

PRIORITY PLANNING PROJECT

Community Stabilization and Anti-Displacement Strategy



San Francisco
Planning



**Severe impacts
on vulnerable
populations**



**Housing
affordability
crisis**



**Increased
displacement and
gentrification**



**Rent increases for
artists, small
businesses, and
non-profits**

Created a new team for Community Development 2015

Collaborated with Community Stakeholders:

Tenderloin Development without Displacement

Sustainable Chinatown

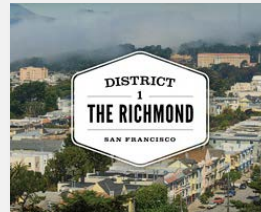
Community Stabilization and Anti-Displacement Strategy 2017-present



Mission Action Plan 2020 - Phase I 2015-2017



Racial Equity Action Plan 2016-present



Neighborhood Strategies 2014-present Richmond and Excelsior

Context: Planning Department's initiatives

Community Stabilization
and Anti-Displacement Strategy



MEDIAN ASKING RENT

\$4,200

affordable to households making
\$168,000

VOW RENT

MEDIAN SALES PRICE

\$1.2 Million

affordable to households making
\$265,000

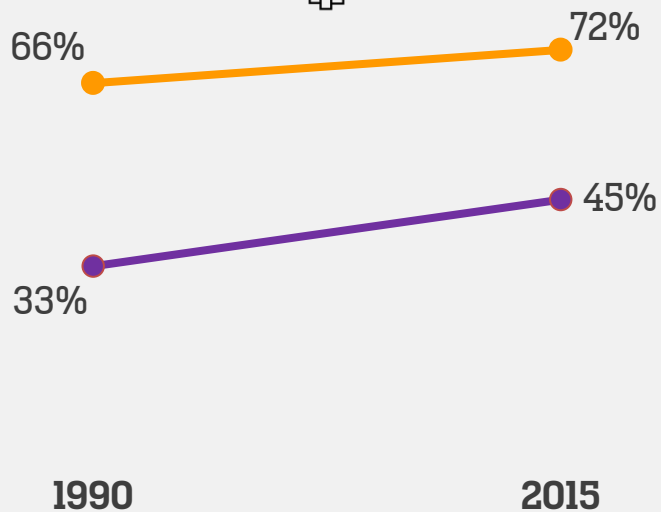
FOR SALE

Magnitude of the Problem

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Low Income Households



Moderate Income Households

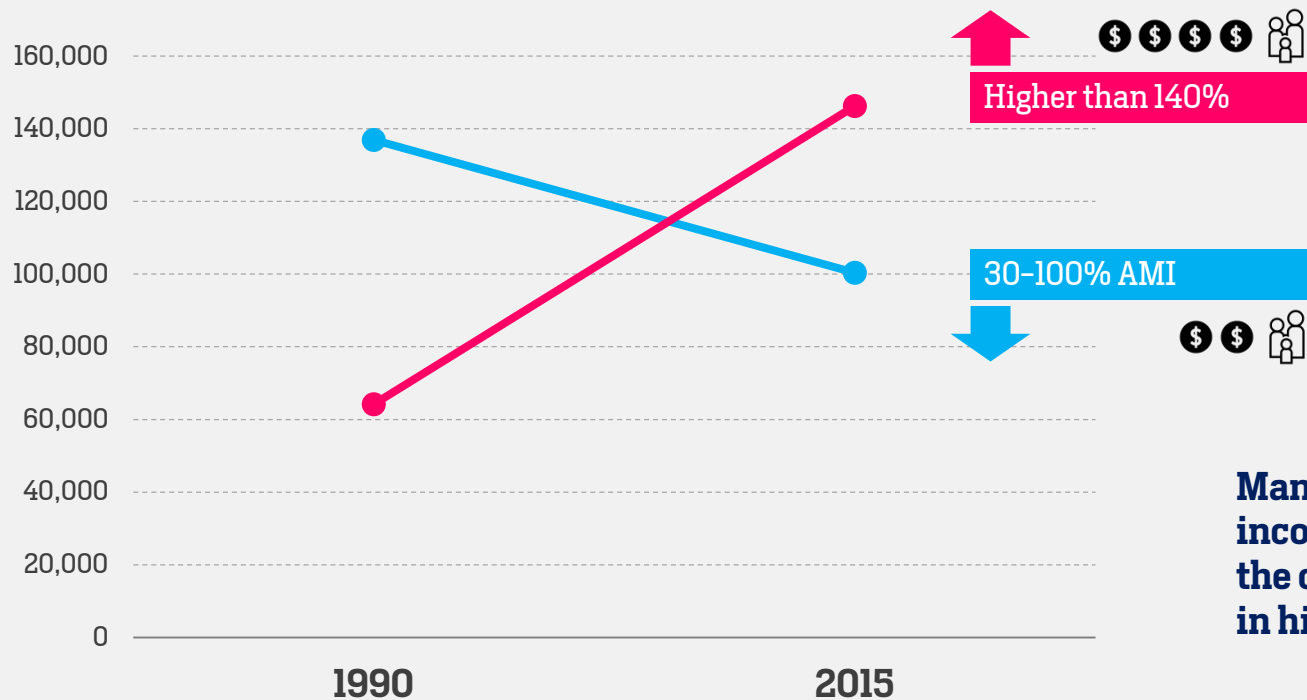


 Rent Burdened: Pay more than 30% of income for housing

 Severely Rent Burdened: Pay more than 50% of income for housing

Magnitude of Impacts on Vulnerable Populations

Community Stabilization
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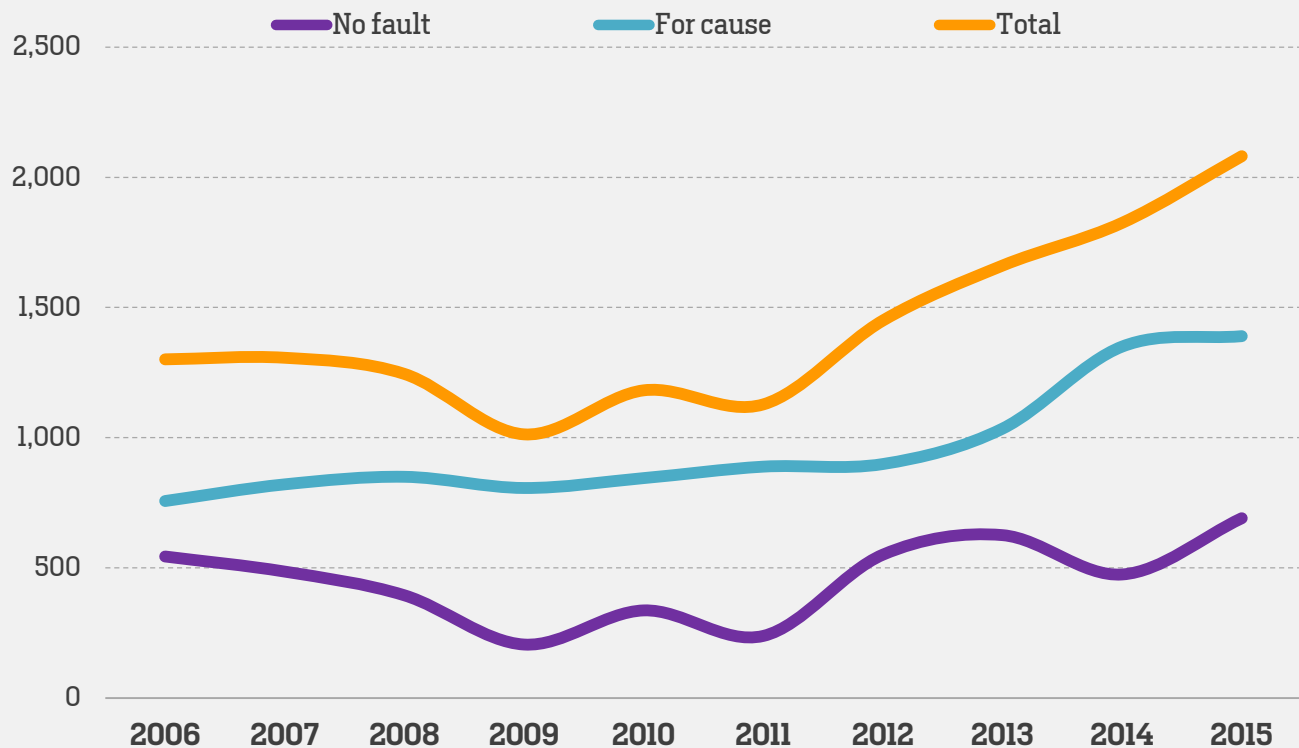


Many of our low and moderate income households have left the city followed by an increase in higher income households

SF Planning Department Analysis of IPUMS data. All years inflation adjusted in 2015 dollars and 2015 SFMOHCD Income Limits applied to all years.

Magnitude of Impacts on Vulnerable Populations

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Dramatic rise in no fault and for cause evictions since 2010

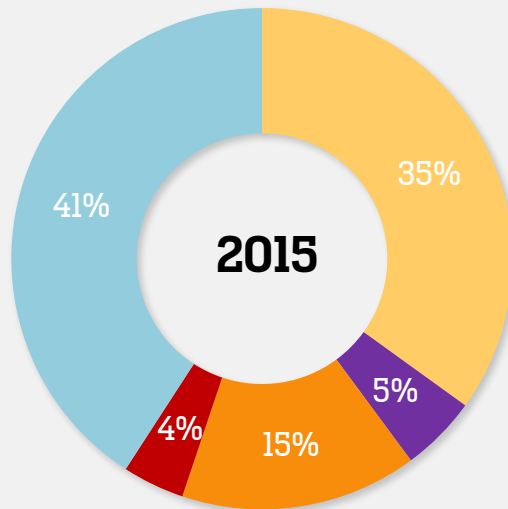
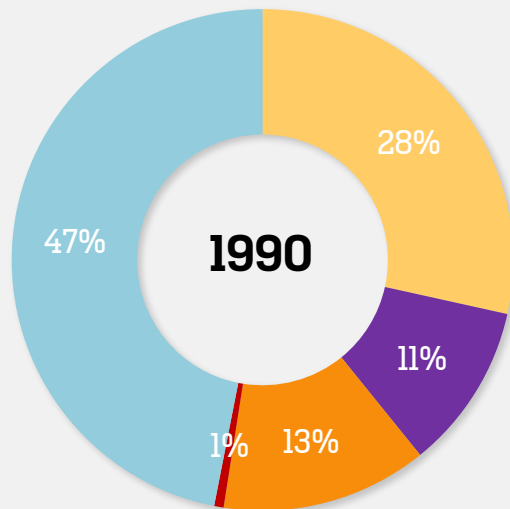


Magnitude of Impacts on Vulnerable Populations

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Asian or Pacific Islander Black Latino Other/Two or More White



Magnitude of Impacts on Vulnerable Populations

Community Stabilization
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Magnitude of Impacts on Non-profits and Small Businesses

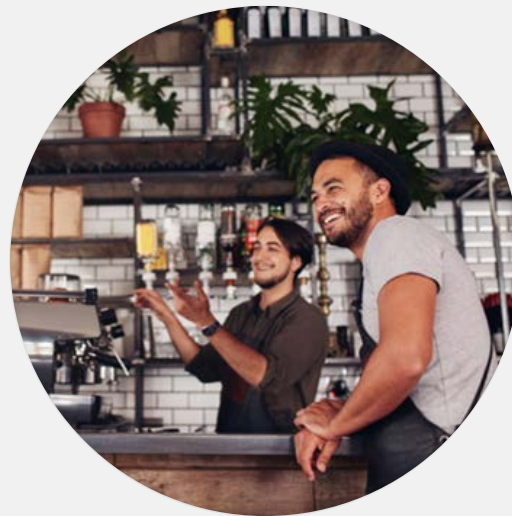
Community Stabilization
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- 1 **Mitigate impacts of displacement and gentrification especially on vulnerable population**



- 2 **Prevent displacement as an impact of economic boom**

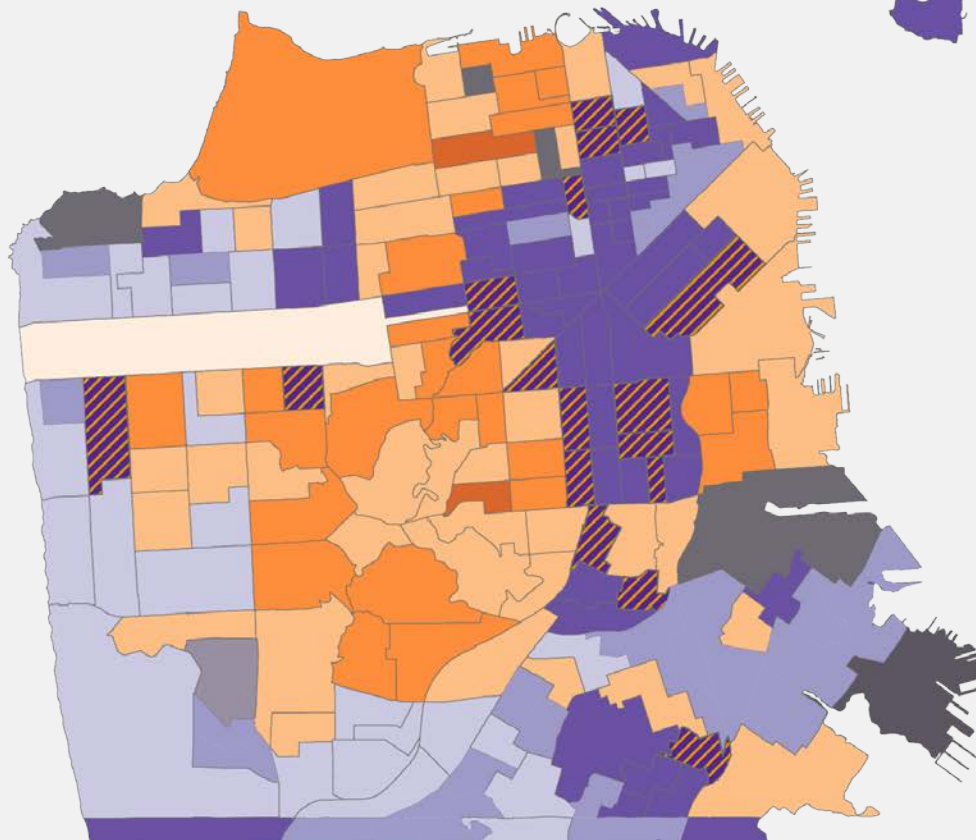
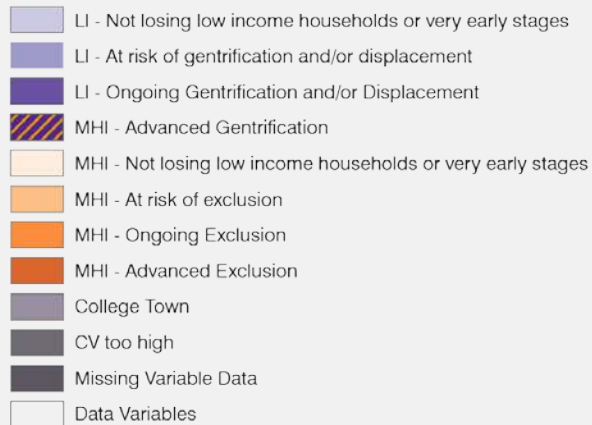


- 3 **Manage the economic growth to offer benefits to existing communities especially vulnerable populations**

Project Goals

Community Stabilization
and Anti-Displacement Strategy

Stages of Gentrification and/or Displacement





Evictions



**New
development**



**Renovation
permits**



BMR Units



**Small Sites
purchased**



**Homeownership
loans received**

1

Further Understanding of Neighborhood Trends

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**Tenant
Protections**



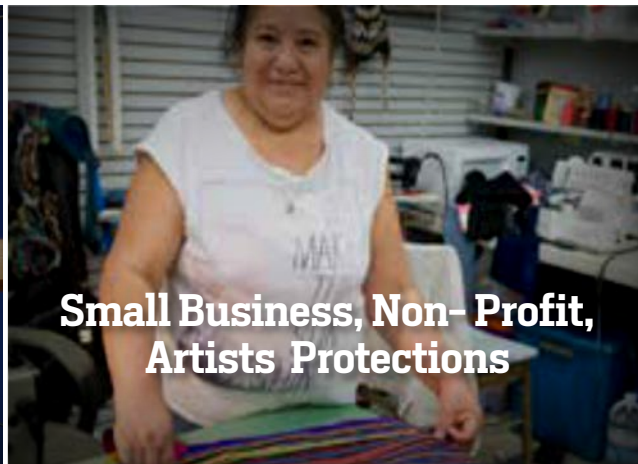
**SRO Residential Hotels
Protections**



**Preservation of
Affordable Units**



**Production of
Affordable Housing**



**Small Business, Non-Profit,
Artists Protections**



**Workforce and Economic
Development**



Costs



Benefits served



Data tracked



Major challenges



**Ideas for
improvement**

2

Evaluate Existing Programs and Policies

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Tailored to Stages of Displacement and Gentrification



3

Recommend Improvements to Existing Toolkit

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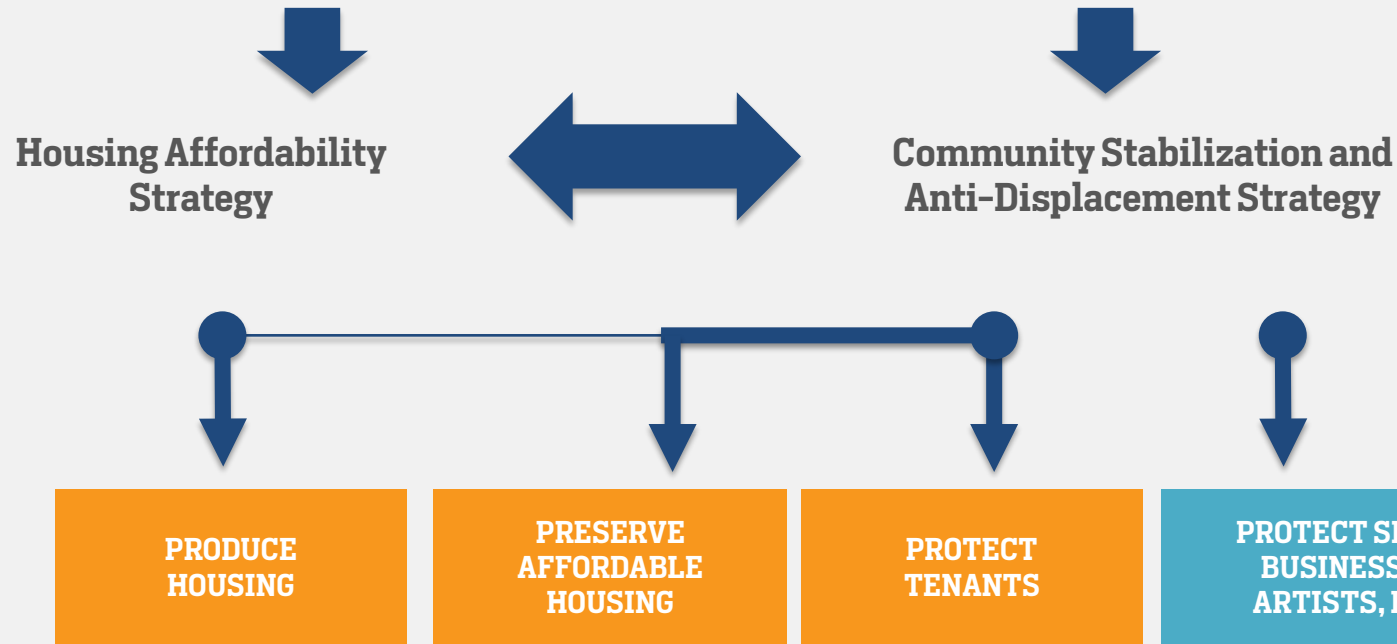
4

Propose new tools

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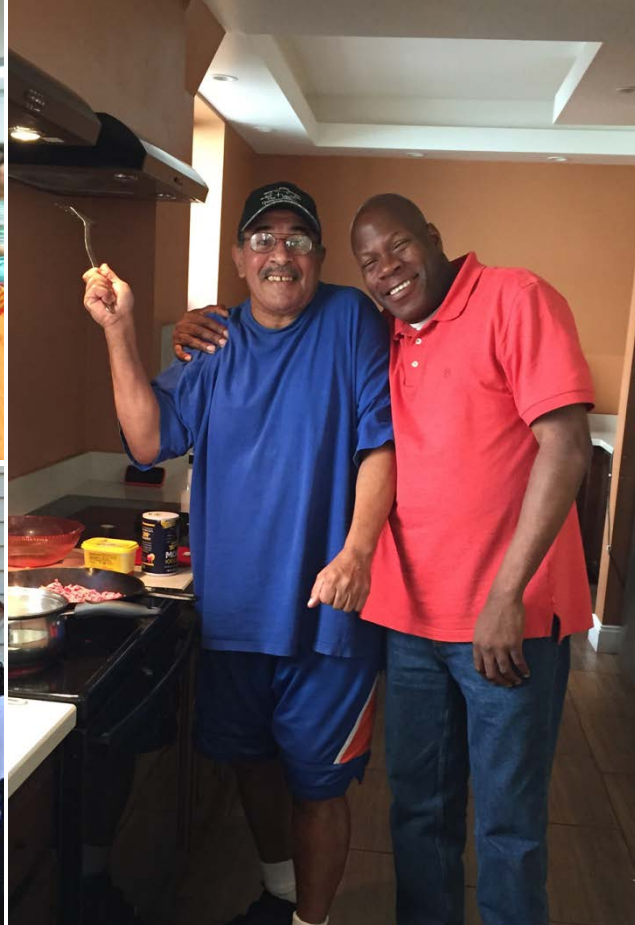


Housing Trends and Needs Analysis



Interactions with other efforts

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What will the Stabilization Strategy Accomplish?

Community Stabilization
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Diversity

Equity



San Francisco
Planning

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