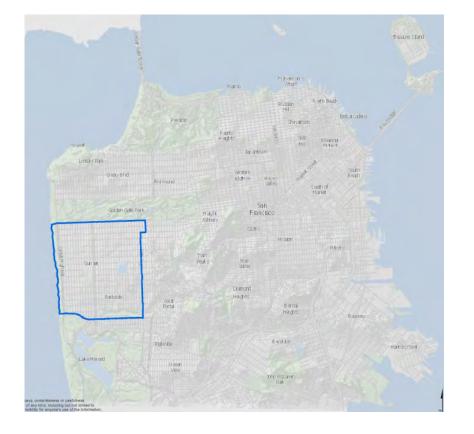


**DISTRICT 4** Community Needs Assessment

# **District 4 Community Profile**

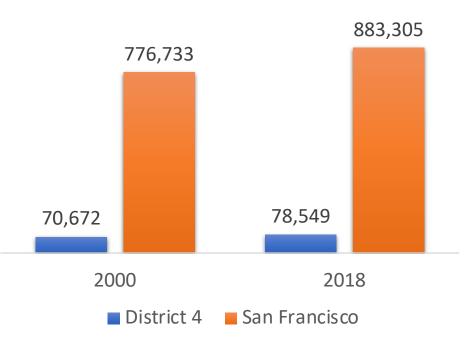


## DEMOGRAPHICS – Population + Growth



#### POPULATION

1

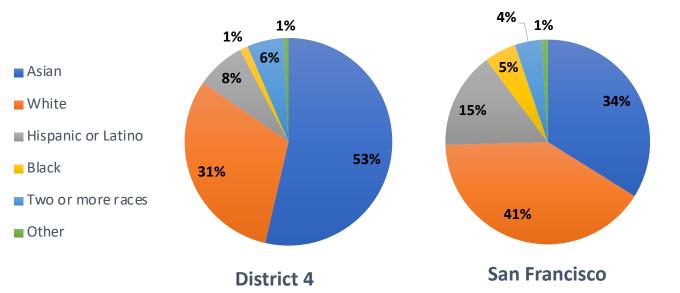


## **POPULATION GROWTH SINCE 2000**

11%	13%
in D4	in SF

## DEMOGRAPHICS – Race and Ethnicity

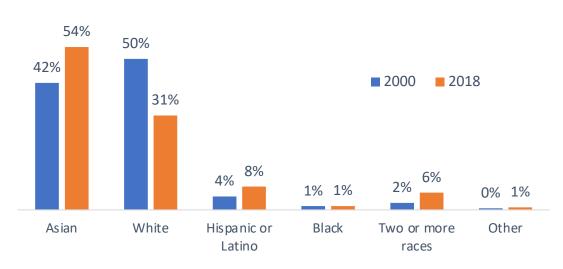
#### **RACE + ETHNICITY (2018)**



**53%** of D4 residents identify as Asian

vs. 34% citywide

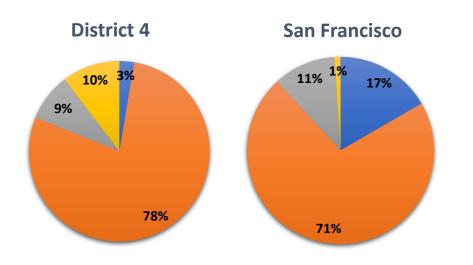
#### RACE + ETHNICITY (Change in D4 from 2000-2018)



#### LIMITED ENGLISH-SPEAKING HOUSEHOLDS (2018)

**14% 12%** in SF

#### LANGUAGES OTHER THAN ENGLISH SPOKEN AT HOME (2018)



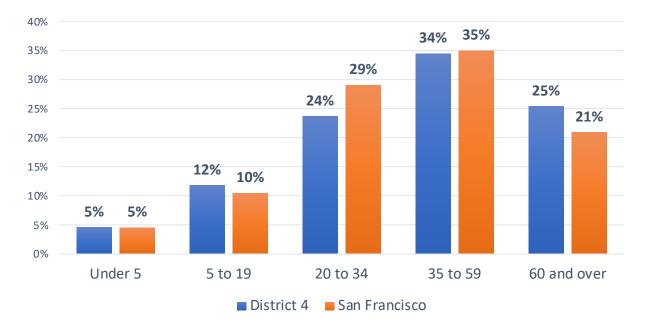
Spanish

- 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



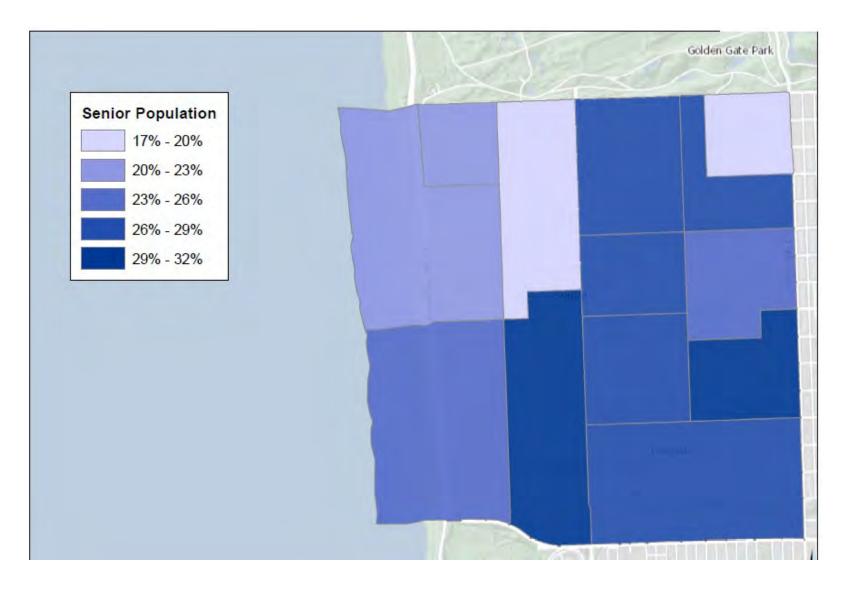
#### AVERAGE HOUSEHOLD SIZE (2018)

**2.9** in D4



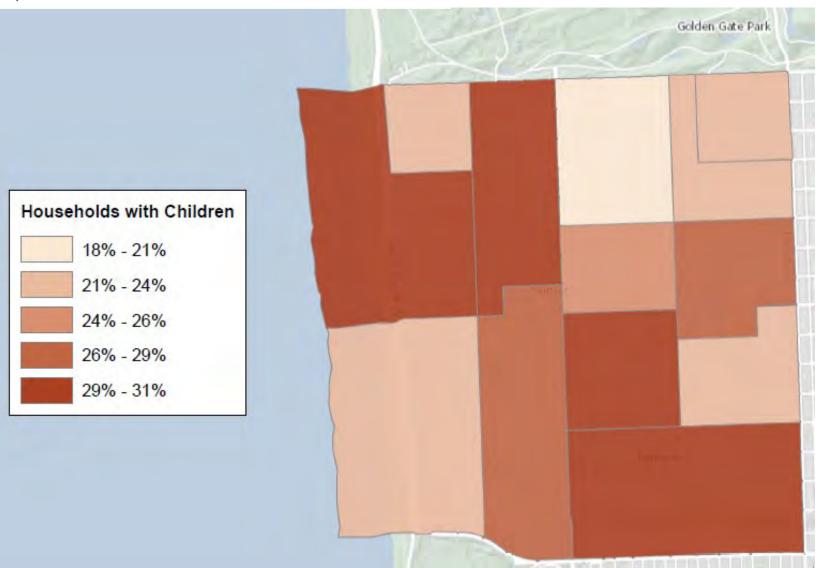


#### WHERE DO SENIORS LIVE? (2018)

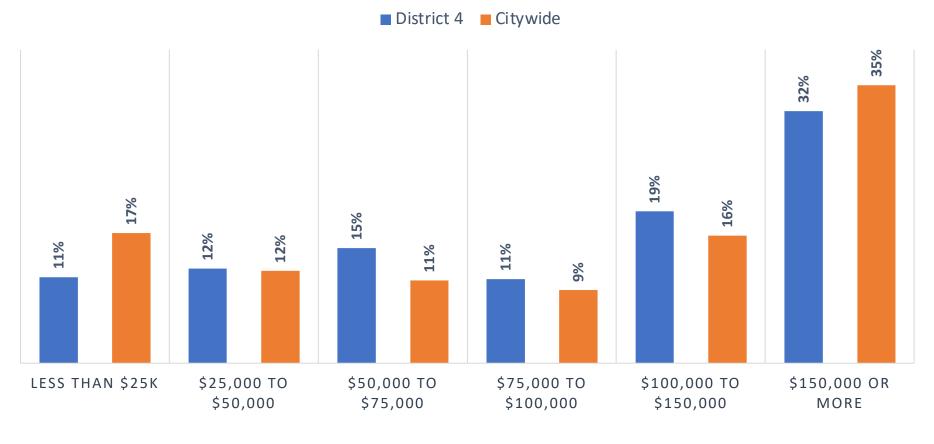


## DEMOGRAPHICS – Households with Children

#### 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)**

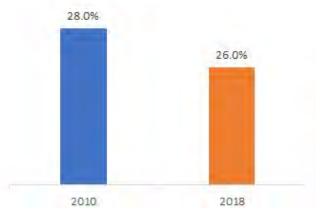
**7.7%** District 4

**10.9%** San Francisco



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

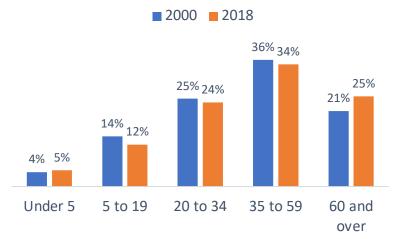
#### **D4 Households with Children**



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

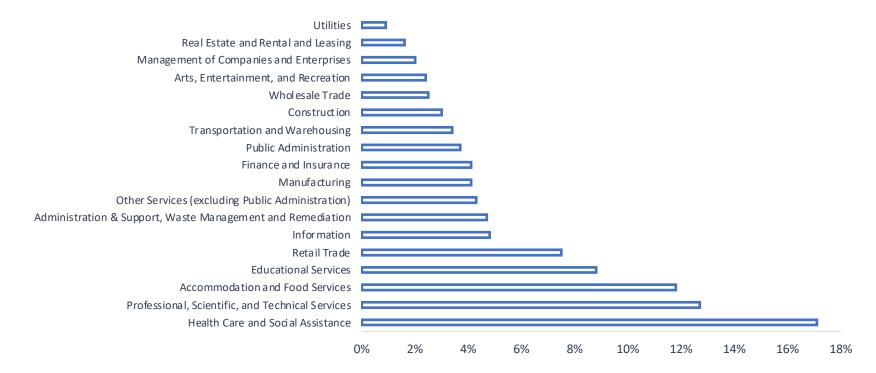
Age 5 to 19



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

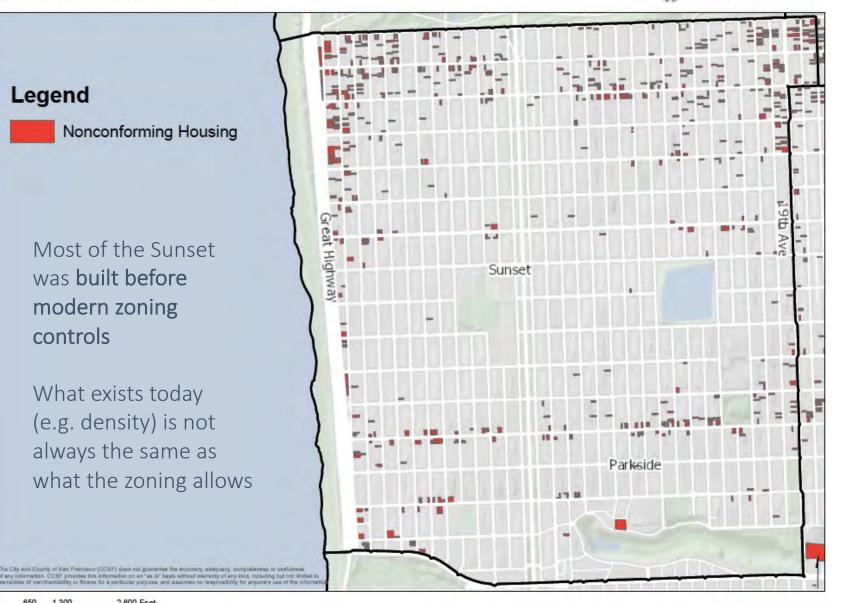
Legend

Nonconforming Housing

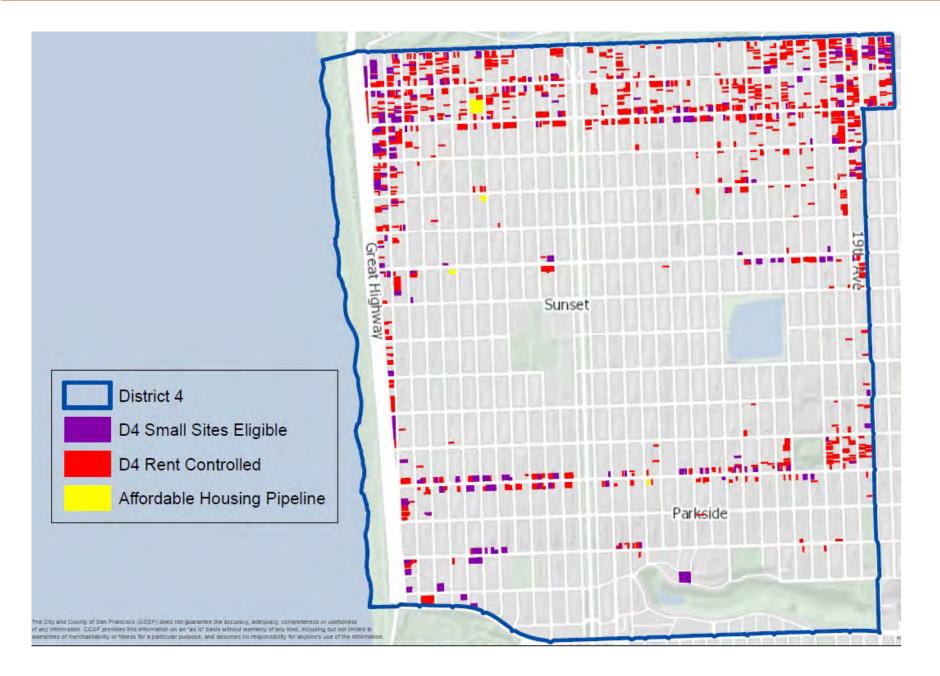
Most of the Sunset was built before modern zoning controls

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



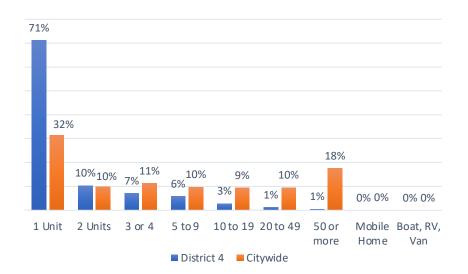
As of 2018, there is an estimated

# 64 ADU units

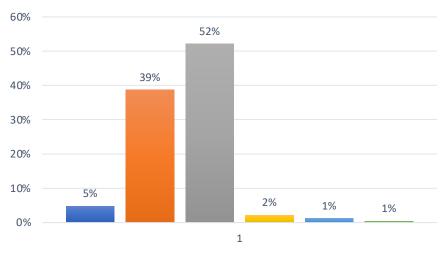
of which 23 are new construction and 41 are legalized

## 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

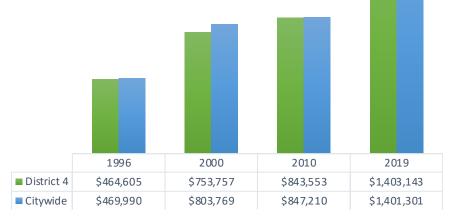


#### MEDIAN HOME PRICES

D4 home median home prices

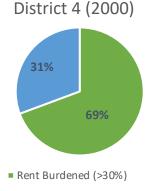
## increased by 86%

between 2000-2019

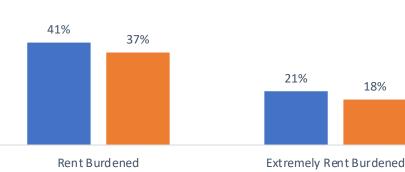


Source: Zillow (2019 inflation-adjusted)

#### RENT BURDEN (2018)

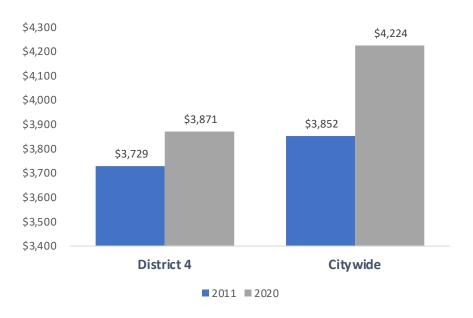


Extremely Rent Burdened (>50%)



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)

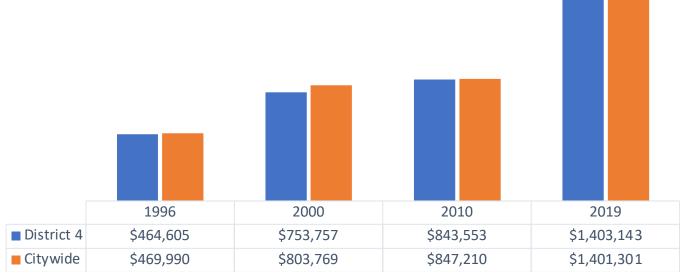
**10%** Senior households (living alone) 4.6% are multi-generational households



compared to 2.6% citywide

## HOUSING - Costs

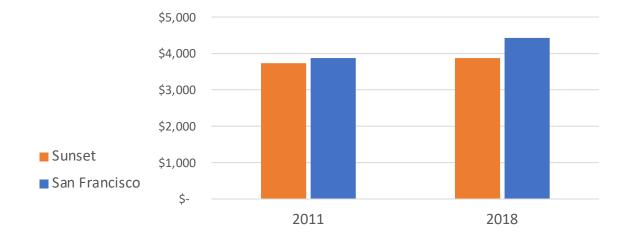
#### **Median Home Prices**



Median home prices in the Sunset comparable to the city

Source: Zillow (2019 inflation-adjusted)

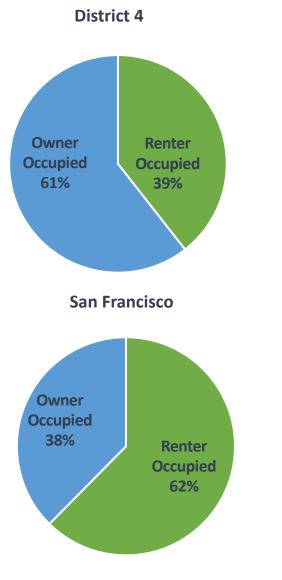
#### **Average Rents**



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

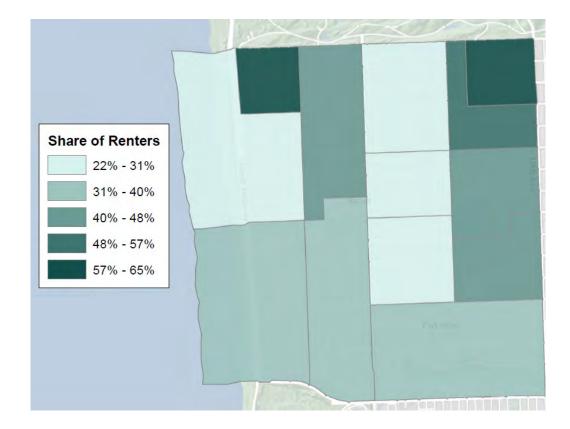
Source: Zillow (2020 inflation-adjusted)

## HOUSING – Tenure



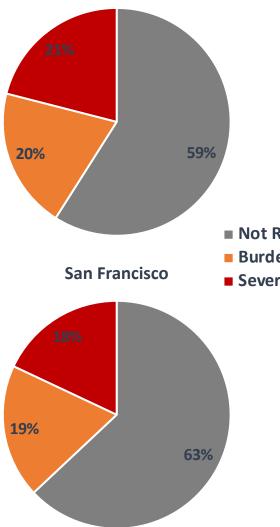
### Over 60% of Sunset residents own their homes

# 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

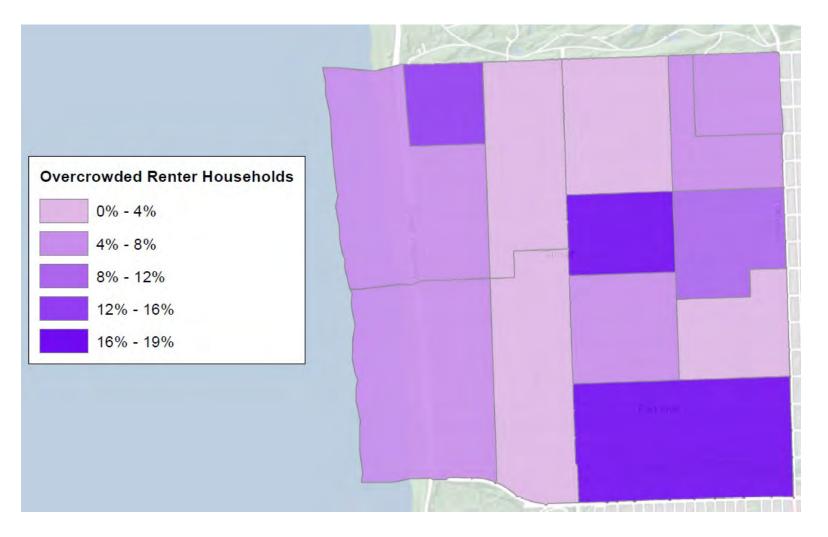
Severely rent burdened Pay more than 50% of income on rent

- 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

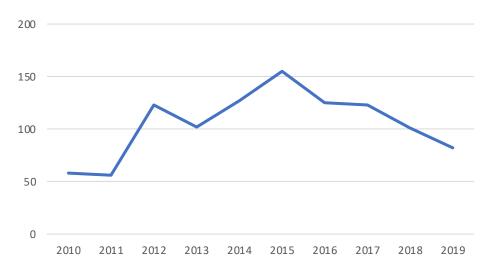
## HOUSING – Overcrowding



**Overcrowded =** More than one person per room

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

#### HOUSING - Evictions



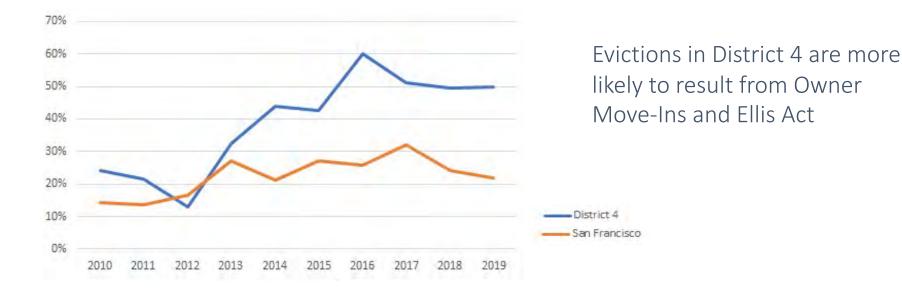
**Eviction Notices Served in District 4 (2010 to 2019)** 

Over the past 10 years:

Sunset has averaged ~100 evictions per year

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

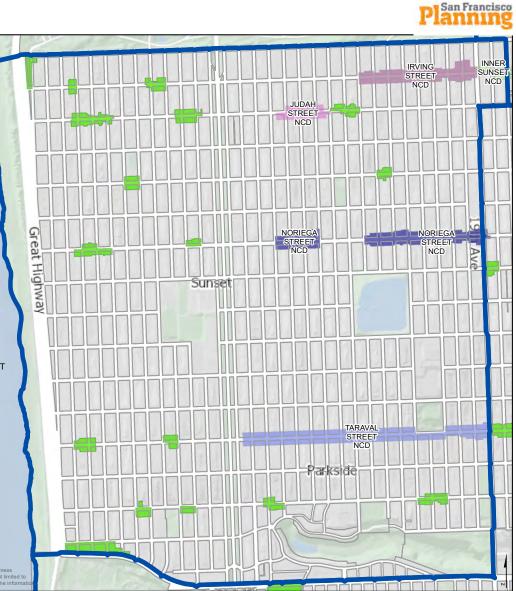
#### Owner Move-in & Ellis Act eviction notices as a proportion of all evictions (2010 to 2019)



#### 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

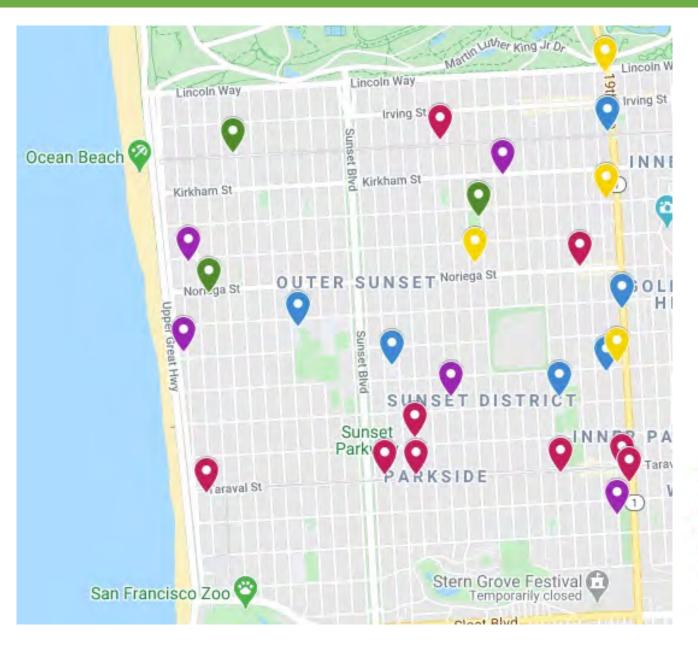
Source: Neighborhood Commercial Corridors Survey, SF Planning 2016



## 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	

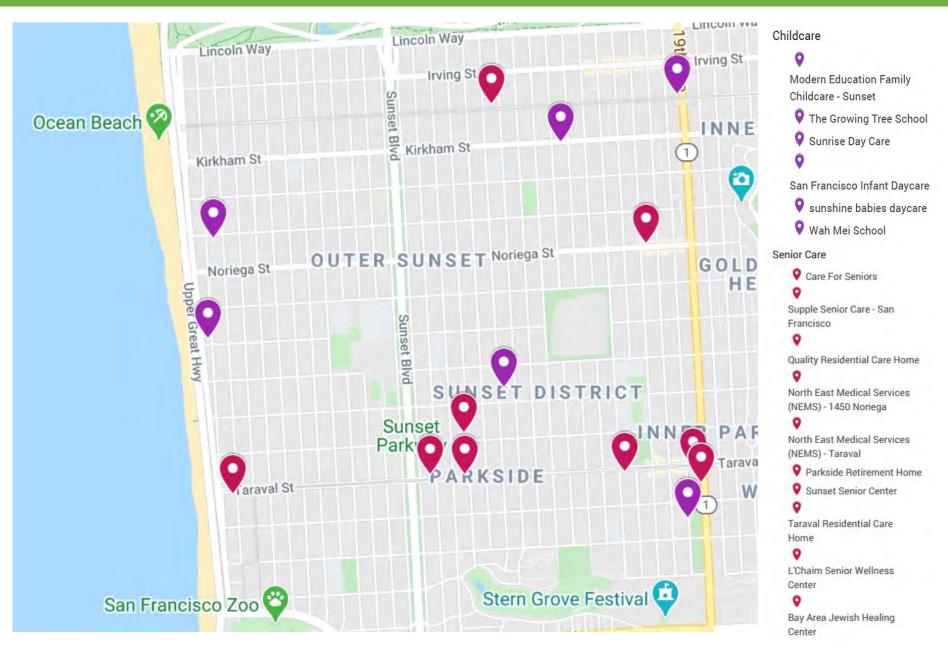
## NEIGHBORHOOD SERVICES



Community Center Religious Institution

- Senior Care
- Schools
- Childcare

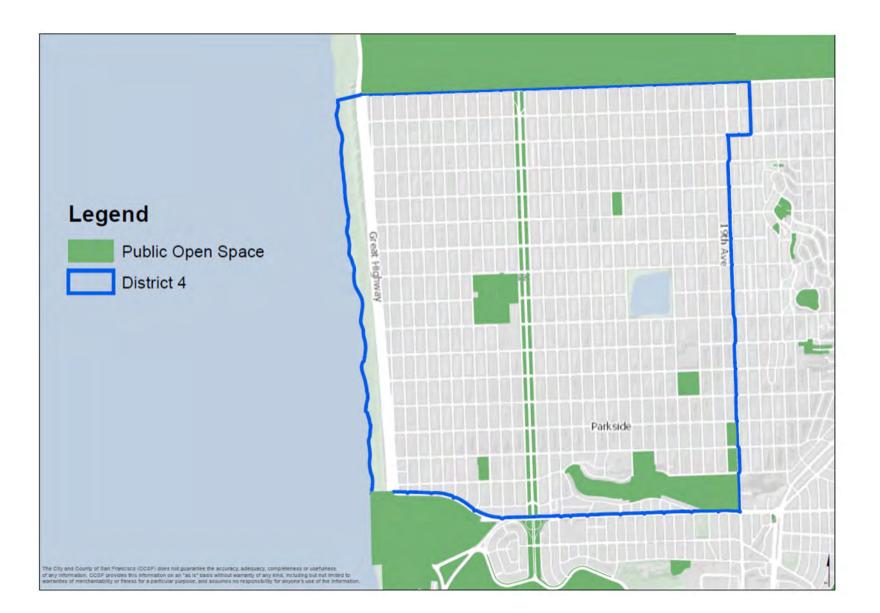
## CHILD & SENIOR CARE FACILITIES



## **GROCERY STORES**

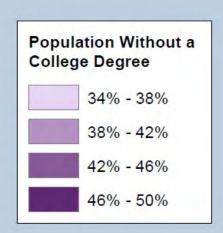


## PARKS & OPEN SPACE



## **NEIGHBORHOOD SERVICES – Education**

#### EDUCATION (2018)





There is a great variation in educational attainment across the District



## **NEIGHBORHOOD SERVICES** – Education

#### EDUCATION (2018)

