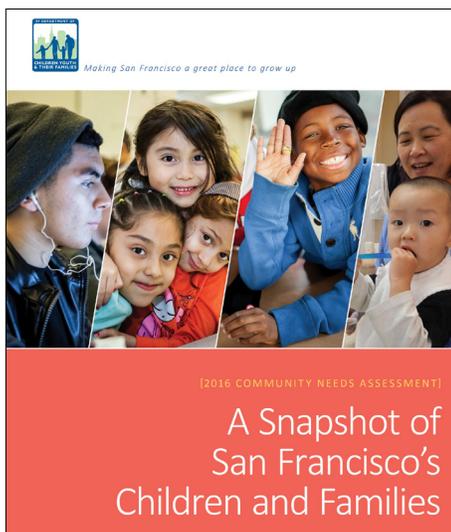


# HOUSING FOR FAMILIES WITH CHILDREN

San Francisco's overall population of children has remained steady for the last 15+ years, and the trend holds that families leave the city as their children reach school age. But as the city's large population of 20-34 year olds have children and continue to value urban amenities, projections indicate that trend may reverse.

San Francisco has the opportunity to improve the housing options for families in coming decades. While the problem of keeping families of all economic levels in San Francisco is complex and includes a multitude of challenges, such as schools, transportation options, access to parks, public safety, etc., the focus of this summary briefing is quality affordable housing for families with children.



## WHY RETAIN FAMILIES?

San Francisco has the lowest percentage of households with children (18%) of any city in the United States.

Retaining families promotes sustainable communities and public health benefits. Families contribute to the local economy, culture and community. A city built for families and children is built for everyone.

## FAMILIES IN SAN FRANCISCO ARE CHANGING

Although there has been an overall rise in median family incomes, San Francisco is losing middle income families while the number of low- and high- income families increase. The racial demographics of San Francisco's children has shifted. The largest increase has been in the percentage of white children and the largest decrease has been in the percentage of Black and Asian families.

## THE POPULATION OF CHILDREN IS INCREASING

The population of children is expected to increase and could increase significantly when the large population of Millennials start families and if they choose to stay in the City. If the City's goal is to retain this population and accommodate the projected growth in the population of children, we have to find solutions.



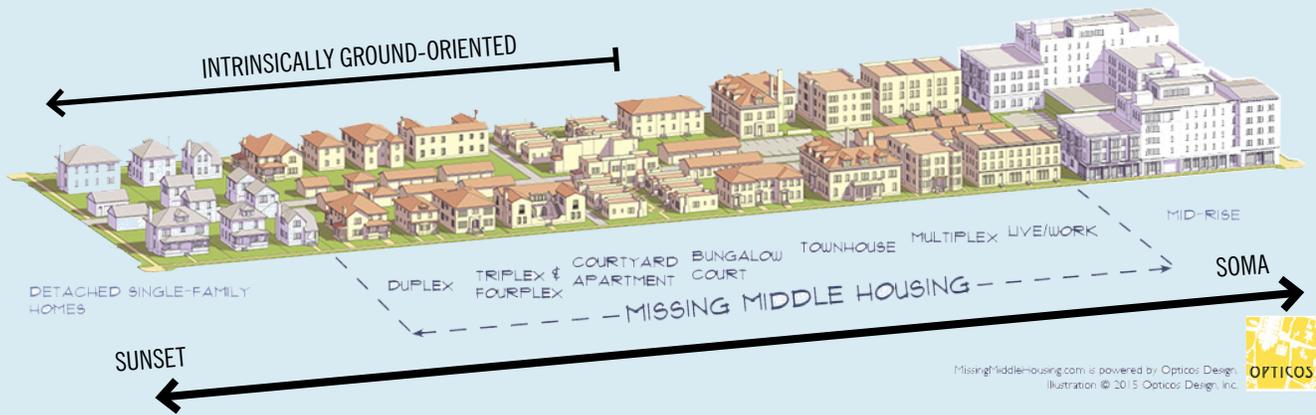
## 5 Talk with stakeholders about design questions.

This paper asks a number of questions about the design of new market rate housing and how to create new models for affordable family housing. Through stakeholder outreach, discussions, and forums, the City can determine which design characteristics need further research and discussion, which might be able to move forward easily, and which might not be viable. This will help identify which tools are appropriate in accomplishing family-friendly design characteristics.



## 6 Consider the Missing Middle, a mid-scale family oriented building typology.

In our current building boom, we are seeing very little housing that is right-sized and affordable for middle income families. There is ample land capacity, without removing existing housing, to build small-scale multi-unit buildings in family-friendly neighborhoods. There is a lot to consider about the Missing Middle, including what it could look like, how it can be integrated into our neighborhoods, and how to encourage its construction.

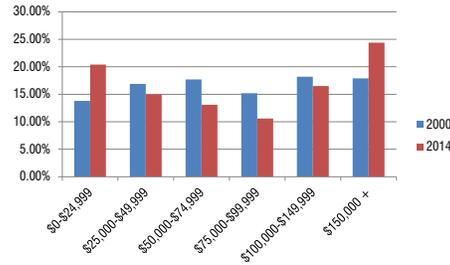


# THE DATA

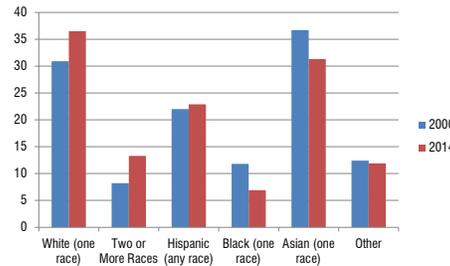
## FAMILY DEMOGRAPHICS & INCOME

The demographics of families in San Francisco are changing. Reflecting national trends, the middle class is diminishing. The percentage of Black and Asian child populations is declining.

### INCOME OF HOUSEHOLDS WITH CHILDREN



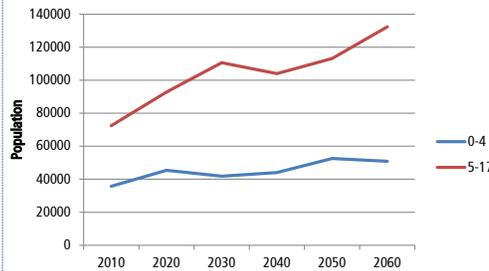
### COMPOSITION OF CHILDREN (0-18)



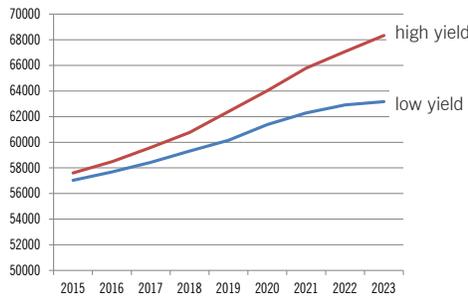
## PROJECTIONS

The large Millennial cohort of 20 to 34 year olds currently living in San Francisco are just reaching average childbearing age (33 for women in San Francisco). Like previous generations, they may move out of the city when they start families. But their preference for urban living could mark a shift in demographic trends if they choose to raise families in the city.

### ABAG 0-18 PROJECTION



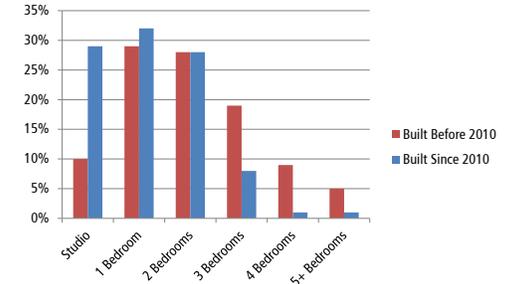
### SFUSD K-12 ENROLLMENT PROJECTION



## EXISTING HOUSING STOCK

The availability and affordability of housing will be a significant factor in shaping San Francisco's population changes in coming decades. If San Francisco wants to maintain, or even increase, the proportion of families with children, we need to first understand what our housing stock looks like and where it both succeeds and fails to meet the needs of families.

### BEDROOM COUNT IN UNITS BUILT

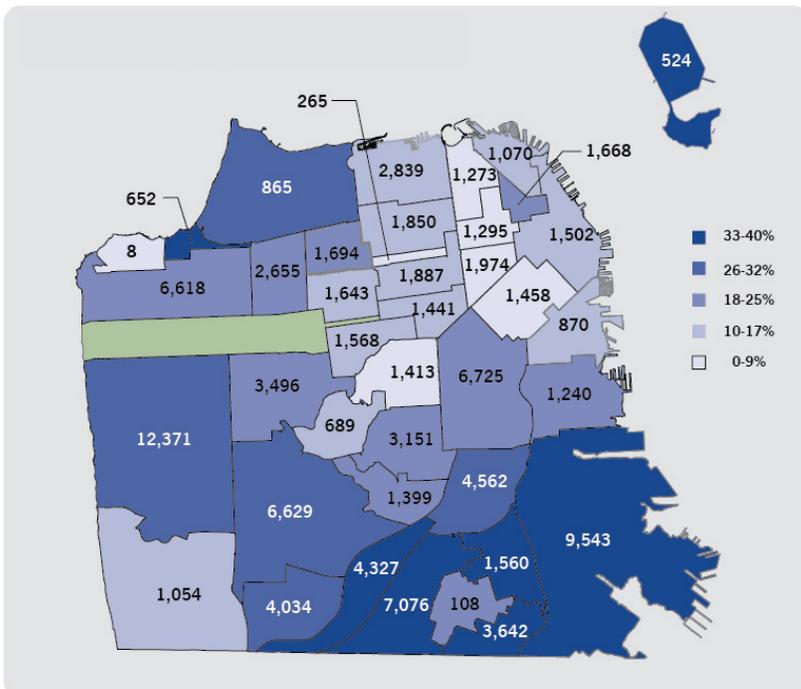


### 2015 MARKET SNAPSHOT OF AVAILABLE FOR-SALE HOUSING, based on median family income



## PERCENTAGE OF HOUSEHOLDS WITH CHILDREN BY NEIGHBORHOOD

Total Number of Children by Neighborhood



**SAN FRANCISCO PLANNING DEPARTMENT**

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