

Good afternoon & welcome!

We will get started shortly.

Please change your name to your first name:

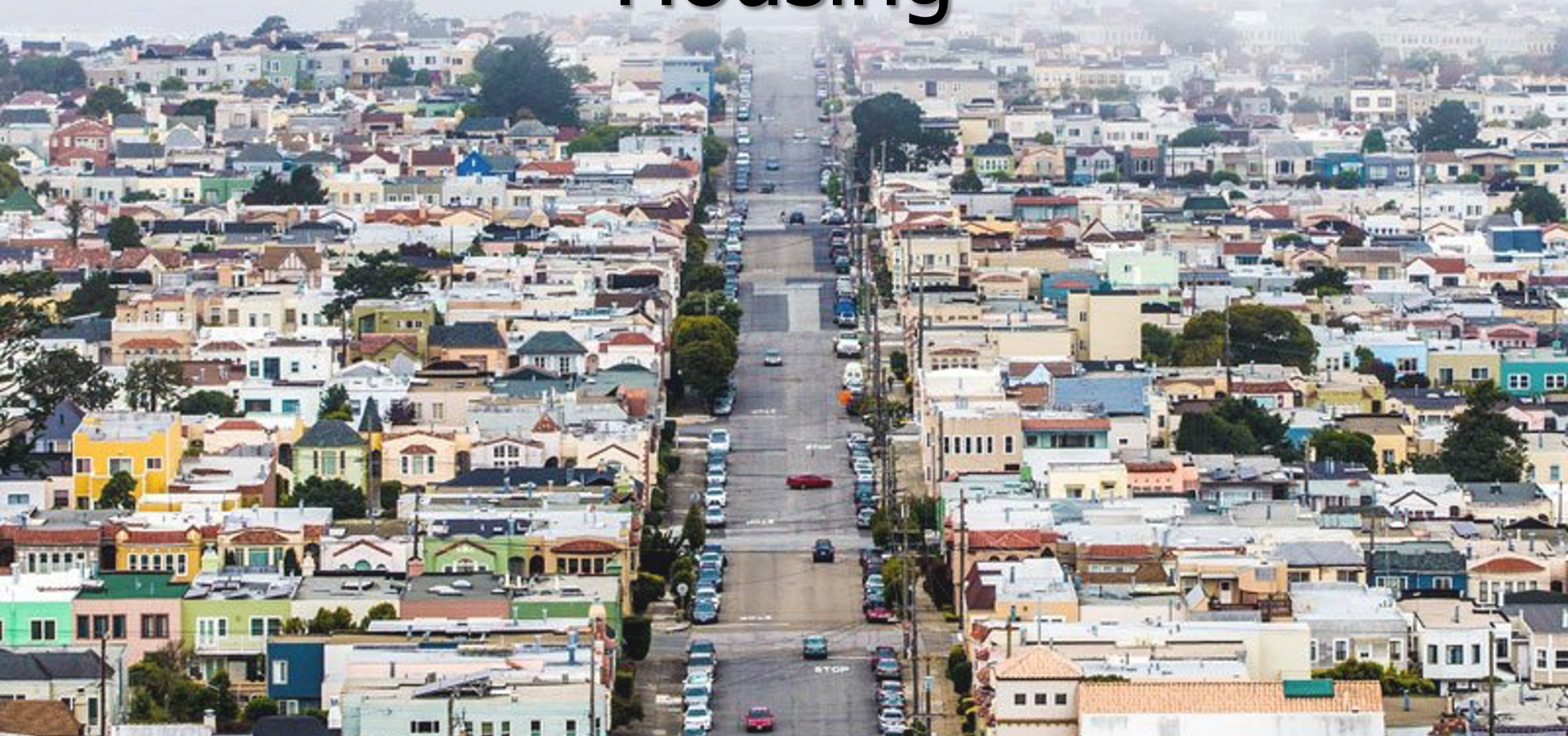
1. To change your name, click on the “PARTICIPANTS” button at the top of the Zoom window
2. In the participants list, find and hover your mouse over your name and click the “Rename” button





DISTRICT 4
Community Needs
Assessment

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?





DISTRICT 4
Community Needs
Assessment

D4 Community
Members

Office of District 4
Supervisor Mar

SF County
Transportation
Authority

SF Planning

Community Org
Partners



Community Needs
Assessment



D4 Mobility Study



Community Vision
for District 4

Housing
Neighborhood Services
Small Businesses & Commercial
Corridors

Transportation

Neighborhood Strategy

Community Needs Assessment - Topics



DEMOGRAPHICS



NEIGHBORHOOD COMMERCIAL & SMALL BUSINESSES



NEIGHBORHOOD SERVICES



HOUSING



TRANSPORTATION

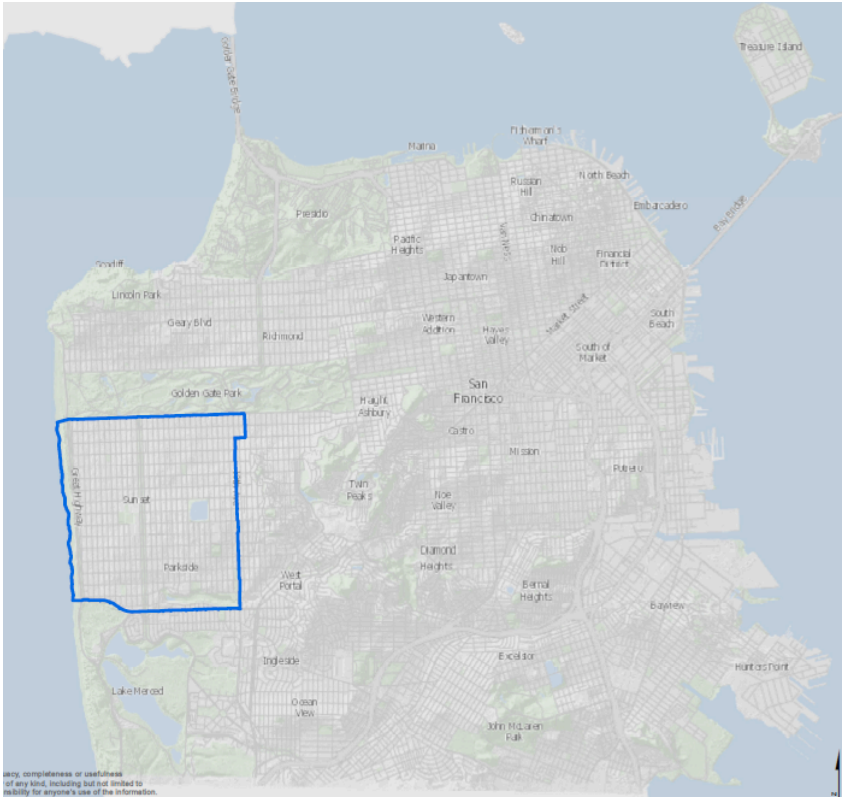
- Outline community needs and priorities
- Find new solutions to meet District 4 needs
- Respond to COVID-19 at local level



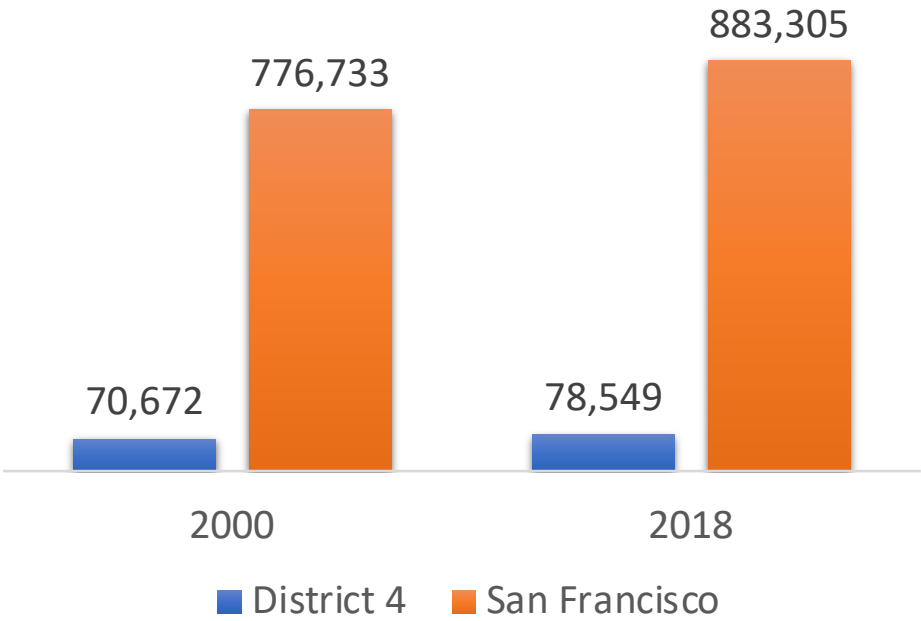
Community Needs Assessment – The Process

Timeframe	Project Phase	Activities
July - September 2020	Outreach Round 1	Virtual Small Group Discussions Needs Assessment Survey
October – December 2020	Analysis and Quick Actions	Analyze Community Input Implement quick actions
January - March 2021	Draft Reports	Draft Community Needs Assessment Match needs with potential solutions
Spring 2021	Outreach Round 2	Present Community Needs Assessment Gather feedback on potential solutions
Summer 2021	Neighborhood Strategy	Finalize Neighborhood Strategy: <ul style="list-style-type: none">• Housing• Small Businesses and Commercial Corridors• Neighborhood Services

DEMOGRAPHICS – Population + Growth



POPULATION



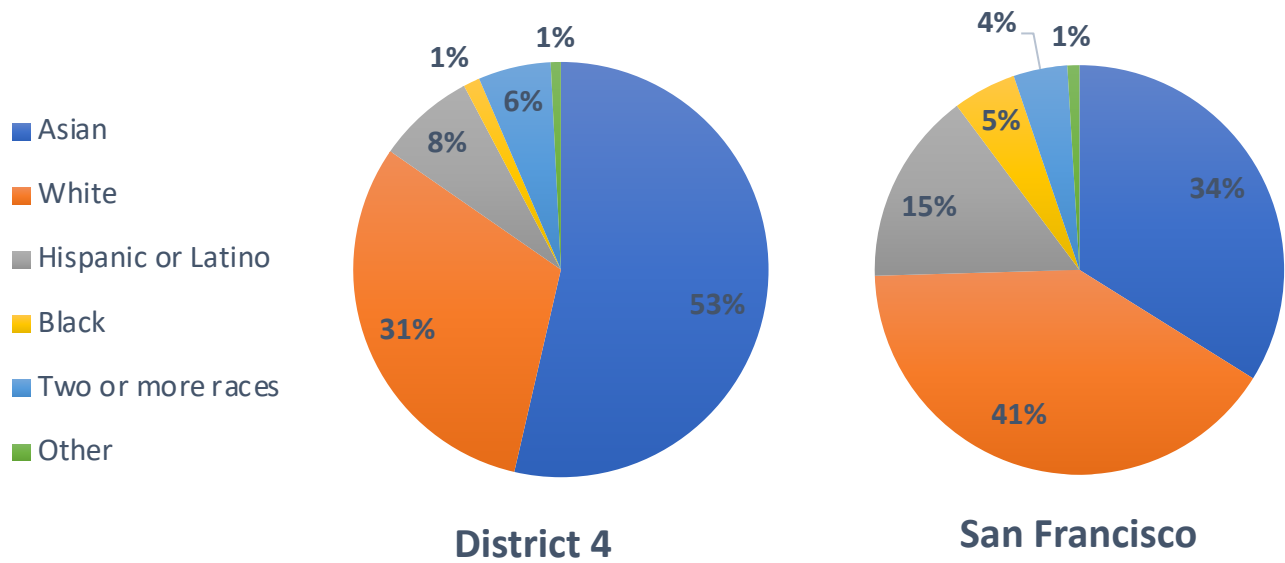
POPULATION GROWTH SINCE 2000

11%
in D4

13%
in SF

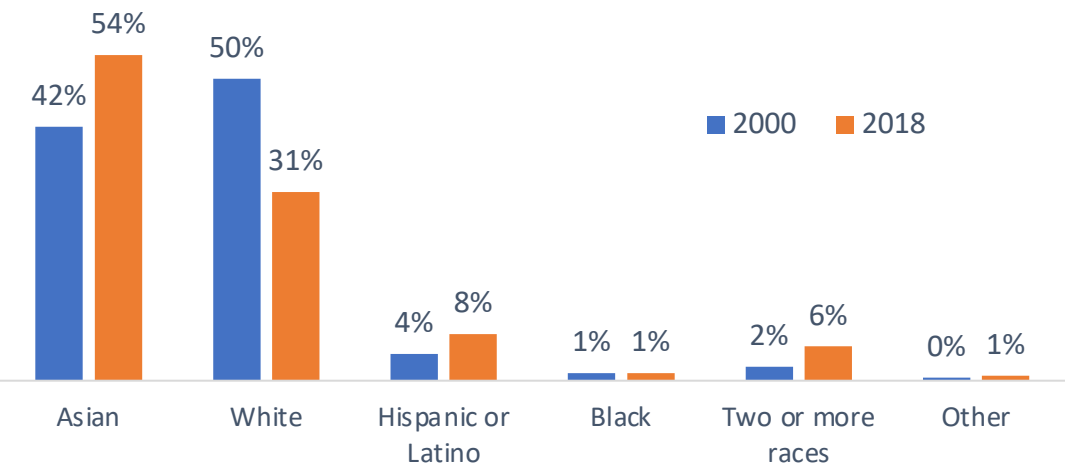
DEMOGRAPHICS – Race and Ethnicity

RACE + ETHNICITY (2018)



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

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



DEMOGRAPHICS – Languages Spoken and Foreign-born Population

LIMITED ENGLISH-SPEAKING HOUSEHOLDS (2018)

14%
in D4

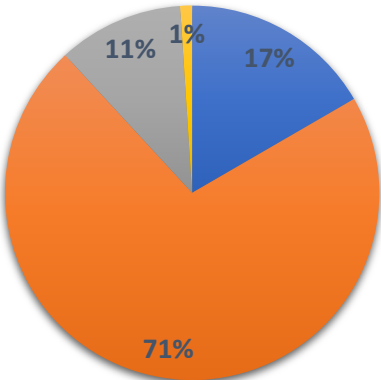
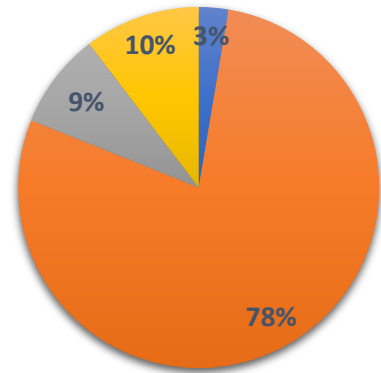
12%
in SF

LANGUAGES OTHER THAN ENGLISH SPOKEN AT HOME (2018)

District 4

San Francisco

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



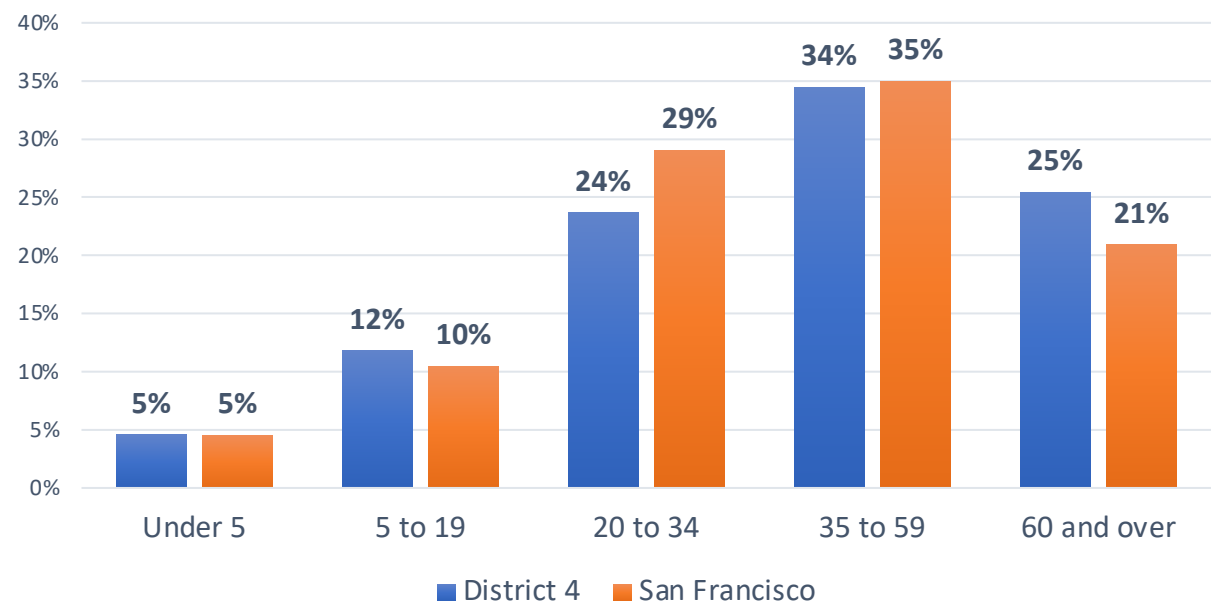
FOREIGN BORN POPULATION (2018)

42%
in D4

34%
in SF

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)

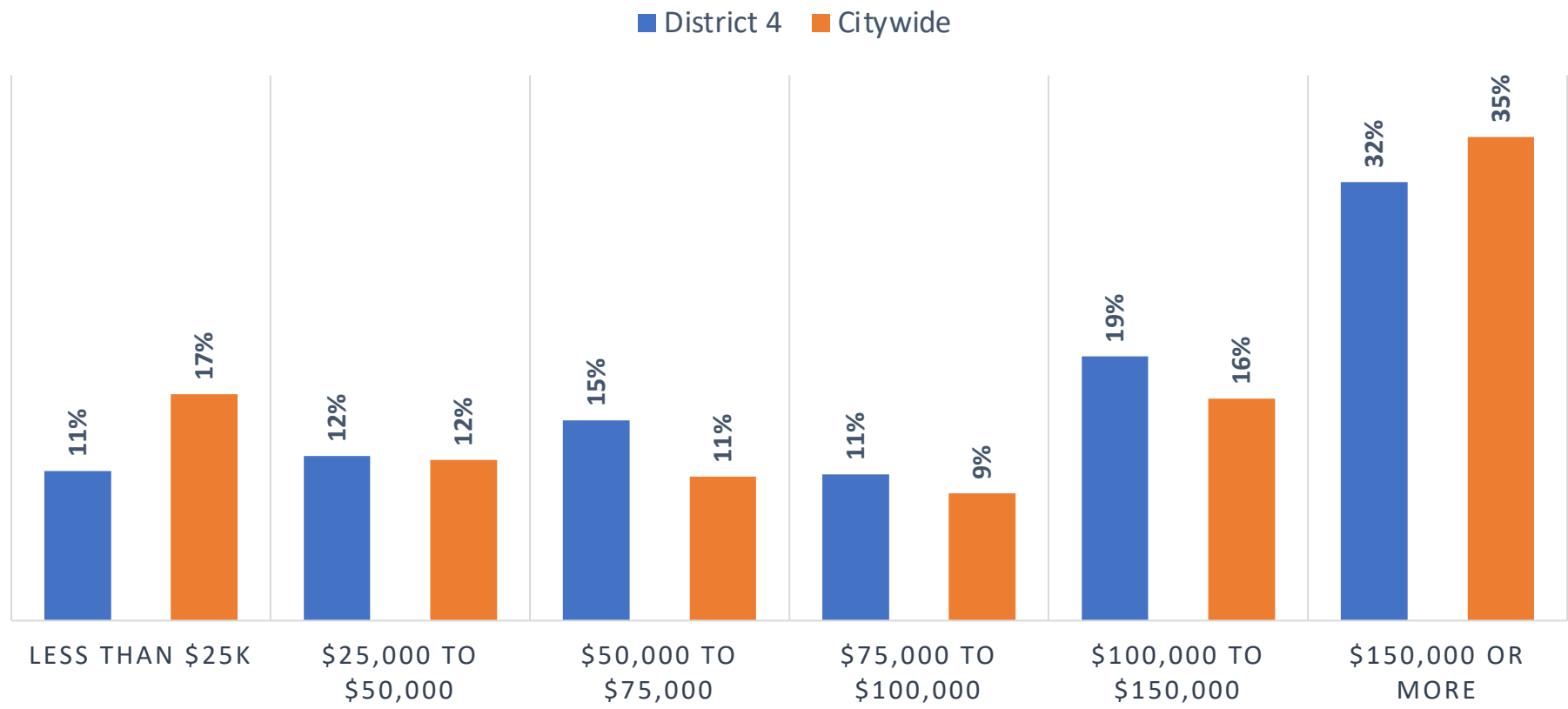
2.9
in D4

2.4
in SF



DEMOGRAPHICS – Household Income

HOUSEHOLD INCOME (2018)



MEDIAN HOUSEHOLD INCOME (2018)

\$103,817

District 4

\$104,917

San Francisco

POVERTY STATUS (2018)

7.7%

District 4

10.9%

San Francisco





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





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

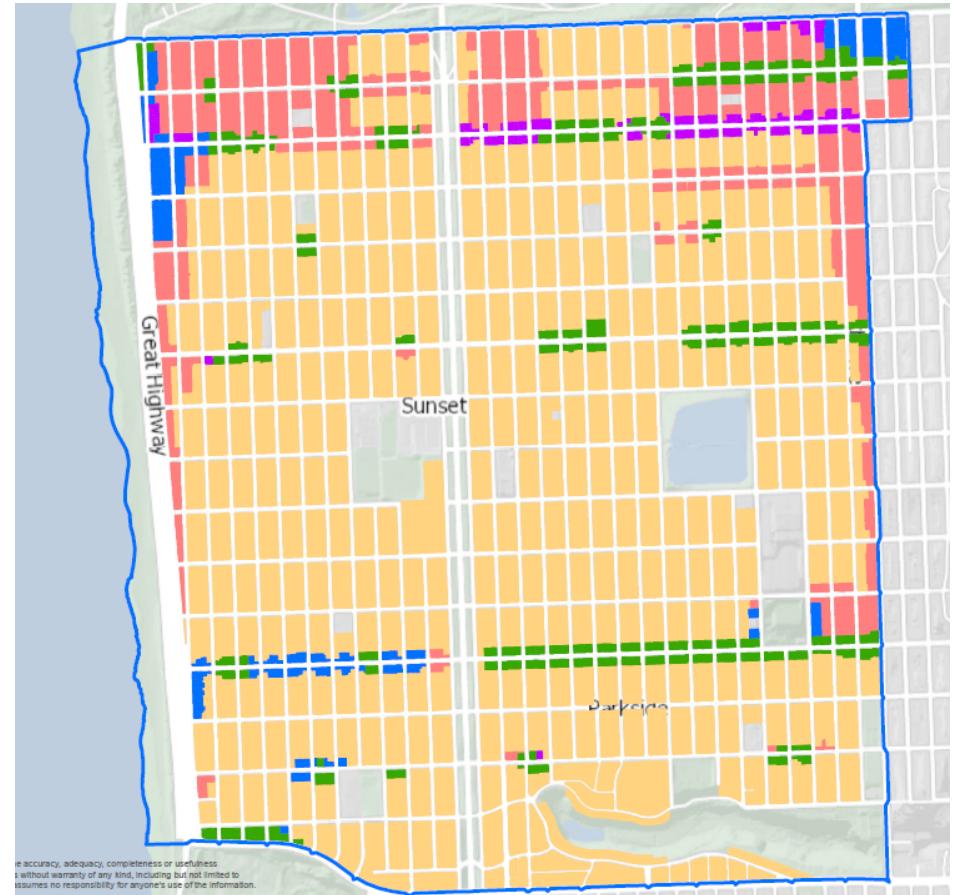
Number of Housing Units (2018)

27,988

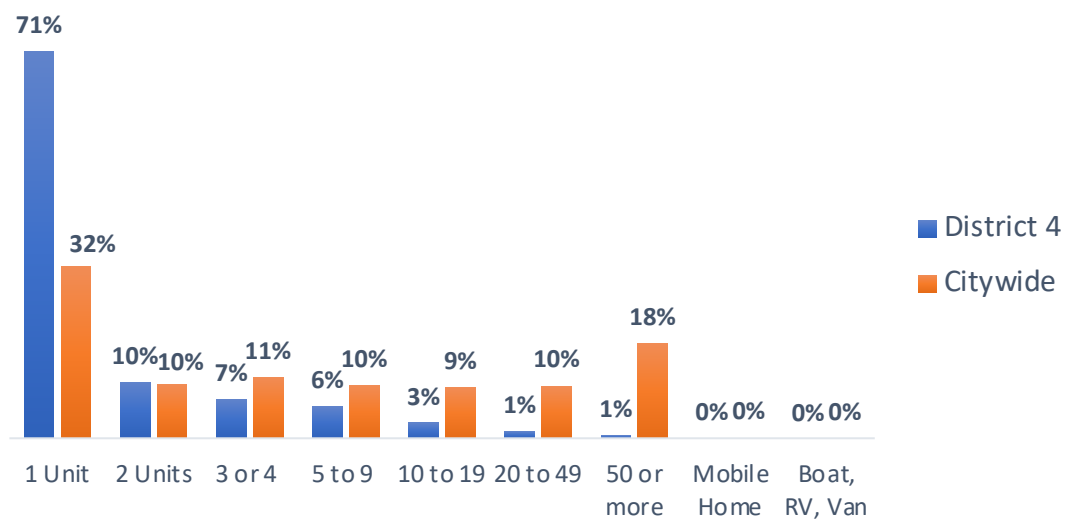
District 4

393,975

San Francisco



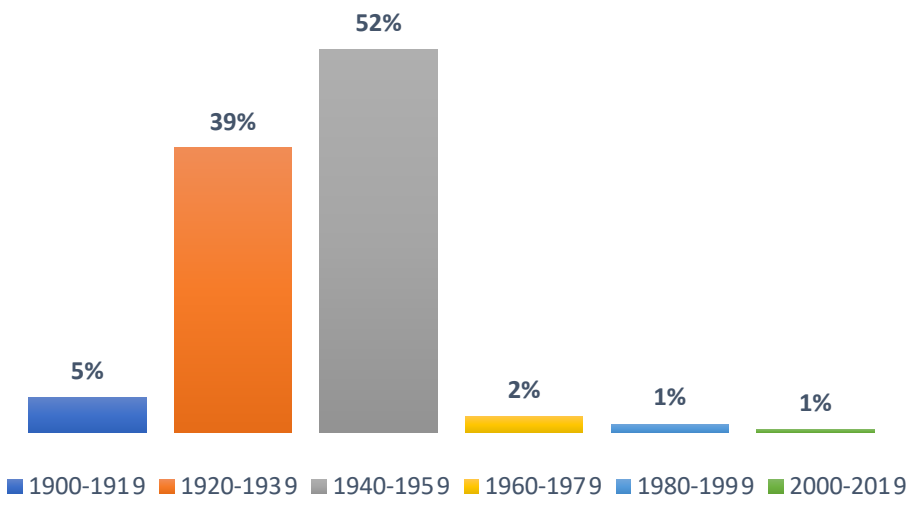
UNITS IN STRUCTURE (2018)



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



AGE of STRUCTURE



96% of homes in District 4 were built before 1960

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

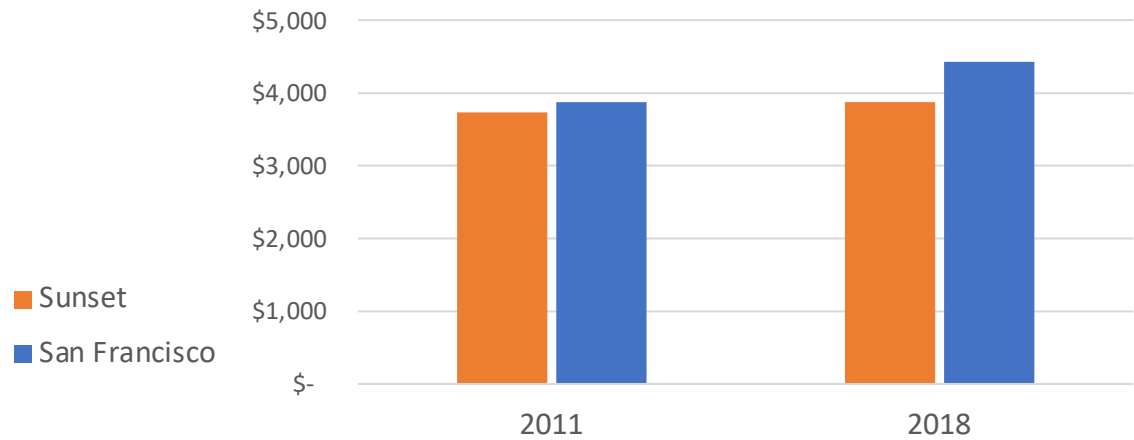
Median Home Prices



Median home prices in the Sunset comparable to the city

Source: Zillow (2019 inflation-adjusted)

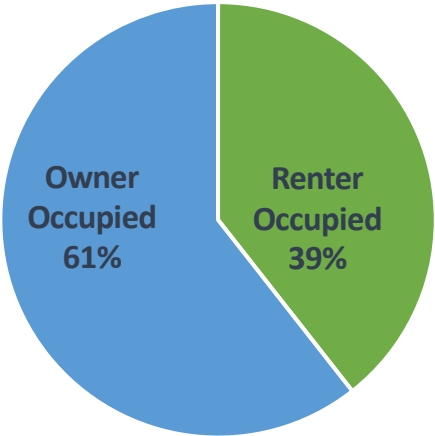
Average Rents



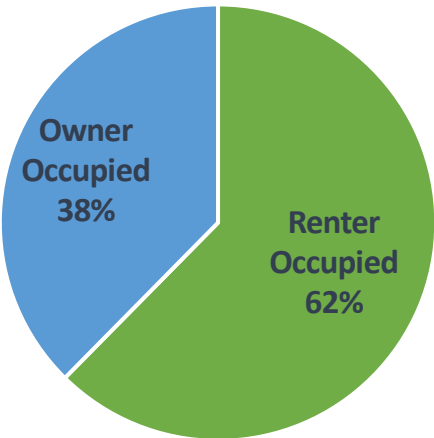
Rents rose **4%** in the Sunset (vs. 14% citywide)

Source: Zillow (2020 inflation-adjusted)

District 4

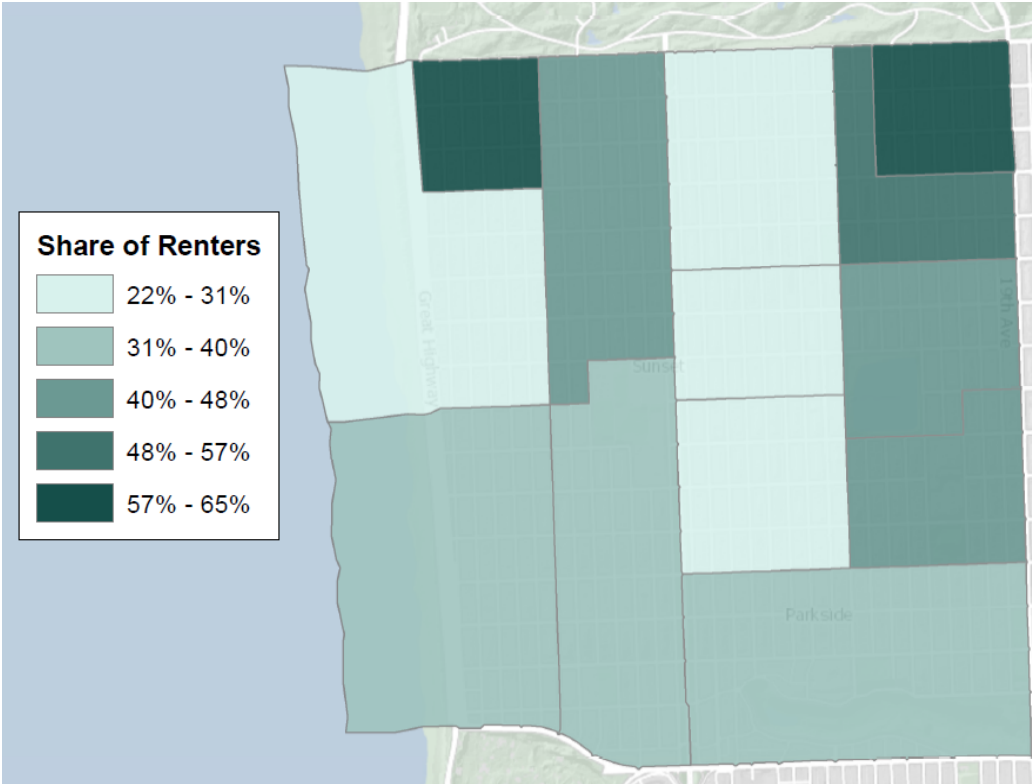


San Francisco

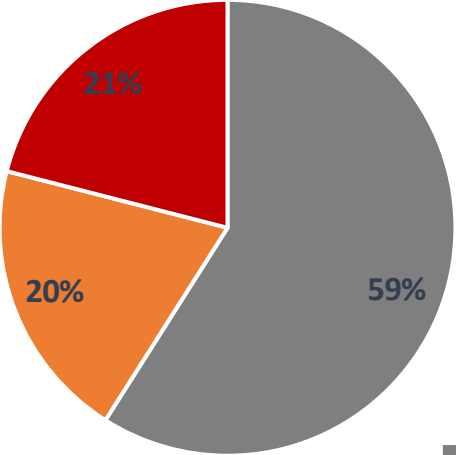


Over **60%** of Sunset residents **own** their homes

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



District 4



Rent burdened

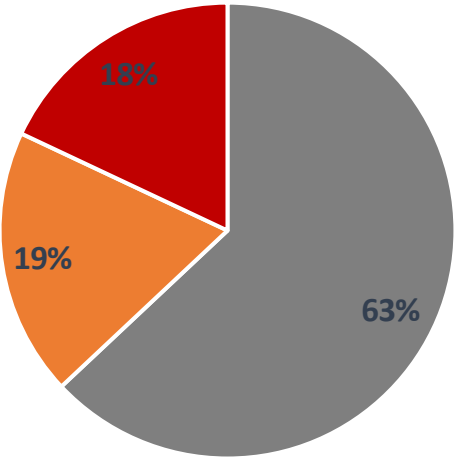
Pay more than 30% of income on rent

Severely rent burdened

Pay more than 50% of income on rent

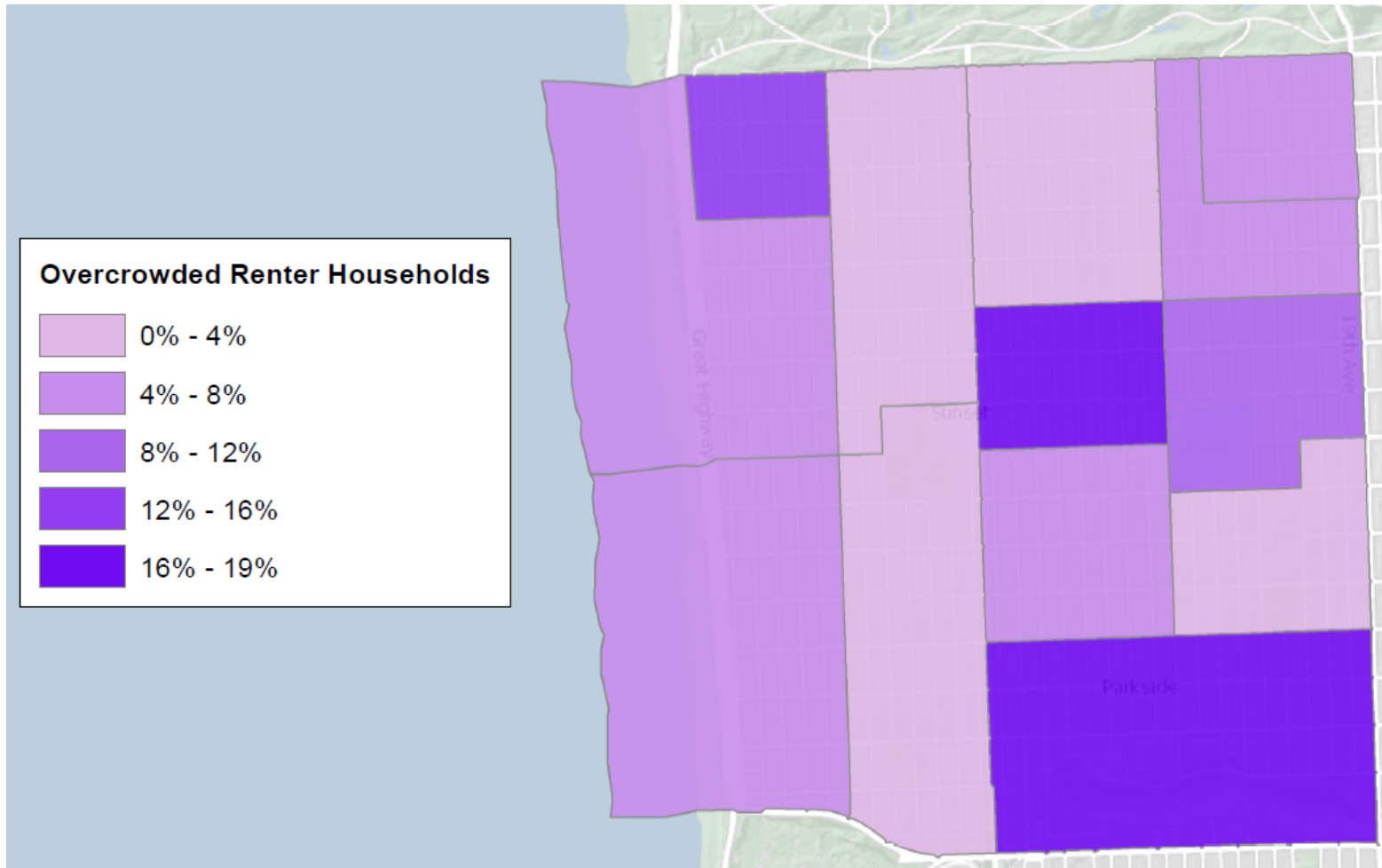
- Not Rent Burdened
- Burdened
- Severely Burdened

San Francisco



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

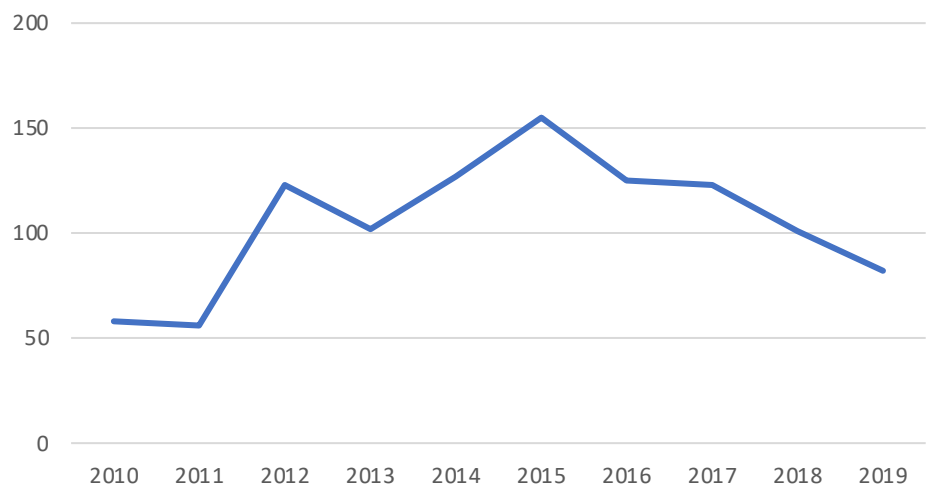
Sunset renters are **more likely to be rent-burdened** than San Franciscans as a whole



Overcrowded = More than one person per room

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

Eviction Notices Served in District 4 (2010 to 2019)

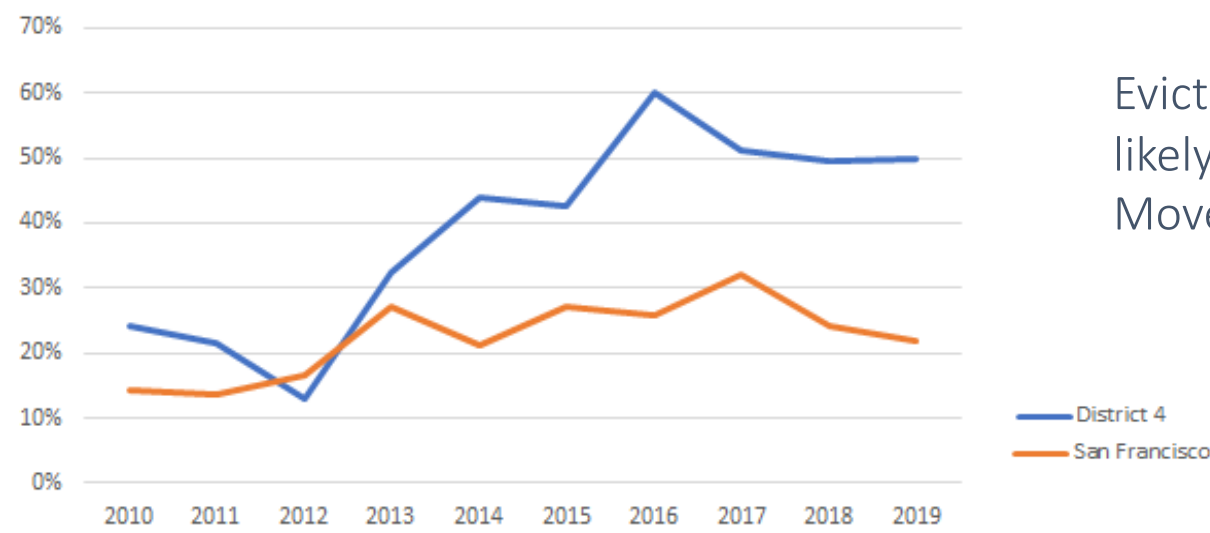


Over the past 10 years:

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)



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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