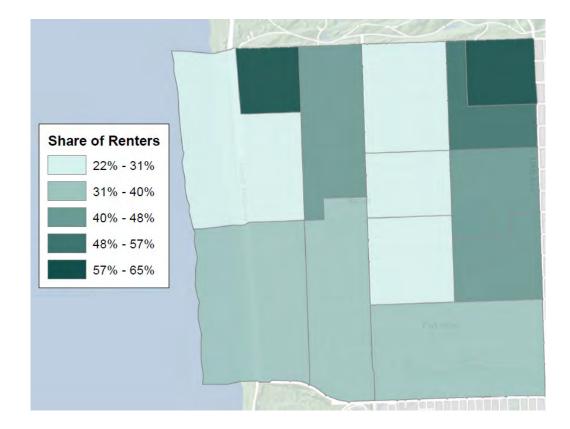
Source: Zillow (2020 inflation-adjusted)

HOUSING – Tenure



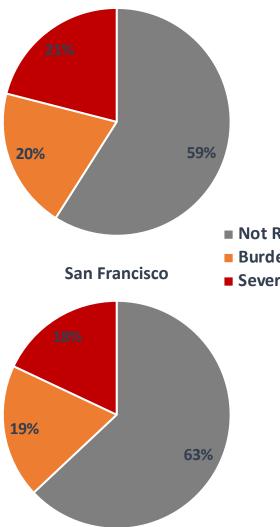
Over 60% of Sunset residents own their homes

In some areas **up to 65%** of residents are **renters**



HOUSING – Rent Burden

District 4



Rent burdened Pay more than 30% of income on rent

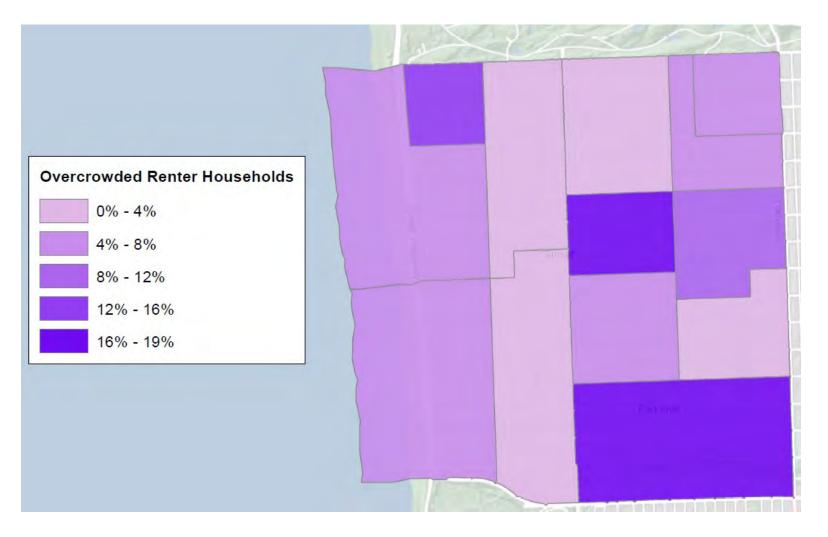
Severely rent burdened Pay more than 50% of income on rent

- Not Rent Burdened
- Burdened
- Severely Burdened

In 2018, 41% of Sunset renters paid more than 30% of their income on rent

Sunset renters are more likely to be rentburdened than San Franciscans as a whole

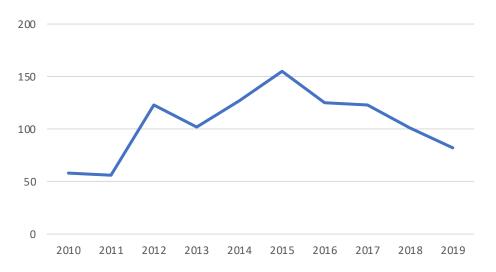
HOUSING – Overcrowding



Overcrowded = More than one person per room

In the Sunset, **7%** of Sunset renters experience overcrowding **Only 3%** of Sunset homeowners do

HOUSING - Evictions



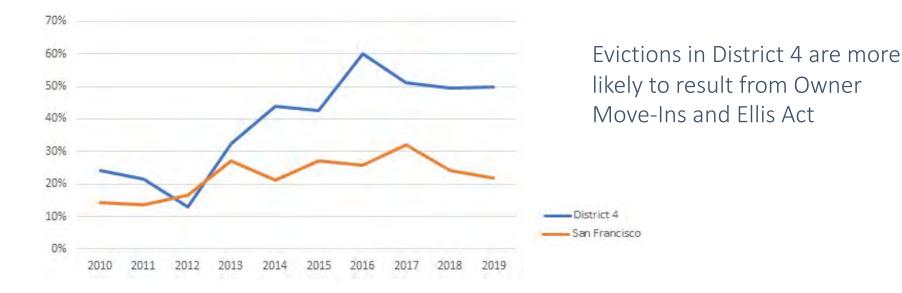
Eviction Notices Served in District 4 (2010 to 2019)

Over the past 10 years:

Sunset has averaged ~100 evictions per year

San Francisco averaged **~1,700 evictions** per year

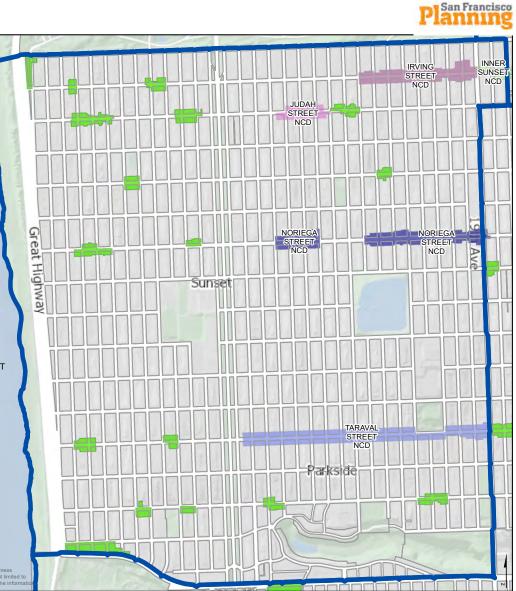
Owner Move-in & Ellis Act eviction notices as a proportion of all evictions (2010 to 2019)



Neighborhood Commercial Districts

zoned for **mixed use** and **housing** (typically excludes offices)

DISTRICT NAME INNER SUNSET NEIGHBORHOOD COMMERCIAL IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT Other NCs (NC-1; NC-2; NC-3; NC-S; NCT-1; NCT-2; NCY-3)



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Legend



11.2% Personal service (e.g., salon, spa)10.6% Restaurant, full service8.7% Fast food (limited restaurant)

8% vacant

160 total storefronts



19% Fast food (limited restaurant)15% Medical services9% Personal service (e.g., salon, spa)

2.6% vacant

190 total storefronts

11% Personal service (e.g., salon, spa)11% Business or professional service (e.g., real estate, insurance)7.4% Restaurant, full service

13.2% vacant

242 total storefronts

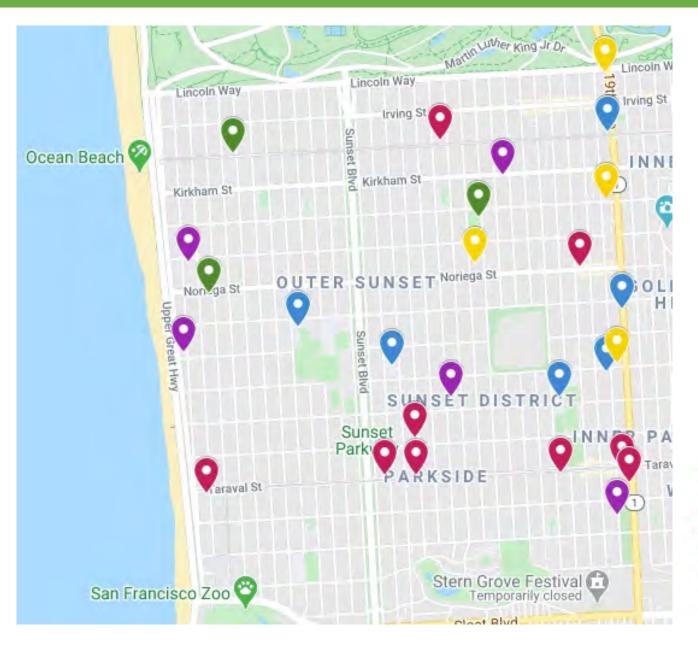
Source: Neighborhood Commercial Corridors Survey, SF Planning 2016



What do we mean by neighborhood services?

Community Centers	Parks and Open Spaces
Libraries	Tenant Counseling + Services
Senior Centers + Services	Immigration Services
Schools + Childcare	Legal Services
Youth programs	Religious Institutions
City services	Grocery Stores
Food pantries	

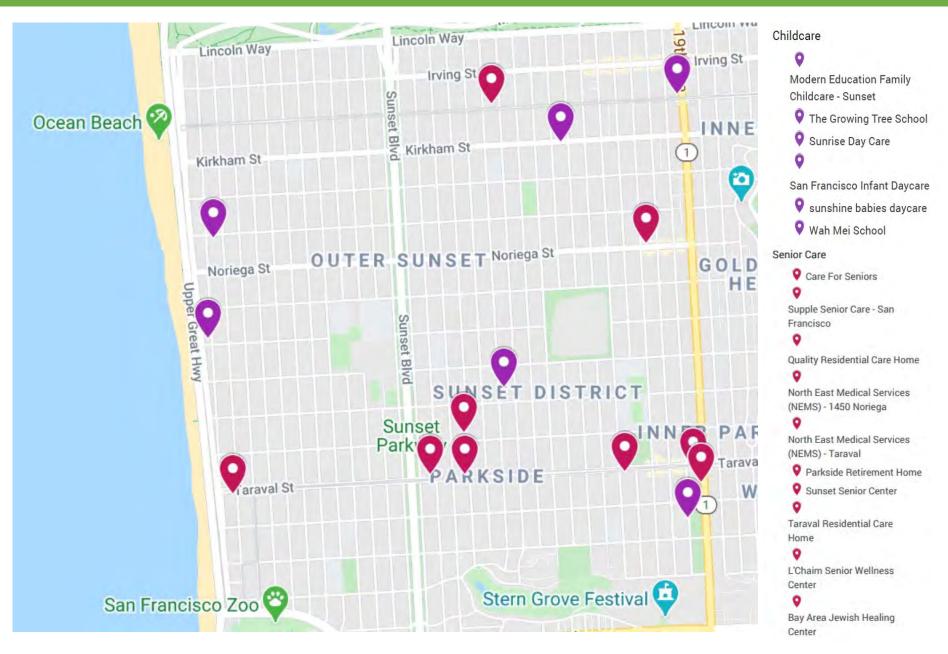
NEIGHBORHOOD SERVICES



Community Center Religious Institution

- Senior Care
- Schools
- Childcare

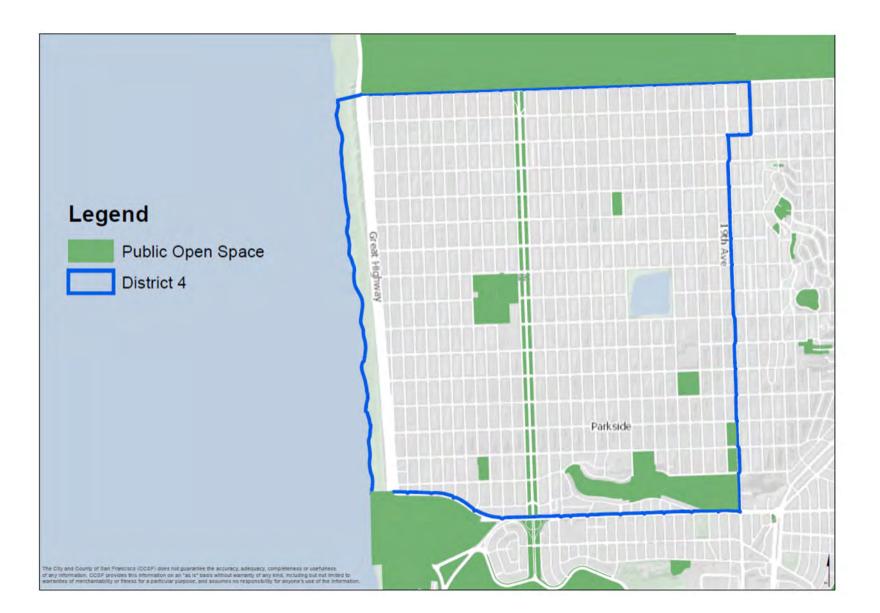
CHILD & SENIOR CARE FACILITIES



GROCERY STORES

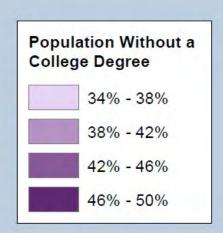


PARKS & OPEN SPACE



NEIGHBORHOOD SERVICES – Education

EDUCATION (2018)





There is a great variation in educational attainment across the District



NEIGHBORHOOD SERVICES – Education

EDUCATION (2018)

