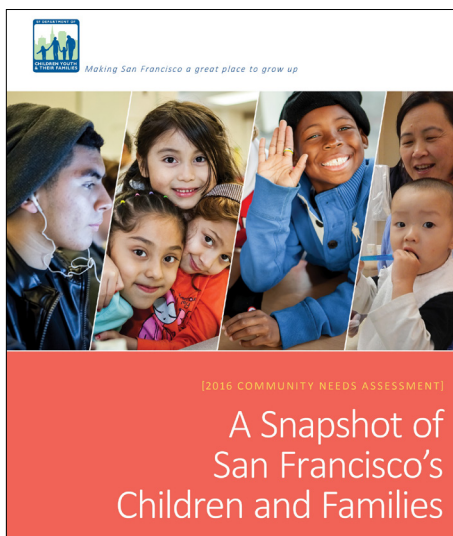


SAN FRANCISCO

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.

HOW CAN WE RETAIN FAMILIES?

EXISTING HOUSING

Big and small changes to the ways San Francisco regulates its existing housing and new housing would improve housing options for families.

1

Explore additional tools to make existing housing more family friendly.

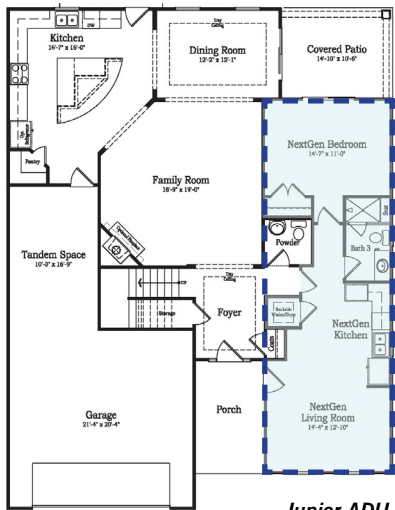
Accessory Dwelling Units (ADUs) and Junior ADUs give families the flexibility to adapt their housing to their needs over time—from having young children to caring for aging parents. Other creative policies may help make existing housing more family friendly. In addition, process changes can make adding a bedroom or additional living space less costly and time consuming and provide options for families to stay in their homes.

ACCESSORY DWELLING UNITS (ADUs)

- Promoting development in underused spaces in existing residential buildings can be converted to new units

JUNIOR ACCESSORY DWELLING UNITS

- A proposed new type of ADU that would allow the use of underused space in an existing unit

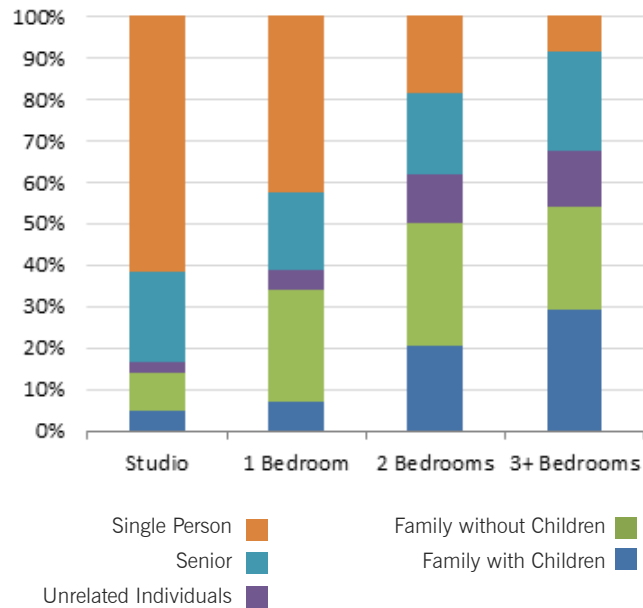


2

Learn more about residents in existing larger units.

Only 30% of 3+ bedroom units are occupied by families. Research into why 70% of these larger units are occupied by others could help identify policies that could make this existing housing stock more available to families and better meet the needs of the rest of San Francisco's residents.

WHERE DO FAMILIES LIVE?



3

Consider adopting a definition of family-friendly unit and family-friendly building into the General Plan.

A clear definition of what the family friendly unit and building should contain could encourage and create policy and programs for family friendly housing. The definition of a family friendly unit should include at least two or more bedrooms. The building definition could include any number of amenities, like easy access to outdoor space, storage space, etc. The inclusion of many amenities would necessitate a trade-off with affordability and would require further study.

4

Look for solutions to overcrowded living conditions.

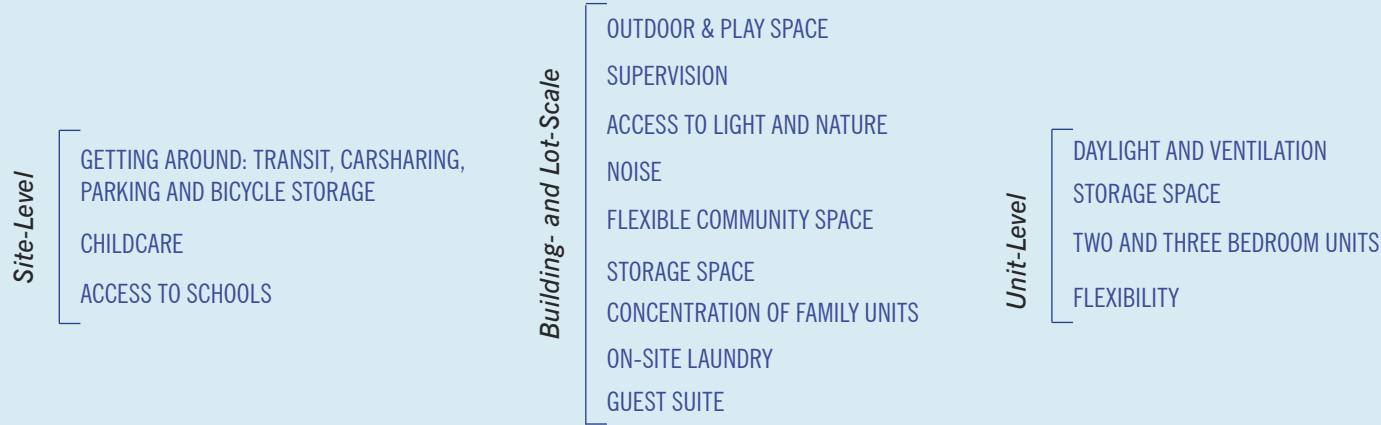
Too many families with children live in overcrowded Single Room Occupancy hotels and studios. The City should continue to work with affordable housing developers and community groups, to determine what policies and programs could support these families in moving into appropriate housing and what resources we could provide these families until they are able to relocate.



5

Talk with stakeholders about design questions.

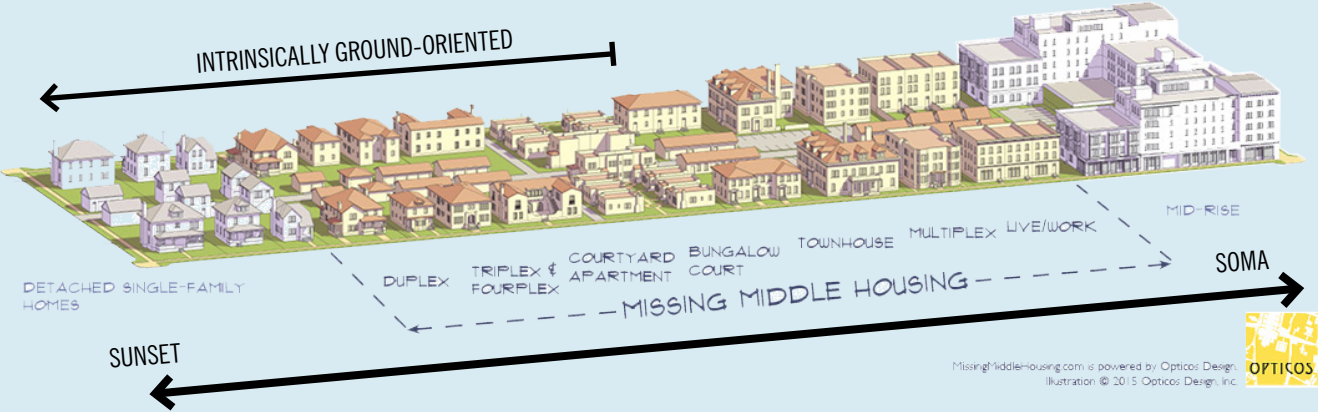
This paper asks a number of questions about the design of new market rate housing and how to create new models for affordable family housing. Through stakeholder outreach, discussions, and forums, the City can determine which design characteristics need further research and discussion, which might be 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.

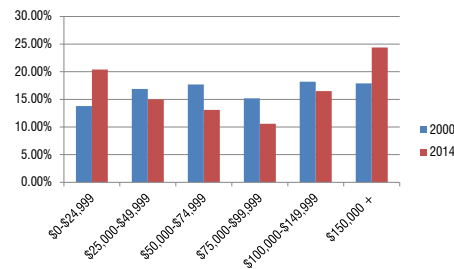


THE DATA

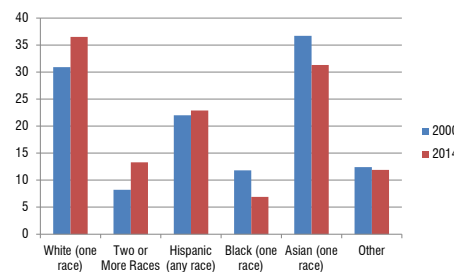
FAMILY DEMOGRAPHICS & INCOME

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



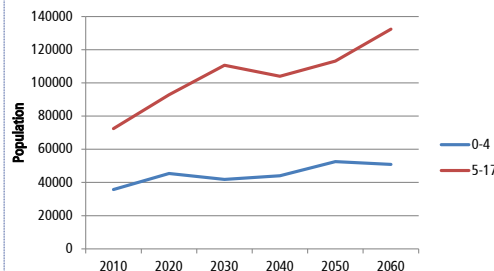
COMPOSITION OF CHILDREN (0-18)



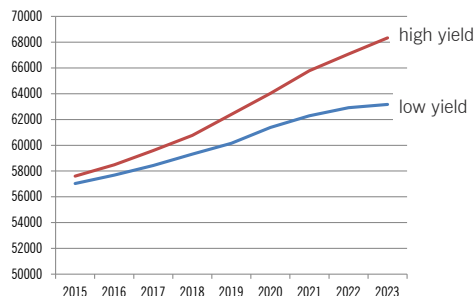
PROJECTIONS

The large Millennial cohort of 20 to 34 years 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



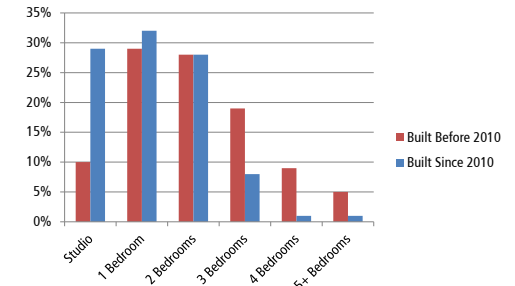
SFUSD K-12 ENROLLMENT PROJECTION



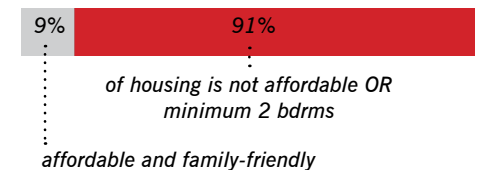
EXISTING HOUSING STOCK

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

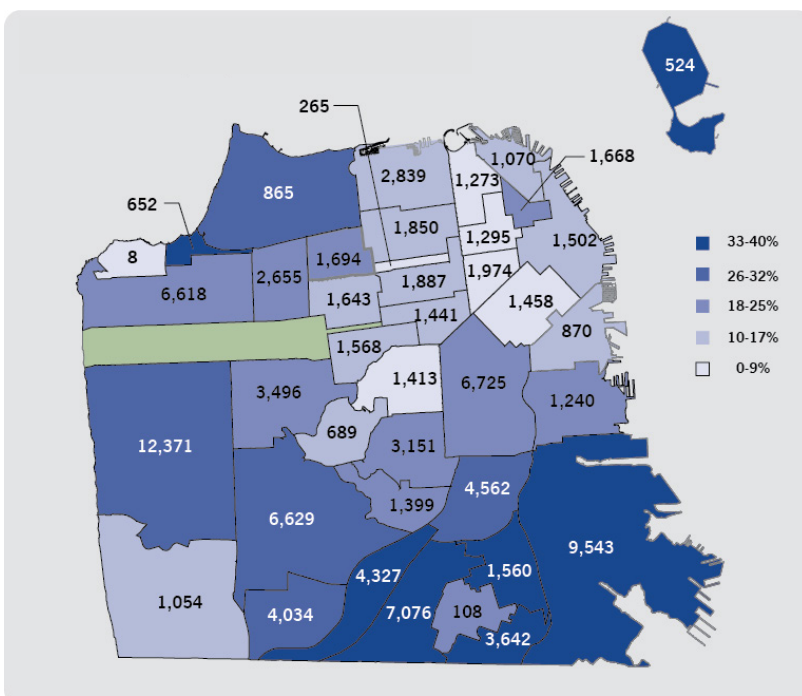


2015 MARKET SNAPSHOT OF AVAILABLE FOR-SALE HOUSING, based on median family income



PERCENTAGE OF HOUSEHOLDS WITH CHILDREN BY NEIGHBORHOOD

Total Number of Children by Neighborhood



SAN FRANCISCO
PLANNING
DEPARTMENT

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