HOUSING FOR FAMILIES WITH CHILDREN

SAN FRANCISCO

TODAY'S PRESENTATION

- 5-Year Planning Priorities
- Why it is important to retain families
- Data and information on San Francisco's families
- Potential solutions for family housing

PLANNING PRIORITIES

Through this 5-Year Work Program, the Citywide Planning Division works toward the following planning priorities, working closely with City and community partners:

An equitable, affordable, and diverse city

A resilient and environementally sustainable city

A connected, equitable, and affordable transportation system

An appealing and engaging urban environment

A democratic, connected, and inclusive city

PLANNING FOR FAMILIES WITH CHILDREN

All our Planning Priorities serve families, but families with children also have specific needs.

Affordable family friendly housing

Quality childcare, schools, and afterschool programs

Access to parks, recreation, and open space

Transportation options

Safe and clean neighborhoods

WHO IS ADDRESSED IN THIS REPORT?

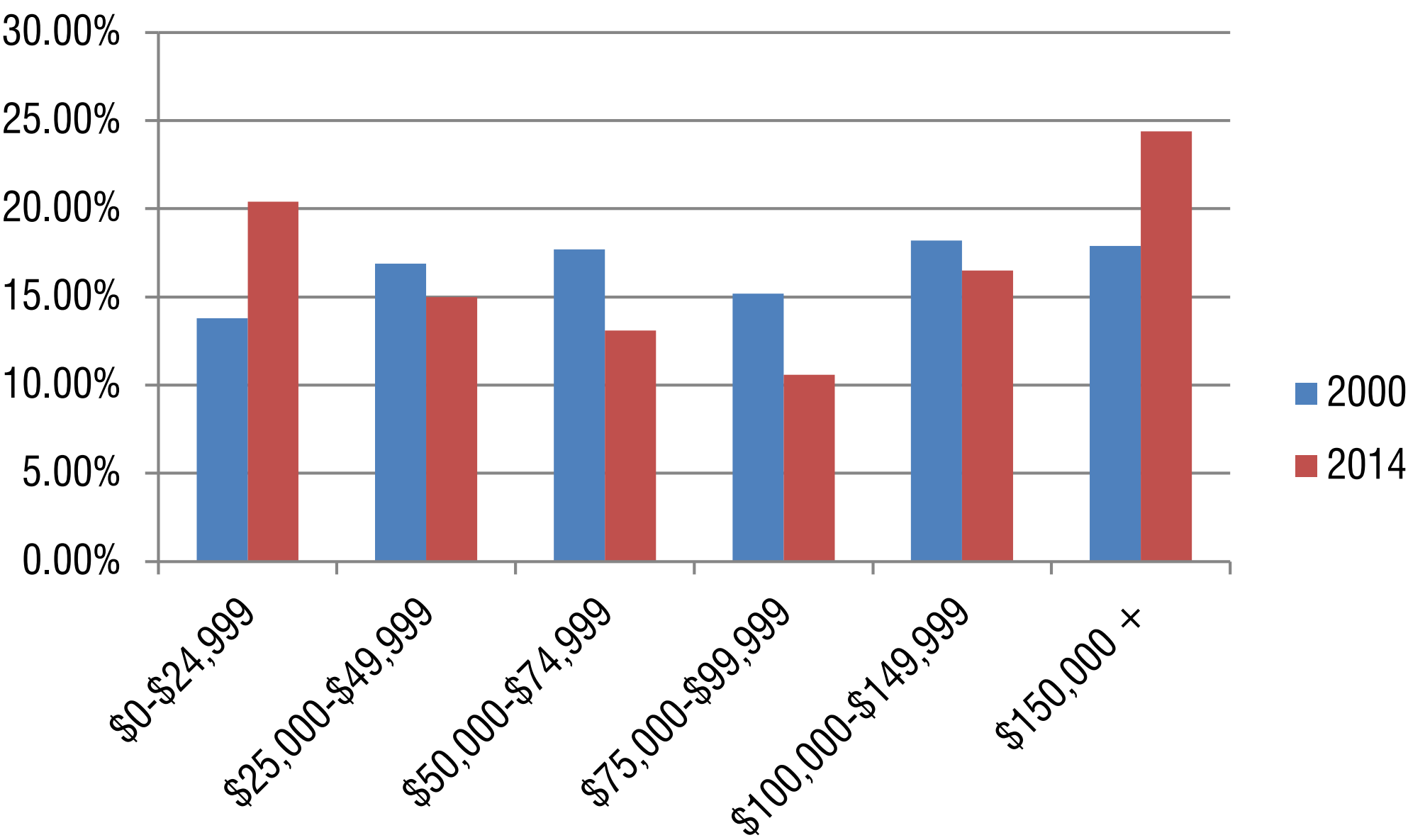Households with children under 18

WHY RETAIN FAMILIES?

- Foster sustainable communities and produce public health benefits
- Create a City for all
- Benefits for cultural diversity and contribution to cultural diversity

# SHARE OF HOUSEHOLDS THAT ARE FAMILIES WITH CHILDREN <18

	Population Density per Square Mile	Total	% of Households that are Families with Children
Los Angeles, CA	8,092	1,318,168	33.4%
Milwaukee, WI	6,190	230,221	33.4%
New York, NY	27,016	3,109,784	30.5%
Chicago, IL	11,844	1,045,560	29.6%
Baltimore, MD	7,676	249,903	27.9%
Denver, CO	3,915	263,107	24.7%
Portland, OR	4,347	248,546	24.5%
Minneapolis, MN	7,085	163,540	23.3%
Boston, MA	12,787	252,699	22.9%
Washington, DC	9,864	266,707	20.4%
Seattle, WA	7,255	283,510	19.2%
San Francisco, CA	17,169	345,811	18.0%

THE CHANGING COMPOSITION OF FAMILIES: INCOME

US Census Bureau

THE CHANGING COMPOSITION OF FAMILIES: RACE & ETHNICITY

CHILDREN < 18

TOTAL POPULATION

Legend: 2000, 2014

U.S. Census Bureau 2010
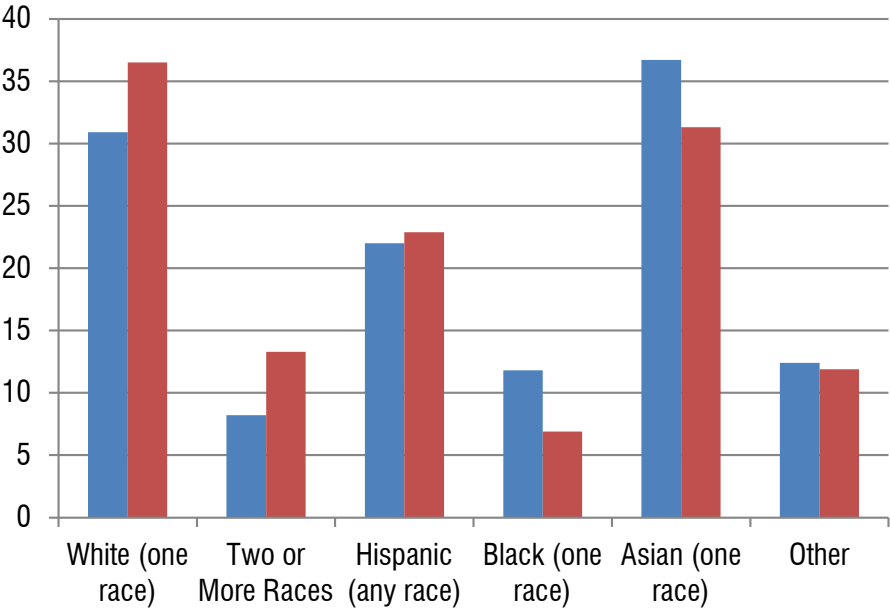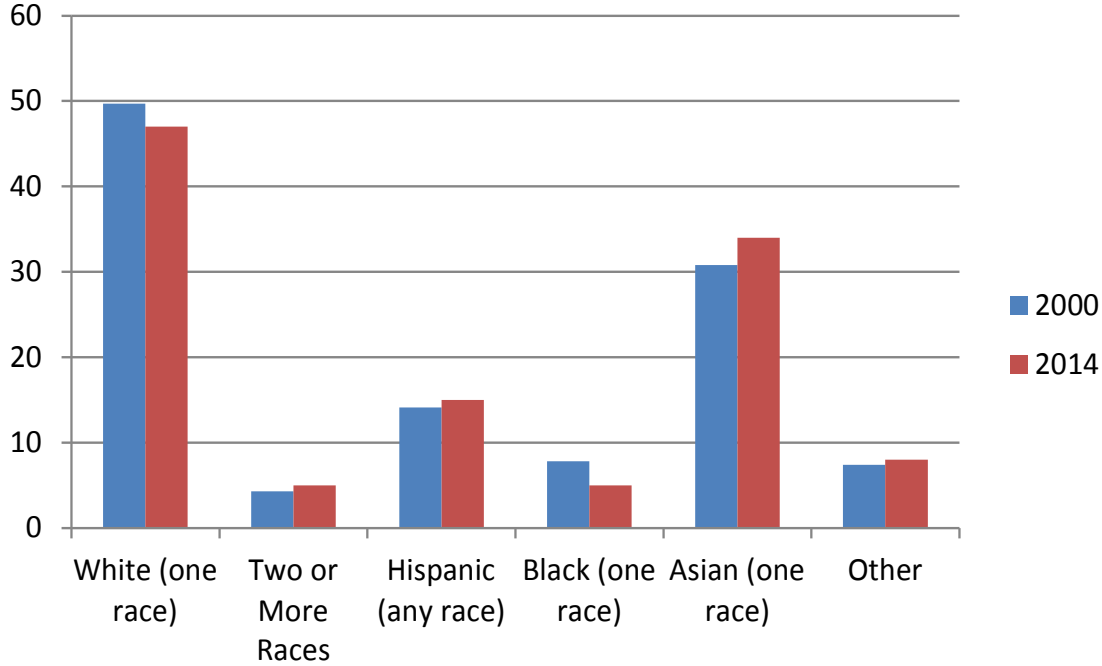
PERCENTAGE OF HOUSEHOLDS WITH CHILDREN BY NEIGHBORHOOD

Total number of children by neighborhood

524

265

1,070   1,668

2,839   1,273

865

1,850

652   1,295   1,502

8   1,694   1,974

2,655   1,887   1,458

6,618   1,643   870

1,441

1,568

1,413   6,725

3,496   1,240

689

12,371   3,151

4,562

1,399

6,629   9,543

4,327   1,560

1,054   108

4,034   7,076   3,642

■	33-40%
■	26-32%
■	18-25%
■	10-17%
☐	0-9%

American Community Survey, US Census Bureau 2014
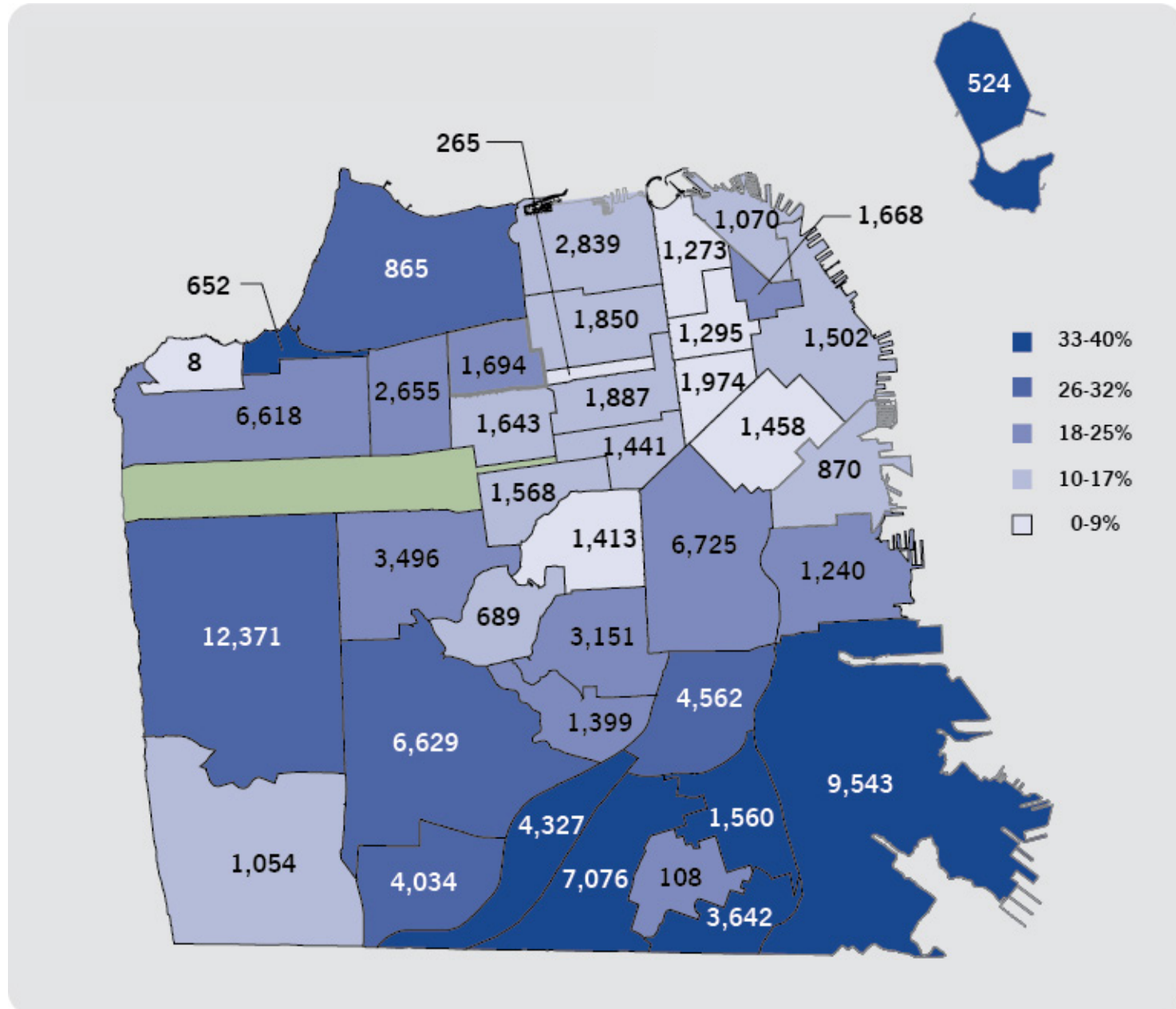
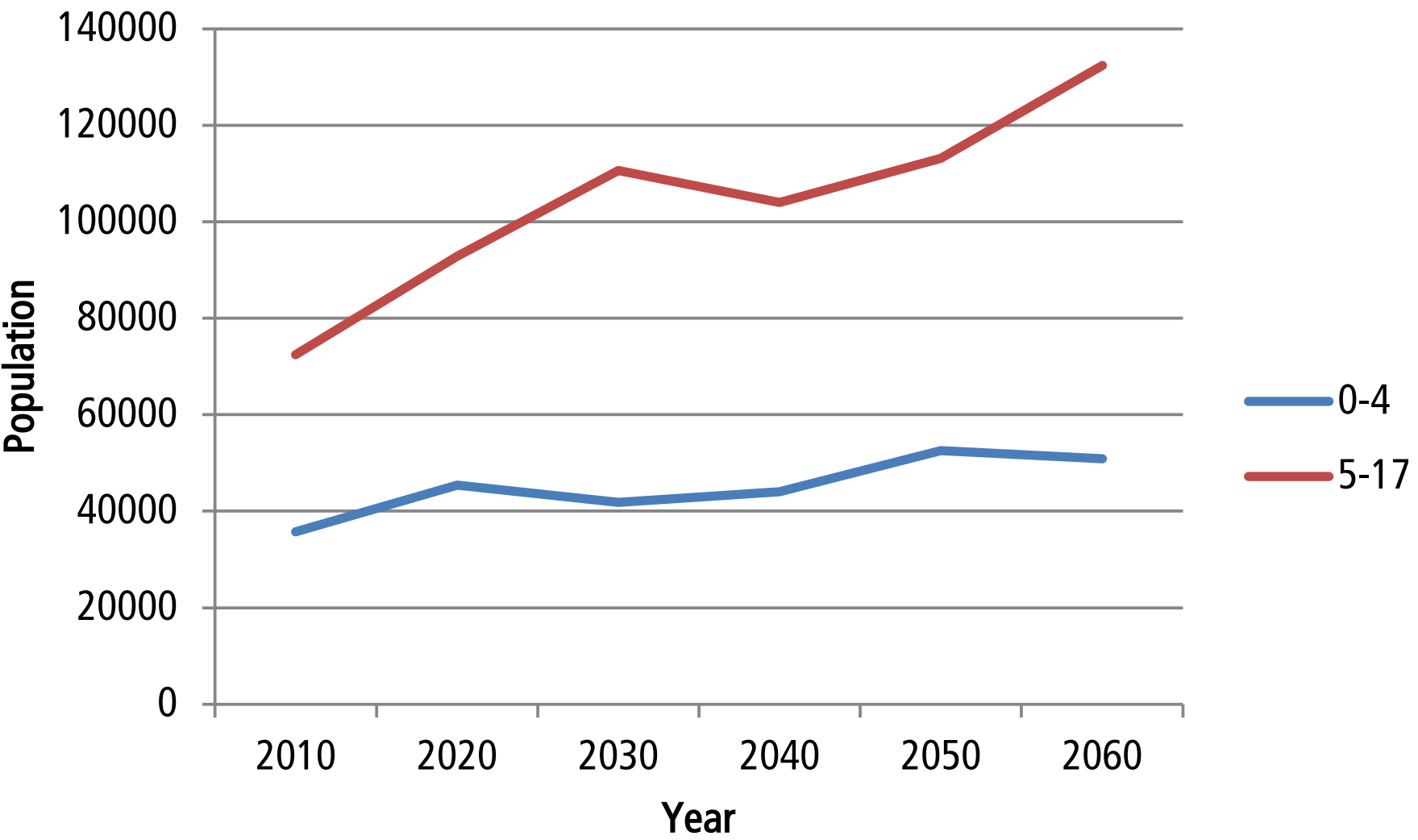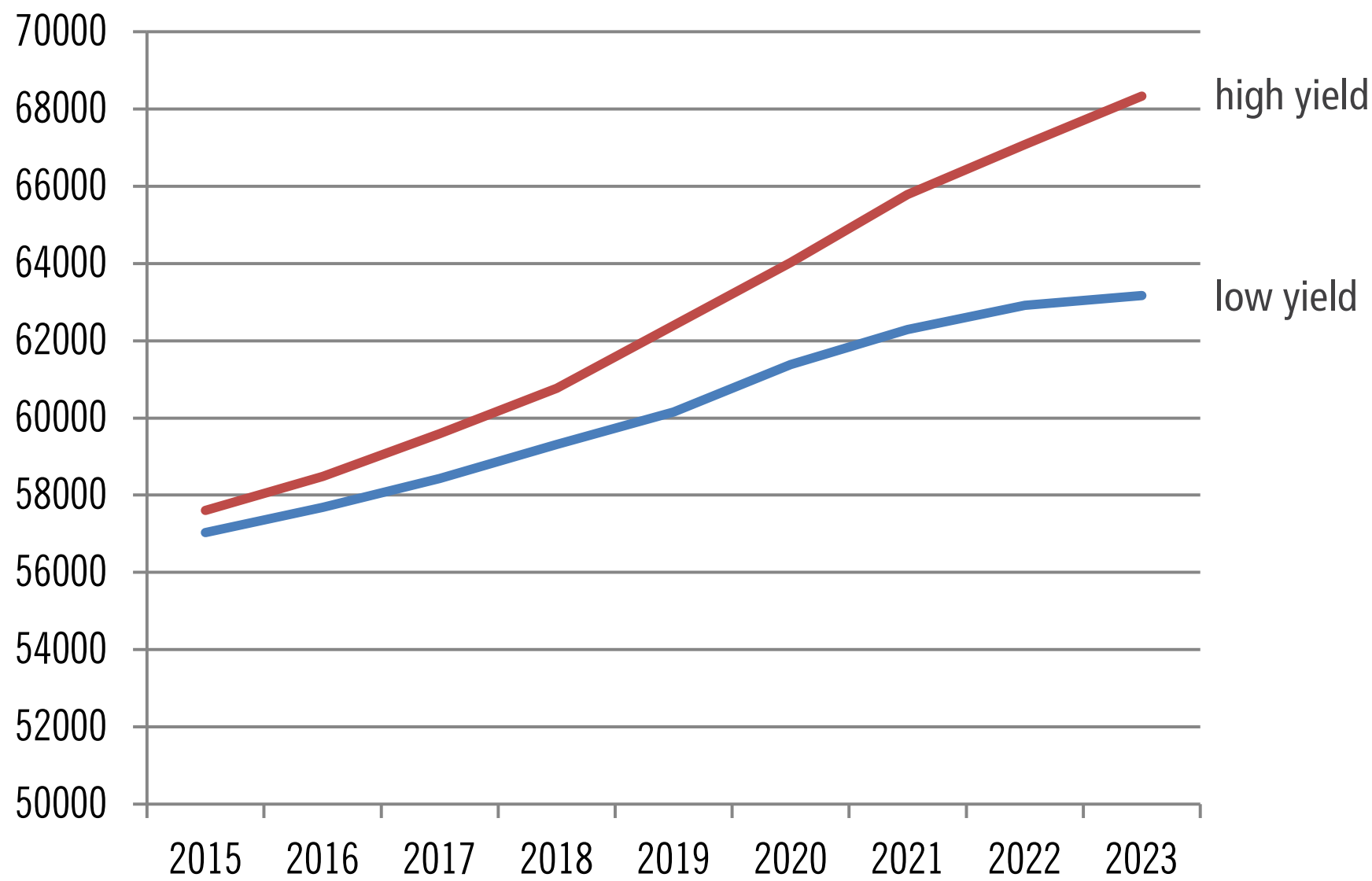# SAN FRANCISCO POPULATION BY AGE GROUP
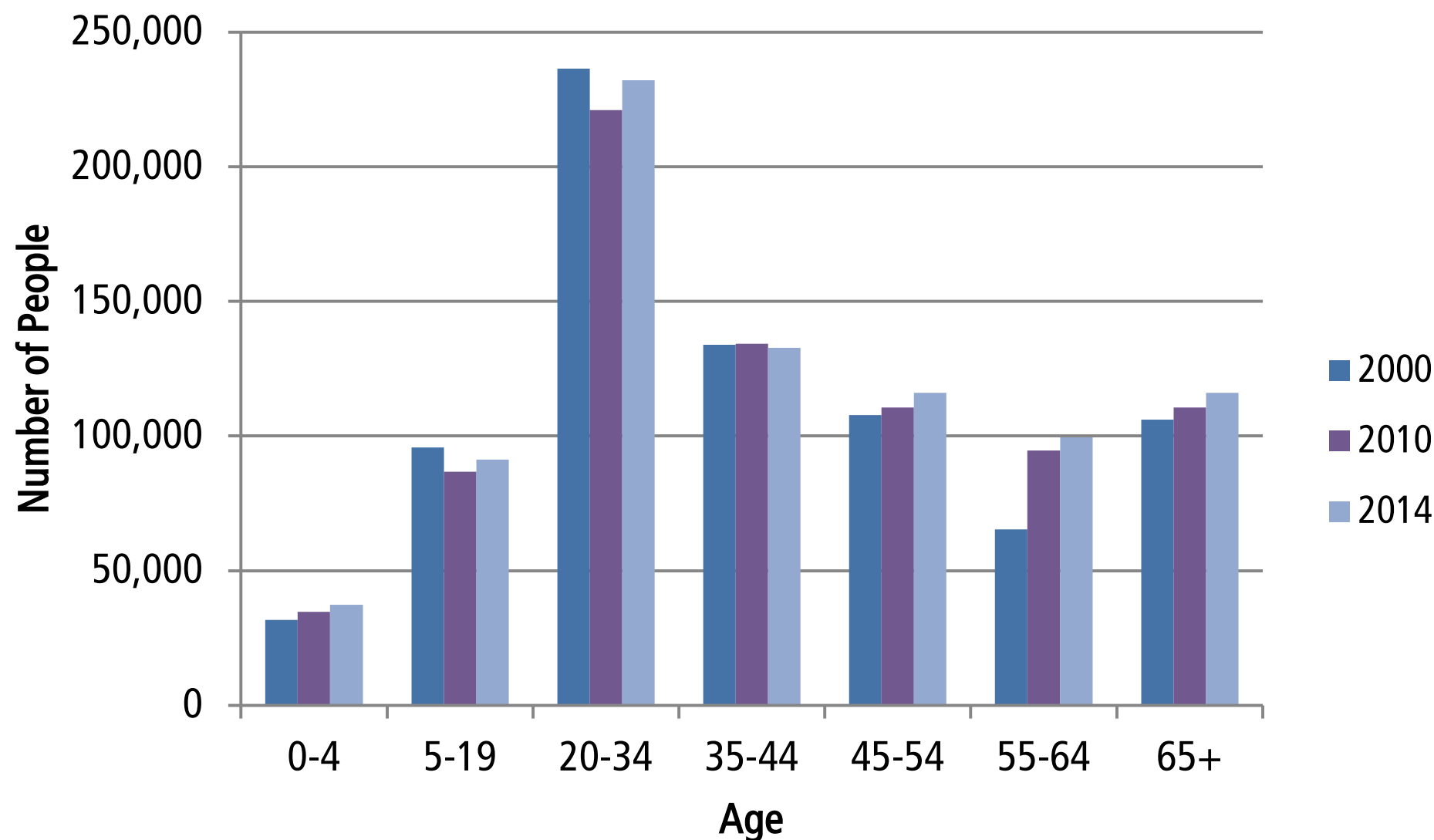
can you get rid of 2010 data here?

0-18 POPULATION PROJECTIONS IN SAN FRANCISCO: 2010-2060

ABAG , 2010

GROWTH IN SFUSD STUDENTS IN EXISTING AND NEW HOUSING STOCK

high yield
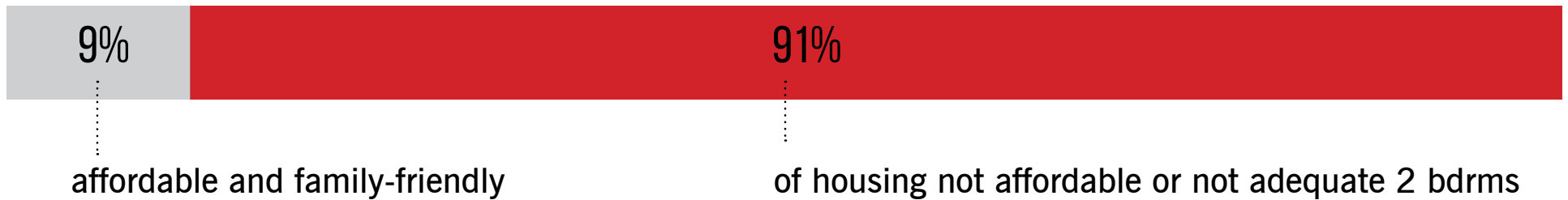
low yield

SFUSD Data, 2014

WHAT ARE THE HOUSING STOCK ISSUES?

- Affordability
- Unit size

AFFORDABILITY: CAN FAMILIES FIND HOUSING?

2015 Market snapshot of available for-sale housing

9% **91%**

affordable and family-friendly of housing not affordable or not adequate 2 bdrms

based on the median family income
max. home value: $452,762

UNIT SIZE: EXISTING & NEW HOUSING STOCK BY UNIT SIZE
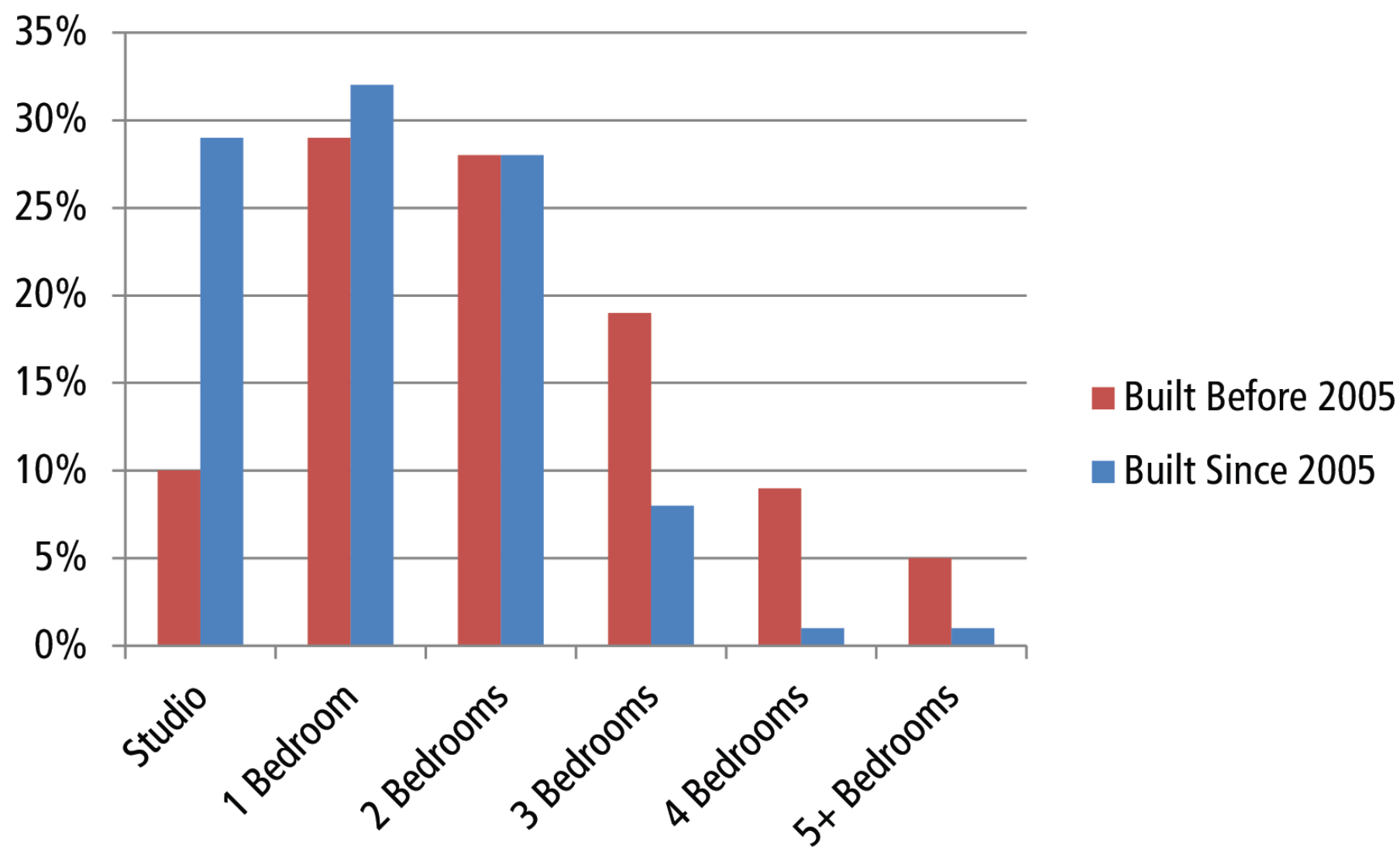
Legend:
- Built Before 2005
- Built Since 2005

Y-axis: 0%, 5%, 10%, 15%, 20%, 25%, 30%, 35%

X-axis categories: Studio, 1 Bedroom, 2 Bedrooms, 3 Bedrooms, 4 Bedrooms, 5+ Bedrooms

Data Analysis from American Community Survey Public Use Microdata Sample maintained by IPUMS USA and the American Community Survey pretabulated data from American Factfinder

WHAT CAN WE DO?

1. Simplify Minor Expansions
2. Provide Options for Downsizing
3. More Homes Within Existing Housing Stock
4. Build new for families

SIMPLIFY MINOR EXPANSIONS

Removing neighborhood notification for minor expansions

HOUSEHOLD TYPES BY BEDROOM, 2013

Legend:
- Family without Children
- Family with Children
- Single person
- Senior
- Unrelated Individuals
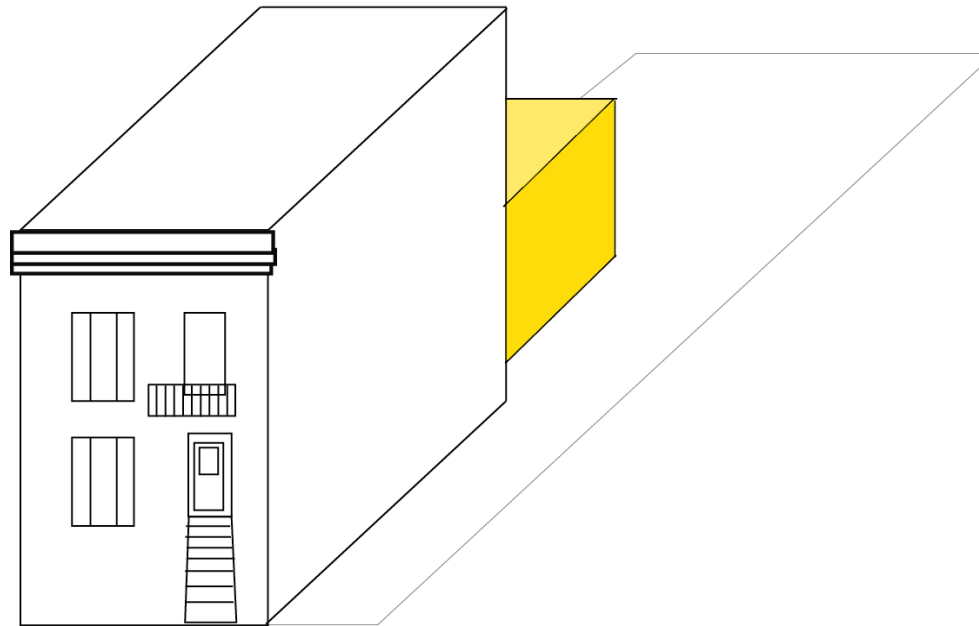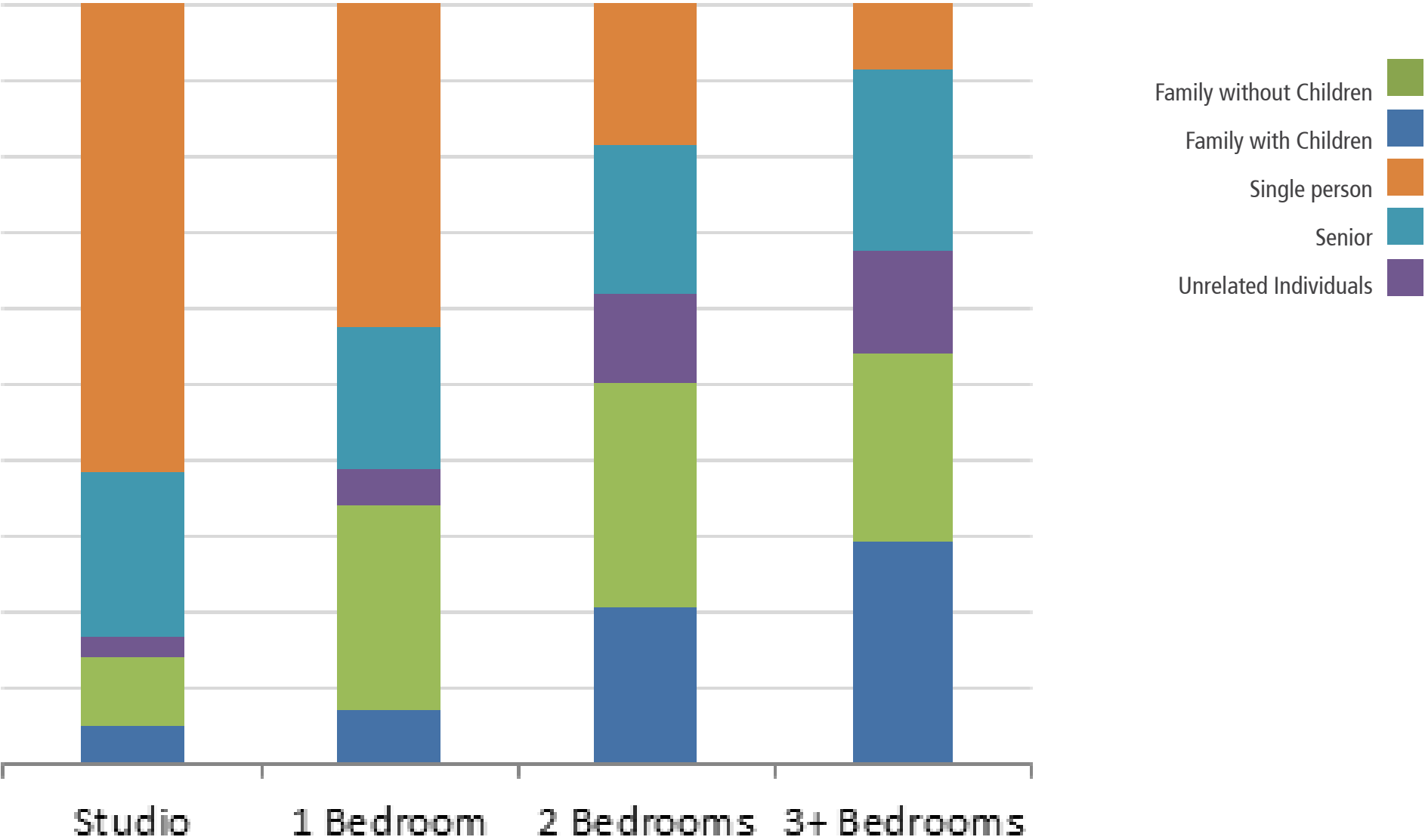
Categories: Studio, 1 Bedroom, 2 Bedrooms, 3+ Bedrooms
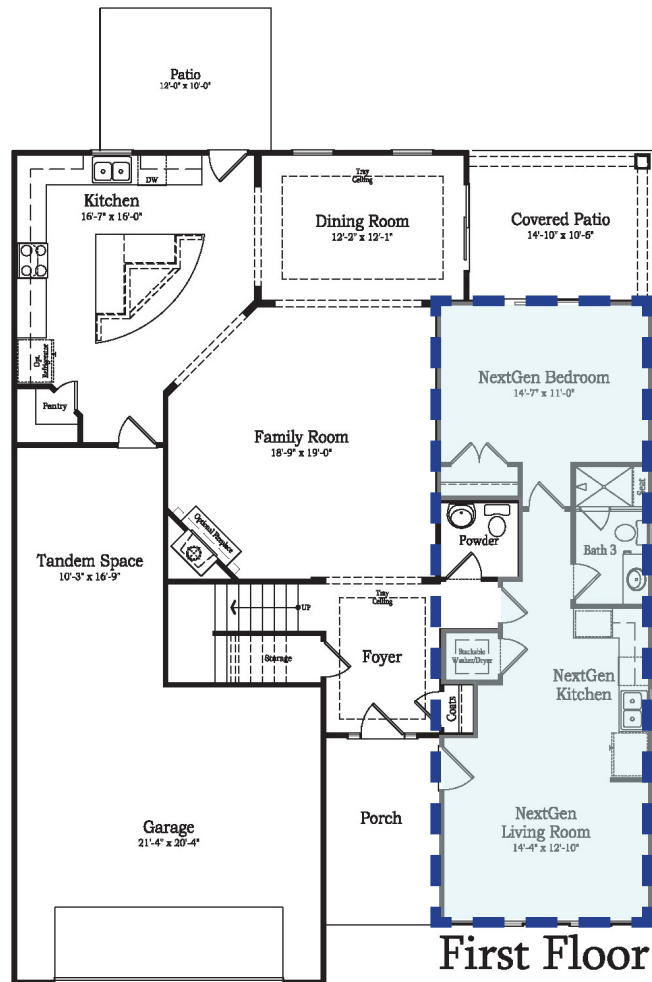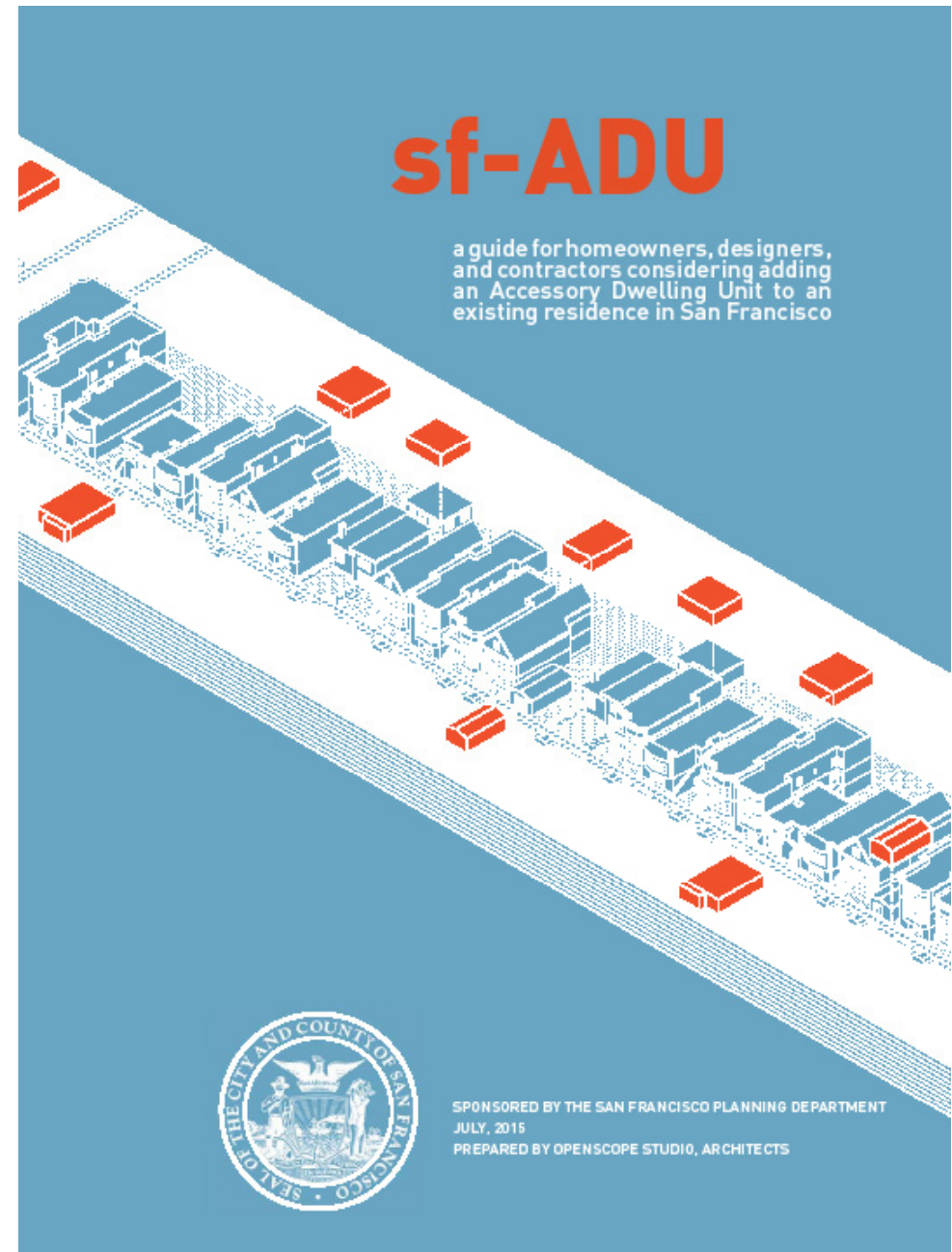
Data Analysis from American Community Survey Public Use Microdata Sample maintained by IPUMS USA and the American Community Survey pretabulated data from American Factfinder

MORE HOMES WITHIN EXISTING HOUSING STOCK

- Accessory Dwelling Units
- Junior Accessory Dwelling Units

Flexible-use suite with independent access in single-family home.

sf-ADU

a guide for homeowners, designers, and contractors considering adding an Accessory Dwelling Unit to an existing residence in San Francisco

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JULY, 2015
PREPARED BY OPENSCOPE STUDIO, ARCHITECTS

BUILD NEW FOR FAMILIES

PRECEDENT STUDIES

	TOOL	FOCUS
VANCOUVER, CAN	High-Density Housing for Families with Children Guidelines, 1992	Guest suites, indoor and outdoor open space; 25% family-units; considering increase to 35% with 10% of units 3+ bdrms
PORTLAND, OR	Courtyard Housing Competition, 2007	Block-level interior courtyards and open space
SEATTLE, WA	Family-Sized Housing: Whitepaper & Action Agenda, 2014	Adopted a definition of family-friendly
EMERYVILLE, CA	Family Friendly section in Residential Design Guidelines, 2012	Attract families into larger units instead of unrelated adults; 15% 3 bdrms, 35% 2 bdrms, maximum 10% studios in all 10+ unit developments
MELBOURNE, AUS	Better Apartments, 2015	Improving apartment living by focusing on internal amenities and policy objectives to accompany Higher Density Housing Guidelines

FAMILY-FRIENDLY CHARACTERISTICS

Site-Level

- GETTING AROUND: TRANSIT, CARSHARING, PARKING AND BICYCLE STORAGE
- CHILDCARE
- ACCESS TO SCHOOLS

Building- and Lot-Scale

- OUTDOOR & PLAY SPACE
- SUPERVISION
- ACCESS TO LIGHT AND NATURE
- NOISE
- FLEXIBLE COMMUNITY SPACE
- STORAGE SPACE
- CONCENTRATION OF FAMILY UNITS
- ON-SITE LAUNDRY
- GUEST SUITE

Unit-Level

- DAYLIGHT AND VENTILATION
- STORAGE SPACE
- TWO AND THREE BEDROOM UNITS
- FLEXIBILITY

FAMILY-FRIENDLY CHARACTERISTICS

SITE LEVEL CONSIDERATIONS

Site-Level

GETTING AROUND: TRANSIT, CARSHARING, PARKING AND BICYCLE STORAGE

CHILDCARE

ACCESS TO

- Could the City set aside more spaces for car sharing service on on-street locations?

- Could on-street carsharing spaces be provided adjacent to projects that reduce or eliminate parking in their projects?

- Should bicycle parking requirements include accommodation for more bikes and for larger cargo bikes?

- How can transit better serve families?

- How can the City better coordinate with the school district and neighborhood schools to accommodate trips?

FAMILY-FRIENDLY CHARACTERISTICS

BUILDING– AND LOT–SCALE CONSIDERATIONS

Building- and Lot-Scale

OUTDOOR & PLAY SPACE

SUPERVISION

ACCESS TO LIGHT AND NATURE

NOISE

FLEXIBLE COMMUNITY

STORAGE SPACE

CONCENTRATION OF FAMILY UNITS

ON-SITE LAUNDRY

GUEST SUITE

- Could the existing open space requirements be more specific in requiring a certain percentage of vegetation or green space?

- Should open space be more/less programmed?

- Can roofs be designed for safe open space for all ages?

- Are there qualitative characteristics that give preference for a shared courtyard or rear yard versus private street-facing balconies?

- Given the encouragement and opportunity to design rooftops and other podium spaces as livable ecosystems with usable open space, should the Planning Code be amended to require a certain percentage of vegetated area on usable roof decks?

FAMILY-FRIENDLY CHARACTERISTICS

UNIT–LEVEL CONSIDERATIONS
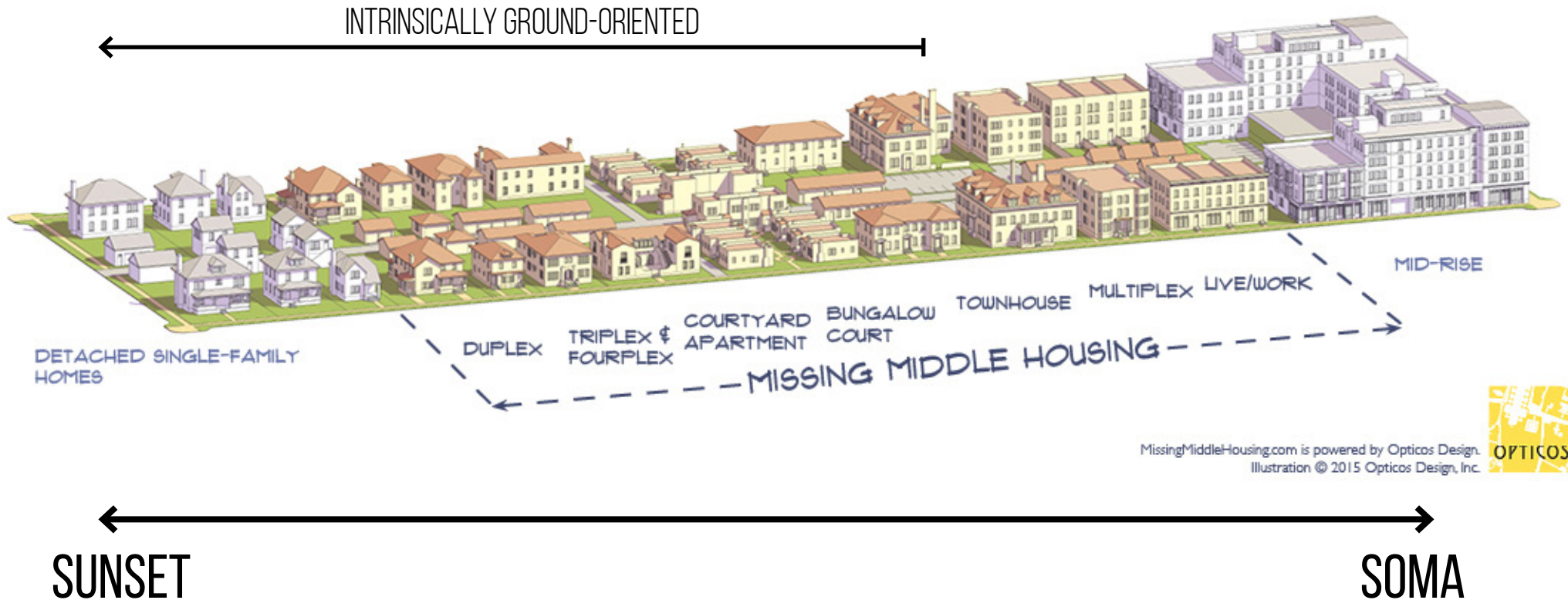
Unit-Level

DAYLIGHT AND VENTILATION

STORAGE SPACE

TWO AND THREE BEDROOM UNITS

FLEXIBILITY

- Are certain spaces in units more important in terms of access to daylight?

- Should second/third bedrooms be allowed to use borrowed light to incentivize them, but not for the first bedroom?

- Should outdoor ventilation be required for new units and retrofitted for old?

- Should access to fresh air in a unit be improved?

- Should operable windows with child safety locks be required?

- Should incentives be given for family-friendly housing in areas that do not have high levels of airborne environmental pollution?

MODEL FOR A NEW, OLD HOUSING TYPE, THE "MISSING MIDDLE"

INTRINSICALLY GROUND-ORIENTED

MID-RISE

DETACHED SINGLE-FAMILY HOMES

DUPLEX

TRIPLEX & FOURPLEX

COURTYARD APARTMENT

BUNGALOW COURT

TOWNHOUSE

MULTIPLEX

LIVE/WORK

MISSING MIDDLE HOUSING

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OPTICOS

SUNSET

SOMA

SUCCESSFUL S.F. HOUSING TYPES

Irving & 39th (RH-2)

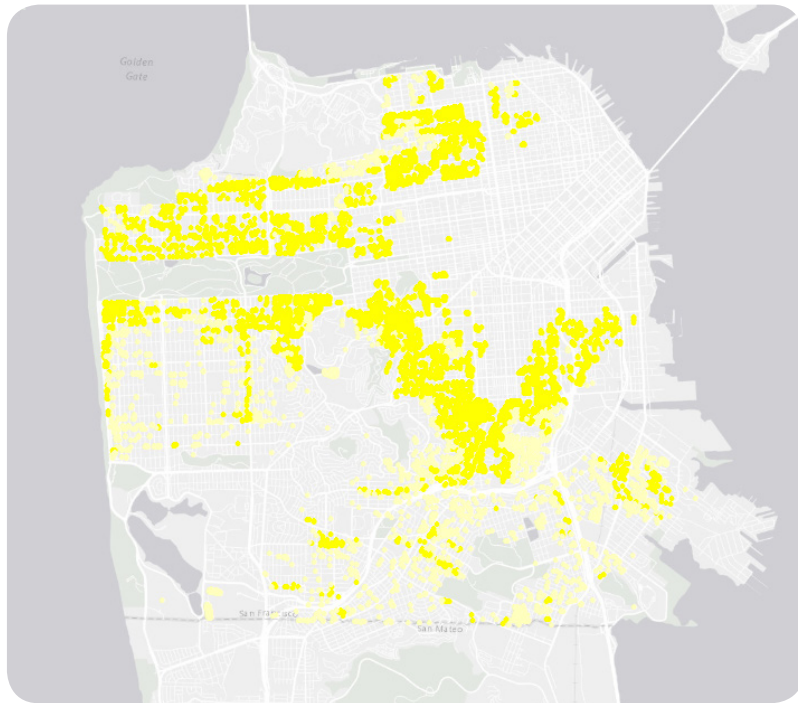*Bay & Leavenworth (RH-3)*
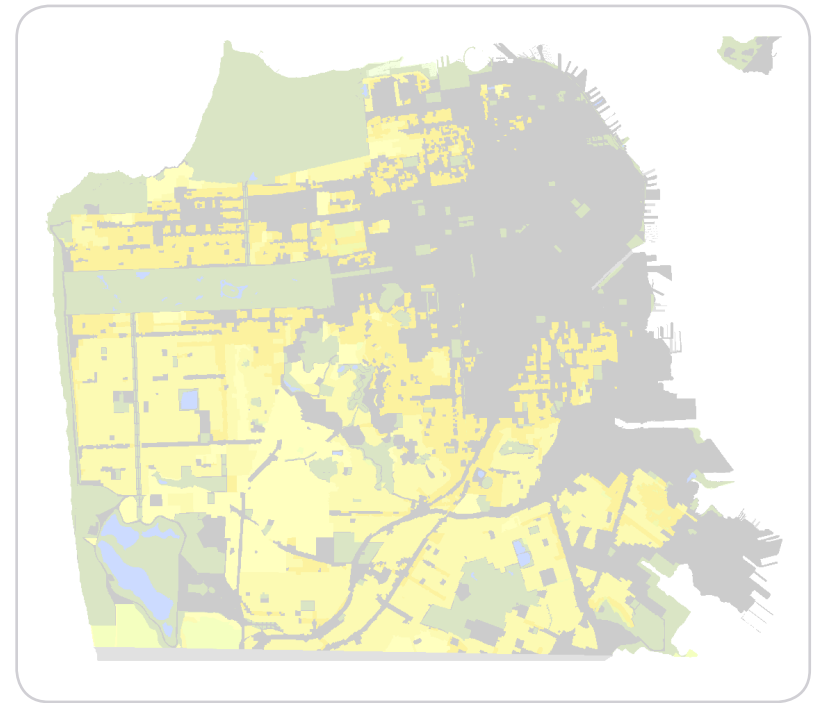

Funston & Anza (RH-2)

Irving & 2nd (RH-2)

EXISTING BARRIERS TO CREATING MORE OF THE "MISSING MIDDLE"

Parcels above existing density limits per zoning

75% of our land is restricted to RH-1 and RH-2

CONCLUSIONS AND NEXT STEPS

1. Explore additional tools to make existing housing more family-friendly
2. Consider adopting a definition of family-friendly building and family-friendly unit into the General Plan
3. Look for solutions to overcrowded living conditions
4. Learn more about residents in existing larger units
5. Talk with stakeholders about design questions.
6. Further develop the Missing Middle, a mid-scale family-oriented building typology