Community Stabilization and Anti-Displacement Strategy
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Impetus

Severe impacts on vulnerable populations

Housing affordability crisis

Increased displacement and gentrification

Rent increases for artists, small businesses, and non-profits
Community Stabilization and Anti-Displacement Strategy
2017-present

Collaborated with Community Stakeholders:
Tenderloin Development without Displacement
Sustainable Chinatown

Context: Planning Department’s initiatives
**Magnitude of the Problem**

**MEDIAN ASKING RENT**
- $4,200
  - affordable to households making $168,000

**MEDIAN SALES PRICE**
- $1.2 Million
  - affordable to households making $265,000
Community Stabilization and Anti-Displacement Strategy

Magnitude of Impacts on Vulnerable Populations

Low Income Households
- Rent Burdened: Pay more than 30% of income for housing
- Severely Rent Burdened: Pay more than 50% of income for housing
- 1990: 33%
- 2015: 45%
- 1990: 66%
- 2015: 72%

Moderate Income Households
- Rent Burdened: Pay more than 30% of income for housing
- 1990: 0%
- 2015: 4%
- Severely Rent Burdened: Pay more than 50% of income for housing
- 1990: 9%
- 2015: 31%
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.
Community Stabilization
and Anti-Displacement Strategy

Magnitude of Impacts on Vulnerable Populations

Dramatic rise in no fault and for cause evictions since 2010
Magnitude of Impacts on Vulnerable Populations
Magnitude of Impacts on Non-profits and Small Businesses
Project Goals

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
Understand stages of gentrification and displacement
Further Understanding of Neighborhood Trends
Community Stabilization and Anti-Displacement Strategy

Anti-Displacement Toolkit: Existing Programs and Policies

- Tenant Protections
- SRO Residential Hotels Protections
- Preservation of Affordable Units
- Production of Affordable Housing
- Small Business, Non-Profit, Artists Protections
- Workforce and Economic Development
Evaluate Existing Programs and Policies
Tailored to Stages of Displacement and Gentrification

3 Recommend Improvements to Existing Toolkit
Propose new tools
Timeline and Next Steps

2017

- **WINTER**: Map2020 released
- **SPRING**: UDP updates
- **SUMMER**: Draft Existing Toolkit Released

2018

- **FALL**: Evaluating existing toolkit: outreach to city agencies
- **JAN**: Preliminary recommendations
- **FEB**: Evaluating existing toolkit: outreach to community stakeholders
- **MAR-JUNE**: Further outreach/develop the strategy

= Steering Committee for Map Updates
Community Stabilization and Anti-Displacement Strategy

Interactions with other efforts

Housing Trends and Needs Analysis

Housing Affordability Strategy

Community Stabilization and Anti-Displacement Strategy

PRODUCE HOUSING

PRESERVE AFFORDABLE HOUSING

PROTECT TENANTS

PROTECT SMALL BUSINESSES, ARTISTS, ETC.
What will the Stabilization Strategy Accomplish?
Community Stabilization and Anti-Displacement Strategy

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Diversity
Equity