Good afternoon & welcome!

We will get started shortly.

Please change your name to your first name:

1. To change your name, click on the “PARTICIPANTS” button at the top of the Zoom window
2. In the participants list, find and hover your mouse over your name and click the “Rename” button
Housing
Please tell us:

1. Your Name

2. What is your connection to the Sunset and what interested you in attending today’s discussion on housing?
D4 Community Members

Office of District 4 Supervisor Mar

SF County Transportation Authority

SF Planning

Community Org Partners

Wah Mei School Bilingual Education Since 1974

Gum Moon Women’s Residence

Sunset Youth Services

SNBC Sunset Neighborhood Beacon Center

Community Needs Assessment

D4 Mobility Study

Community Vision for District 4

Housing
Neighborhood Services
Small Businesses & Commercial Corridors

Transportation

Neighborhood Strategy
• Outline community needs and priorities

• Find new solutions to meet District 4 needs

• Respond to COVID-19 at local level
<table>
<thead>
<tr>
<th>Timeframe</th>
<th>Project Phase</th>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>July - September 2020</td>
<td>Outreach Round 1</td>
<td>Virtual Small Group Discussions Needs Assessment Survey</td>
</tr>
<tr>
<td>October – December 2020</td>
<td>Analysis and Quick Actions</td>
<td>Analyze Community Input Implement quick actions</td>
</tr>
<tr>
<td>January - March 2021</td>
<td>Draft Reports</td>
<td>Draft Community Needs Assessment Match needs with potential solutions</td>
</tr>
<tr>
<td>Spring 2021</td>
<td>Outreach Round 2</td>
<td>Present Community Needs Assessment Gather feedback on potential solutions</td>
</tr>
<tr>
<td>Summer 2021</td>
<td>Neighborhood Strategy</td>
<td>Finalize Neighborhood Strategy:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Small Businesses and Commercial Corridors</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Neighborhood Services</td>
</tr>
</tbody>
</table>
DEMOGRAPHICS – Population + Growth

POPULATION

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>District 4</td>
<td>70,672</td>
<td>78,549</td>
</tr>
<tr>
<td>San Francisco</td>
<td>776,733</td>
<td>883,305</td>
</tr>
</tbody>
</table>

POPULATION GROWTH SINCE 2000

11% in D4
13% in SF
DEMOGRAPHICS – Race and Ethnicity

RACE + ETHNICITY (2018)

District 4

- Asian: 53%
- White: 31%
- Hispanic or Latino: 8%
- Black: 1%
- Two or more races: 6%
- Other: 1%

San Francisco

- Asian: 41%
- White: 34%
- Hispanic or Latino: 15%
- Black: 5%
- Two or more races: 4%
- Other: 1%

53% of D4 residents identify as Asian vs. 34% citywide

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

- Asian: 54% in 2018 vs. 42% in 2000
- White: 50% in 2018 vs. 31% in 2000
- Hispanic or Latino: 8% in 2018 vs. 4% in 2000
- Black: 1% in 2018 vs. 1% in 2000
- Two or more races: 6% in 2018 vs. 2% in 2000
- Other: 1% in 2018 vs. 0% in 2000
**LIMITED ENGLISH-SPEAKING HOUSEHOLDS** (2018)

- **14%** in D4
- **12%** in SF

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

**District 4**
- 78% Other languages
- 10% Asian and Pacific Island Languages (Including Cantonese and Tagalog)
- 9% Other Indo-European languages
- 3% Spanish

**San Francisco**
- 71% Other languages
- 11% Asian and Pacific Island Languages (Including Cantonese and Tagalog)
- 1% Other Indo-European languages
- 17% Spanish

**FOREIGN BORN POPULATION** (2018)

- **42%** in D4
- **34%** in SF
**DEMOGRAPHICS – Age and Household Size**

**AGE** (2018)

<table>
<thead>
<tr>
<th>Age Group</th>
<th>District 4</th>
<th>San Francisco</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>5 to 19</td>
<td>12%</td>
<td>10%</td>
</tr>
<tr>
<td>20 to 34</td>
<td>24%</td>
<td>29%</td>
</tr>
<tr>
<td>35 to 59</td>
<td>34%</td>
<td>35%</td>
</tr>
<tr>
<td>60 and over</td>
<td>25%</td>
<td>21%</td>
</tr>
</tbody>
</table>

**District 4 has a higher proportion of children & seniors compared to the city as a whole.**

**AVERAGE HOUSEHOLD SIZE** (2018)

- **2.9** in D4
- **2.4** in SF
## DEMOGRAPHICS – Household Income

### HOUSEHOLD INCOME (2018)

<table>
<thead>
<tr>
<th>Income Category</th>
<th>District 4</th>
<th>Citywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>LESS THAN $25K</td>
<td>11%</td>
<td>17%</td>
</tr>
<tr>
<td>$25,000 TO $50,000</td>
<td>12%</td>
<td>12%</td>
</tr>
<tr>
<td>$50,000 TO $75,000</td>
<td>15%</td>
<td>11%</td>
</tr>
<tr>
<td>$75,000 TO $100,000</td>
<td>11%</td>
<td>9%</td>
</tr>
<tr>
<td>$100,000 TO $150,000</td>
<td>19%</td>
<td>16%</td>
</tr>
<tr>
<td>$150,000 OR MORE</td>
<td>32%</td>
<td>35%</td>
</tr>
</tbody>
</table>

### MEDIAN HOUSEHOLD INCOME (2018)

- **District 4**: $103,817
- **San Francisco**: $104,917

### POVERTY STATUS (2018)

- **District 4**: 7.7%
- **San Francisco**: 10.9%
DEMOGRAPHICS: What’s unique about the Sunset? What’s changing?

More seniors and families with children
Growing senior population

More middle-income households and less income polarization but still pockets of poverty

Higher foreign-born population
14% limited-English speaking households
More likely to have Asian languages spoken at home

What else?
HOUSING – Work on the West Side

**District 1**
- D1 Community Planning
  - Geary Boulevard
  - COPA & Small Sites
  - Housing Inventory

**District 4**
- Sunset Forward
  - Community Needs Assessment
  - Mobility Study
  - ADU Incentive Pilot Program

**District 7**
- Focus on Housing for Families with Children and Seniors
  - Child Friendly Housing General Plan Amendment and Checklist
  - Child- and Senior-Friendly Housing Pilot

**COVID19 Recovery + Response**
**Affordable Housing Capacity Building**
HOUSING – Existing Conditions

Number of Housing Units (2018)

<table>
<thead>
<tr>
<th>District 4</th>
<th>San Francisco</th>
</tr>
</thead>
<tbody>
<tr>
<td>27,988</td>
<td>393,975</td>
</tr>
</tbody>
</table>
HOUSING – Existing Conditions

**UNITS IN STRUCTURE (2018)**

- 71% 1 Unit
- 32% 2 Units
- 10% 3 or 4
- 11% 5 to 9
- 10% 10 to 19
- 9% 20 to 49
- 10% 50 or more
- 1% Mobile
- 1% Home
- 1% Boat, RV, Van

**AGE of STRUCTURE**

- 52% 1900-1919
- 39% 1920-1939
- 5% 1940-1959
- 2% 1960-1979
- 1% 1980-1999
- 1% 2000-2019

Over **70%** of homes in District 4 are in single-family buildings.

96% of homes in District 4 were built before 1960.
HOUSING – Who lives in the Sunset?

District 4 Households

(2010)  
24,800 Households
26% Households with children
10% Senior households (living alone)

(2018)  
26,900 Households
22% Households with children
10% Senior households (living alone)

4.6% are multi-generational households compared to 2.6% citywide
HOUSING - Costs

Median Home Prices

<table>
<thead>
<tr>
<th>Year</th>
<th>District 4</th>
<th>Citywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996</td>
<td>$464,605</td>
<td>$469,990</td>
</tr>
<tr>
<td>2000</td>
<td>$753,757</td>
<td>$803,769</td>
</tr>
<tr>
<td>2010</td>
<td>$843,553</td>
<td>$847,210</td>
</tr>
<tr>
<td>2019</td>
<td>$1,403,143</td>
<td>$1,401,301</td>
</tr>
</tbody>
</table>

Source: Zillow (2019 inflation-adjusted)

Median home prices in the Sunset comparable to the city

Average Rents

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

Source: Zillow (2020 inflation-adjusted)
Over 60% of Sunset residents **own** their homes.

In some areas **up to 65%** of residents are **renters**.
In 2018, 41% of Sunset renters paid more than 30% of their income on rent. Sunset renters are more likely to be rent-burdened than San Franciscans as a whole.
Overcrowded = More than one person per room

In the Sunset, 7% of Sunset renters experience overcrowding
Only 3% of Sunset homeowners do
Housing – Evictions

Over the past 10 years:
Sunset has averaged ~100 evictions per year.
San Francisco averaged ~1,700 evictions per year.

Evictions in District 4 are more likely to result from Owner Move-Ins and Ellis Act.
Many facing difficulty paying rent or mortgage

Potential for widespread evictions + homelessness

Overcrowding increases risk of spread

Existing challenges exacerbated
Has your housing situation changed since the pandemic started? If so, how?

What other housing challenge(s) or needs has the pandemic caused in your community?

Seniors
Families with children
Renters
Others?
Increase in senior households

Decline in family with children households

More multi-generational households

Rent and sales prices increasingly out of reach

Renters face additional challenges:
- Rent burden
- Threat of eviction
- Overcrowding
Is housing in the Sunset meeting your needs and the needs of your community?

Will the existing housing in the Sunset meet your needs in 5 or 10 years? Will it meet the needs of today’s children and future generations?

What is needed for families with children and seniors to thrive in the Sunset?
Quick Actions

Feedback will inform the Community Needs Assessment Survey (September 2020)
THANK YOU!

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