

A woman with long dark hair, wearing a light pink, flowing dress and pink sneakers, is walking up a wide staircase. The staircase is covered in a vibrant, multi-colored mosaic featuring various sea creatures like fish, shells, and coral. The woman is seen from behind, moving towards the top of the stairs. The text 'HOUSING FOR FAMILIES WITH CHILDREN' and 'SAN FRANCISCO' is overlaid in white, bold, sans-serif font across the middle of the image.

# HOUSING FOR FAMILIES WITH CHILDREN

## SAN FRANCISCO

## TODAY'S PRESENTATION

- Why is it important to retain families
- Data and information on who are our families
- Potential solutions

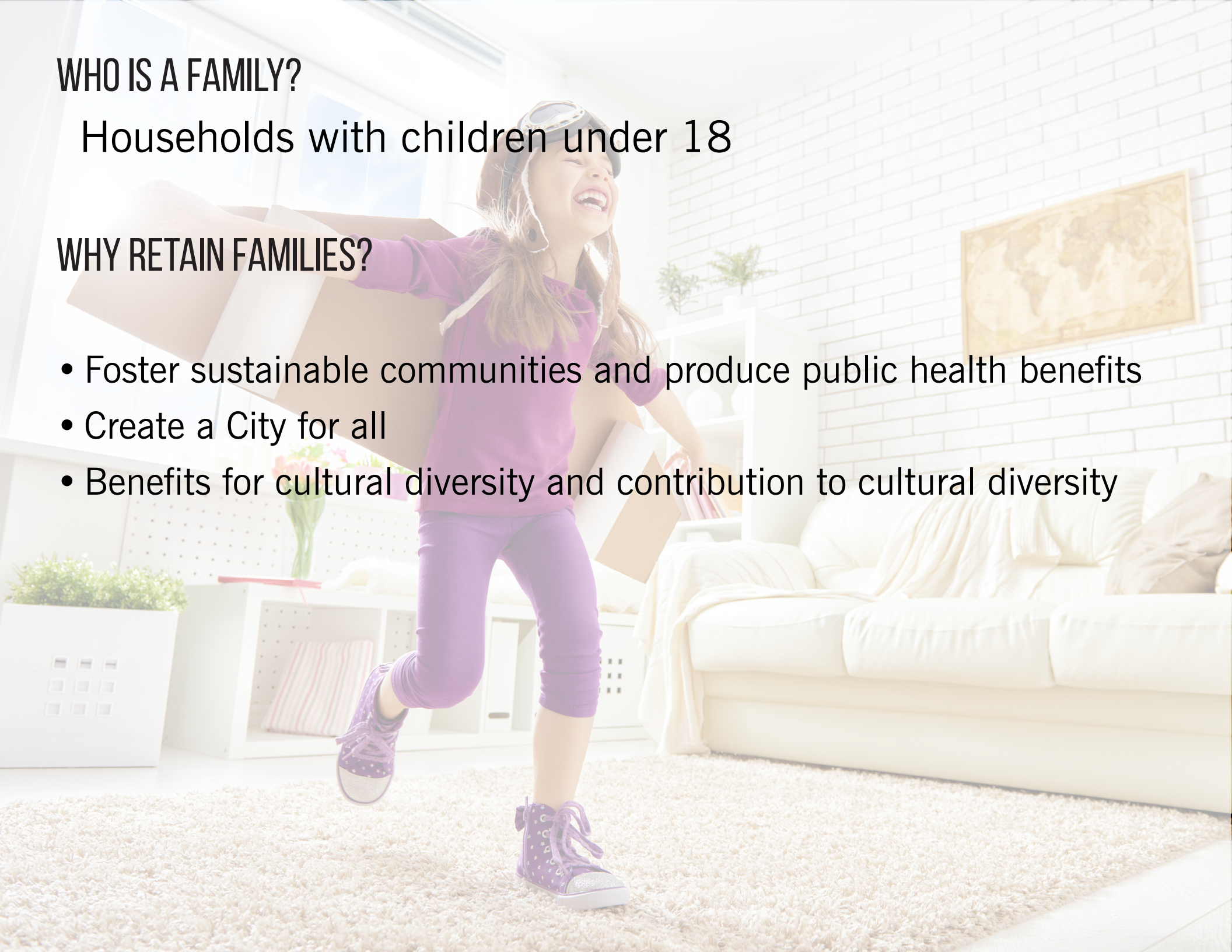


## WHO IS A FAMILY?

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





## THE NEED

Needed services for families in San Francisco:

- Quality childcare and schools
- Access to open space
- Childcare/Out of school programs
- Education
- Libraries
- Health & Wellness Programs
- **Affordable Quality Housing**

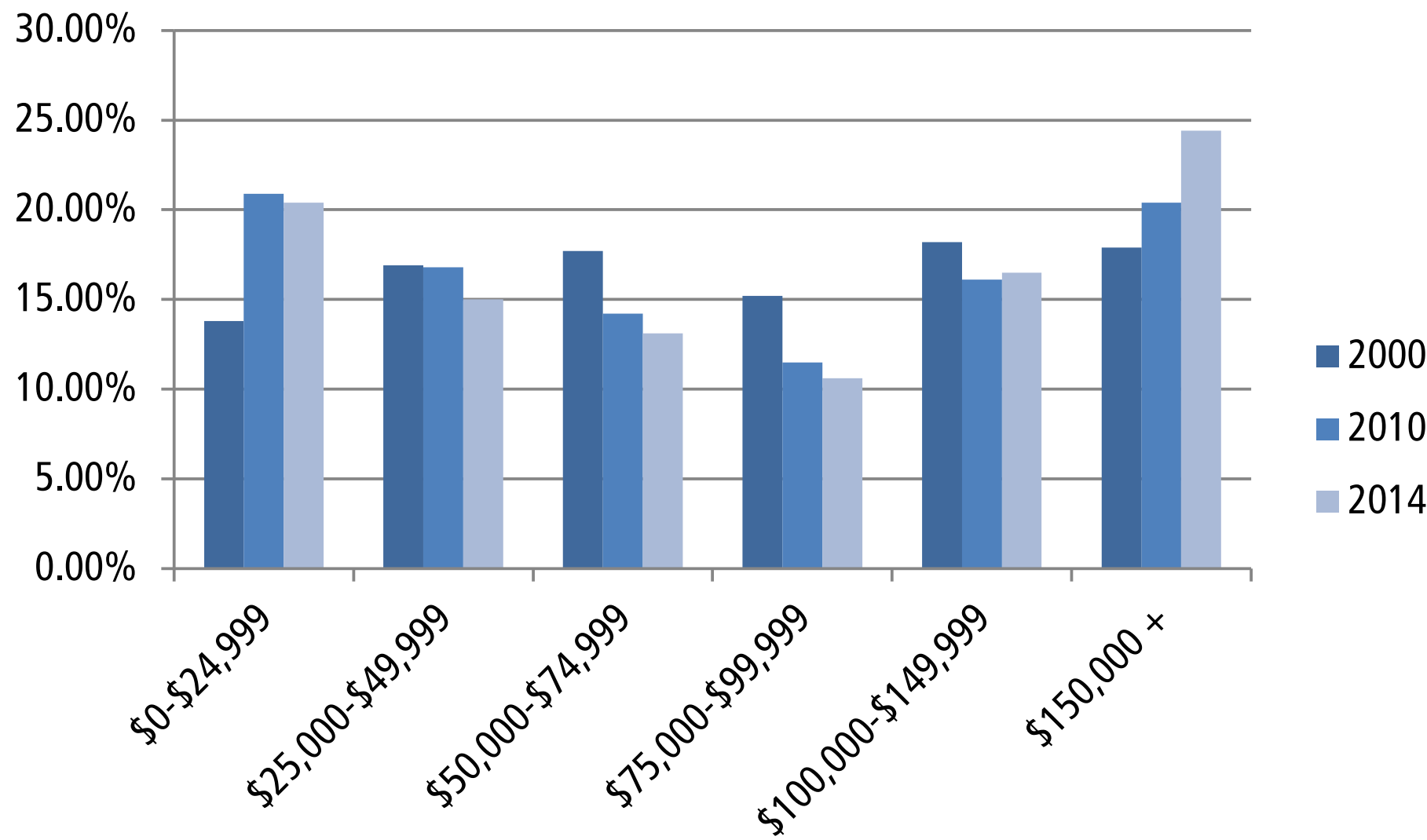


# SHARE OF HOUSEHOLDS THAT ARE FAMILIES WITH CHILDREN <18

|                   | Population<br>Density per<br>Square Mile | Total     | % of Households<br>that are Families with<br>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%   |

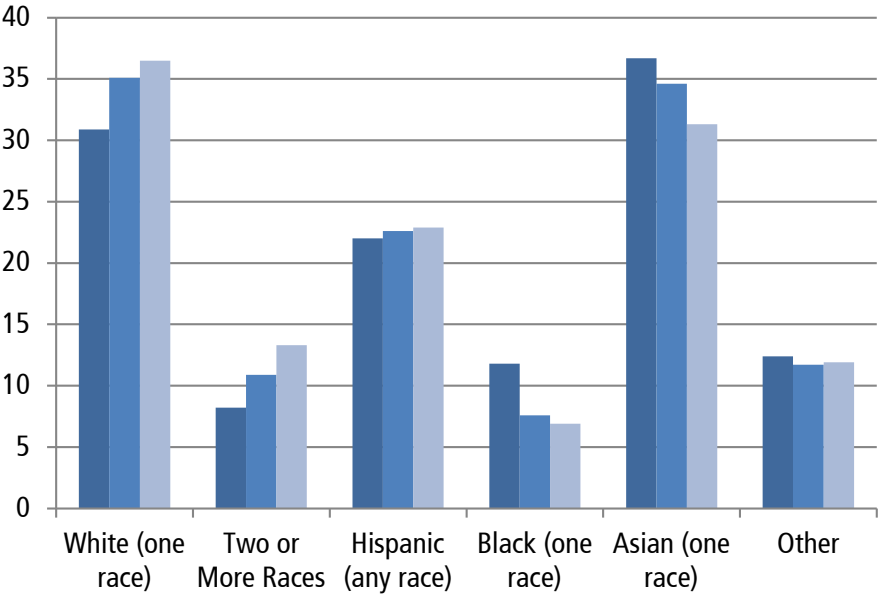
***This number has held steady for the past 30 years***

# THE CHANGING COMPOSITION OF FAMILIES: INCOME

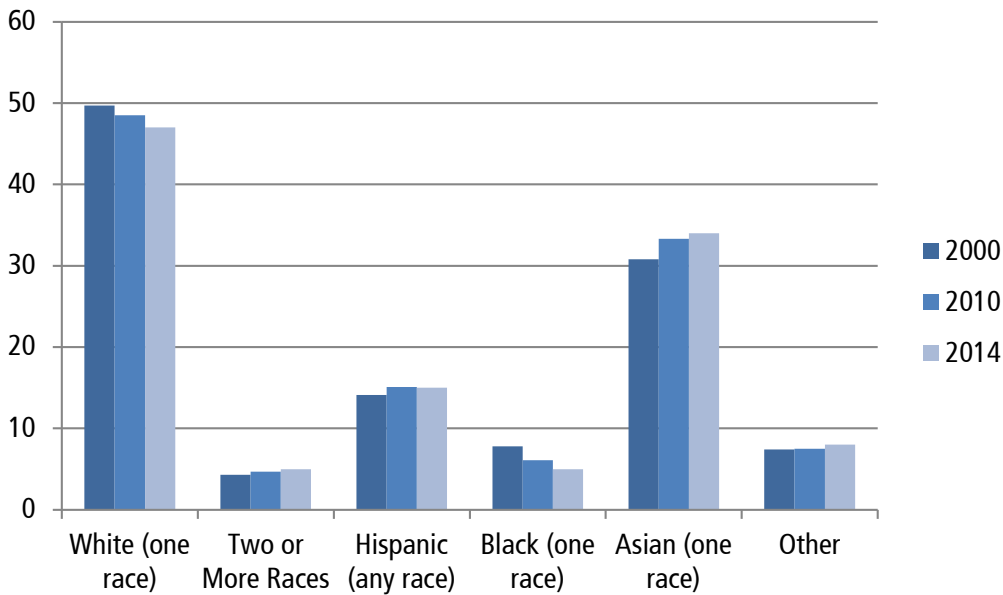


# THE CHANGING COMPOSITION OF FAMILIES: RACE & ETHNICITY

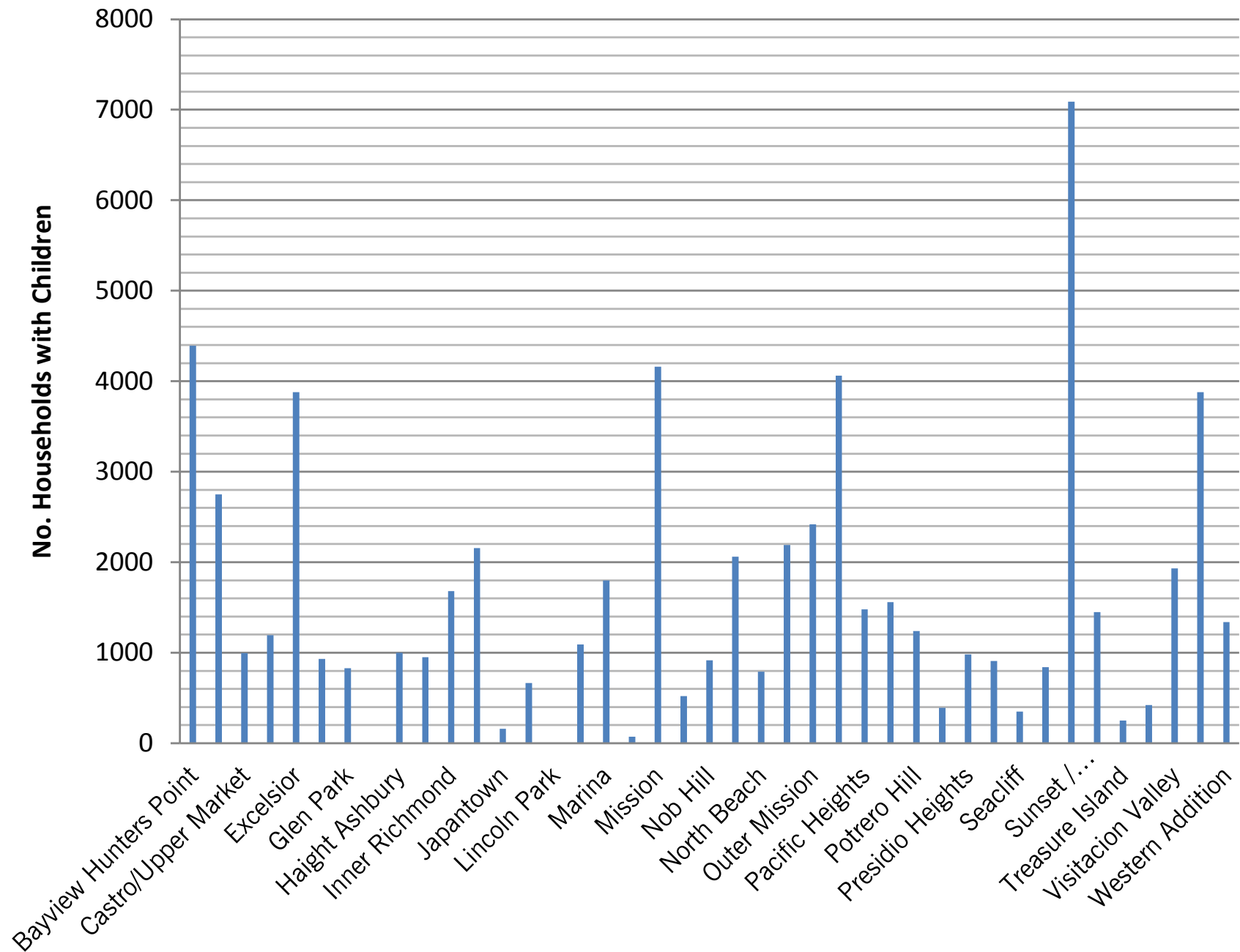
CHILDREN < 18



TOTAL POPULATION

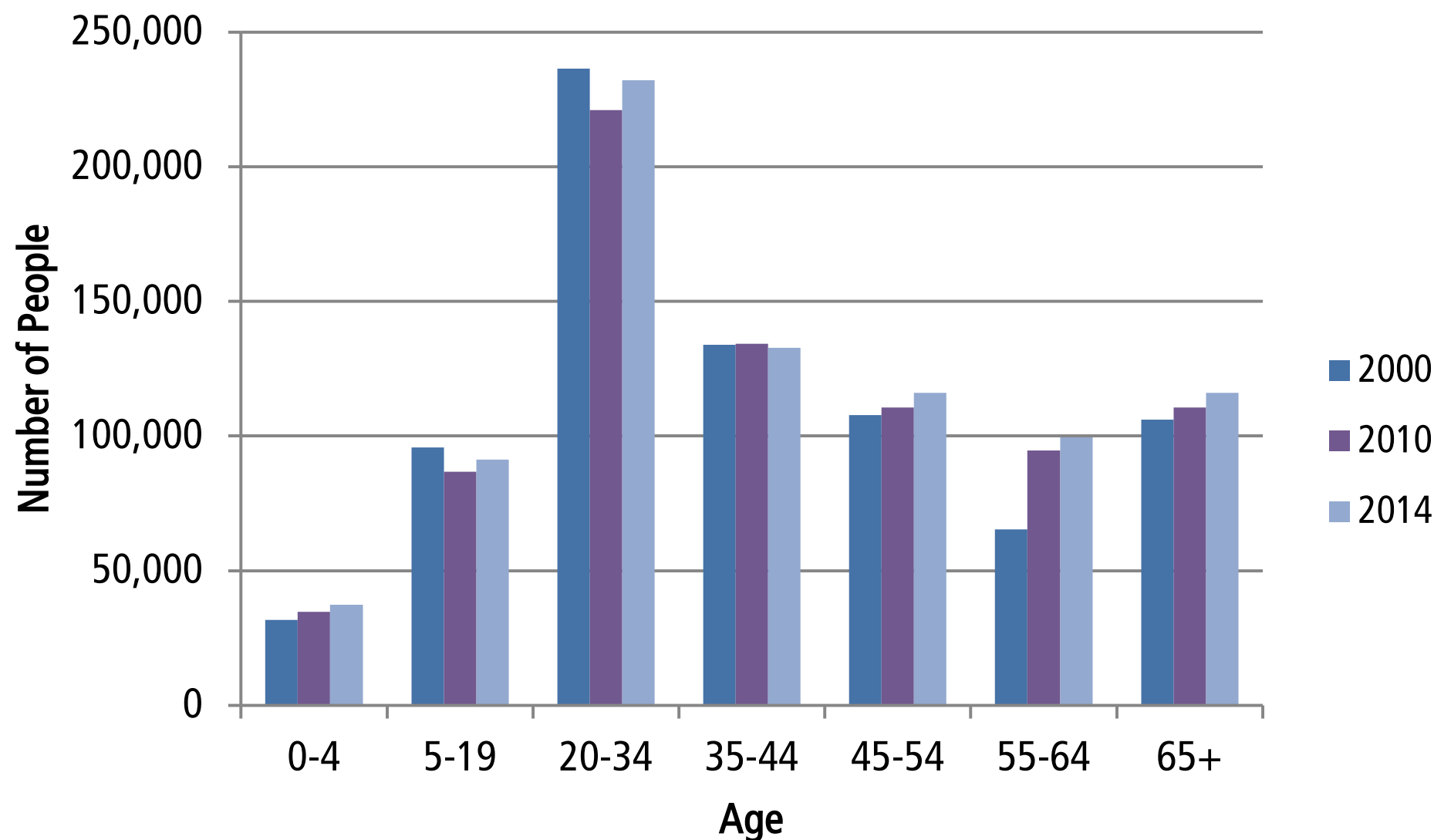


# EXISTING CONCENTRATION OF CHILDREN BY NEIGHBORHOOD

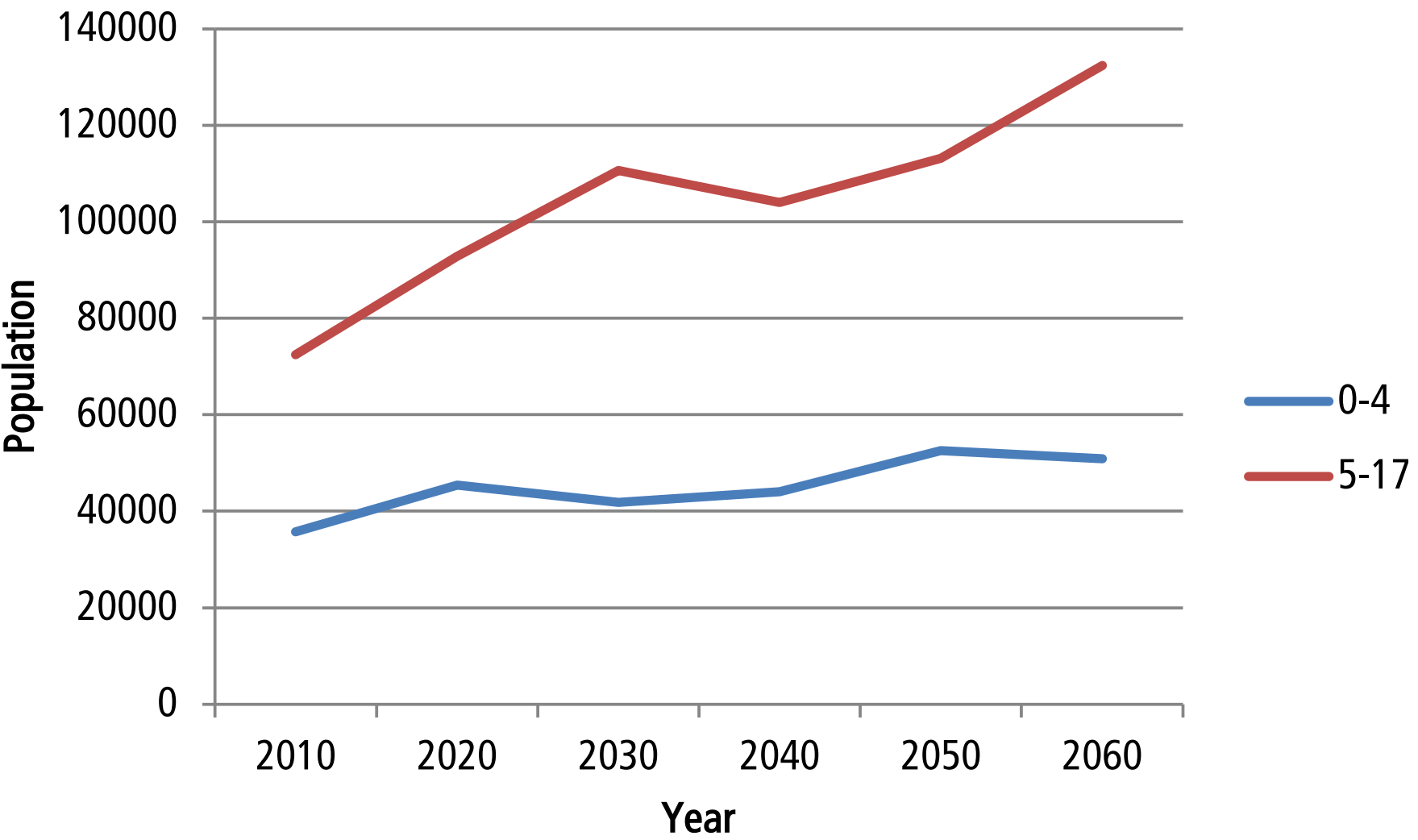




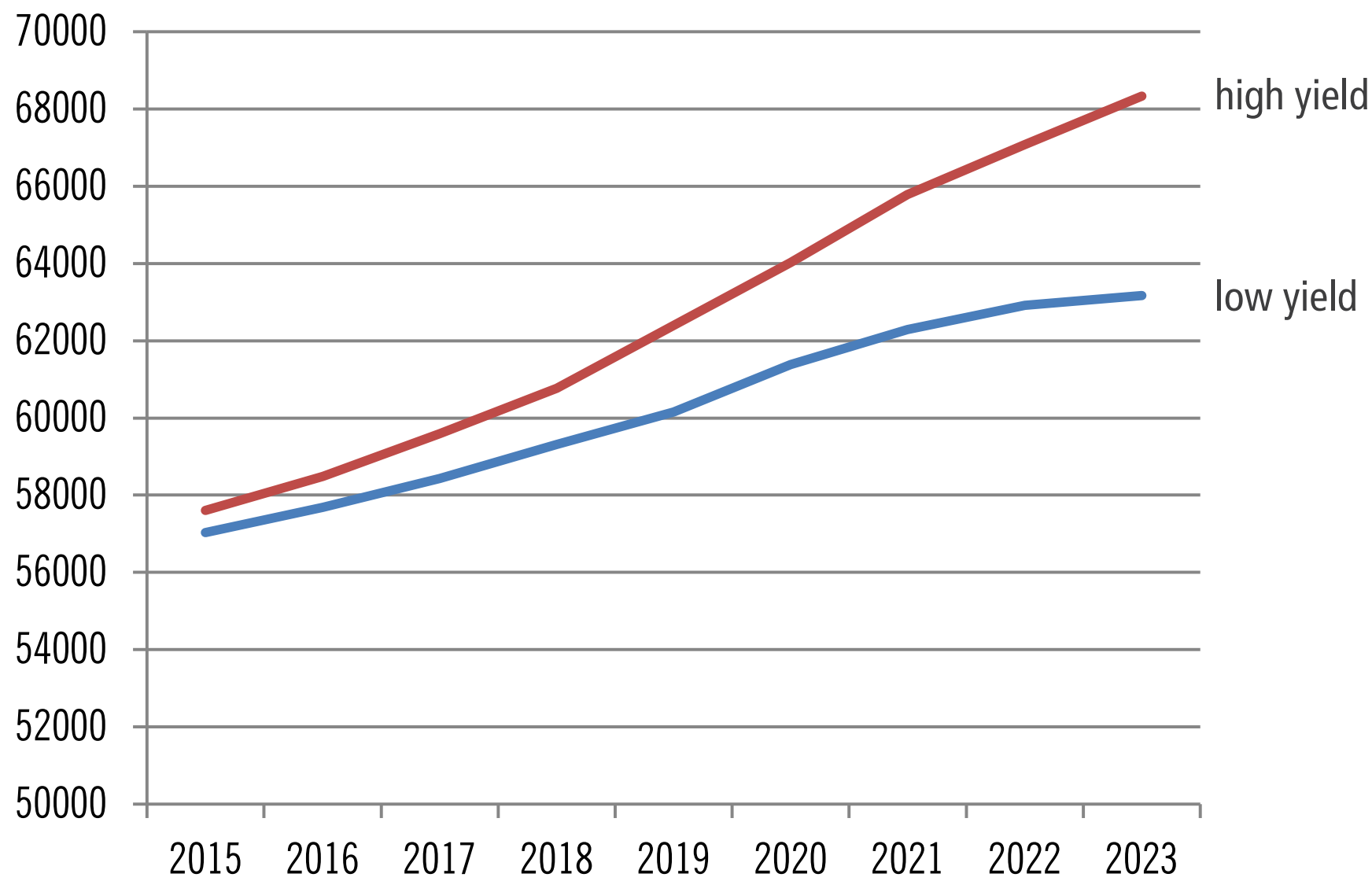
# SAN FRANCISCO POPULATION BY AGE GROUP



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



# GROWTH IN SFUSD STUDENTS IN EXISTING AND NEW HOUSING STOCK



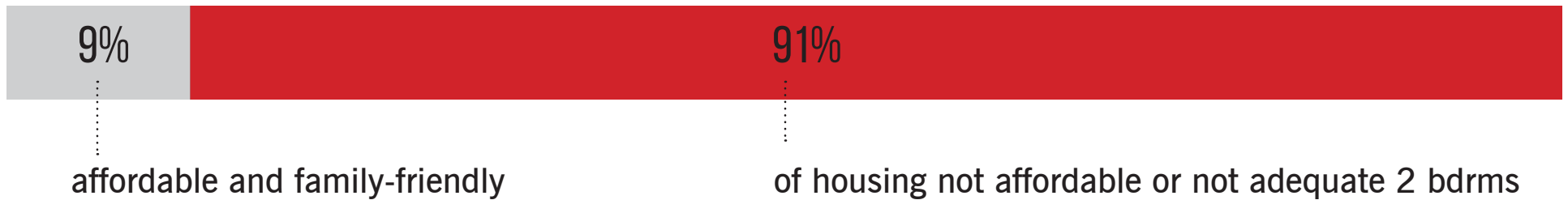
# WHAT ARE THE HOUSING STOCK ISSUES?

- Affordability
- Unit size



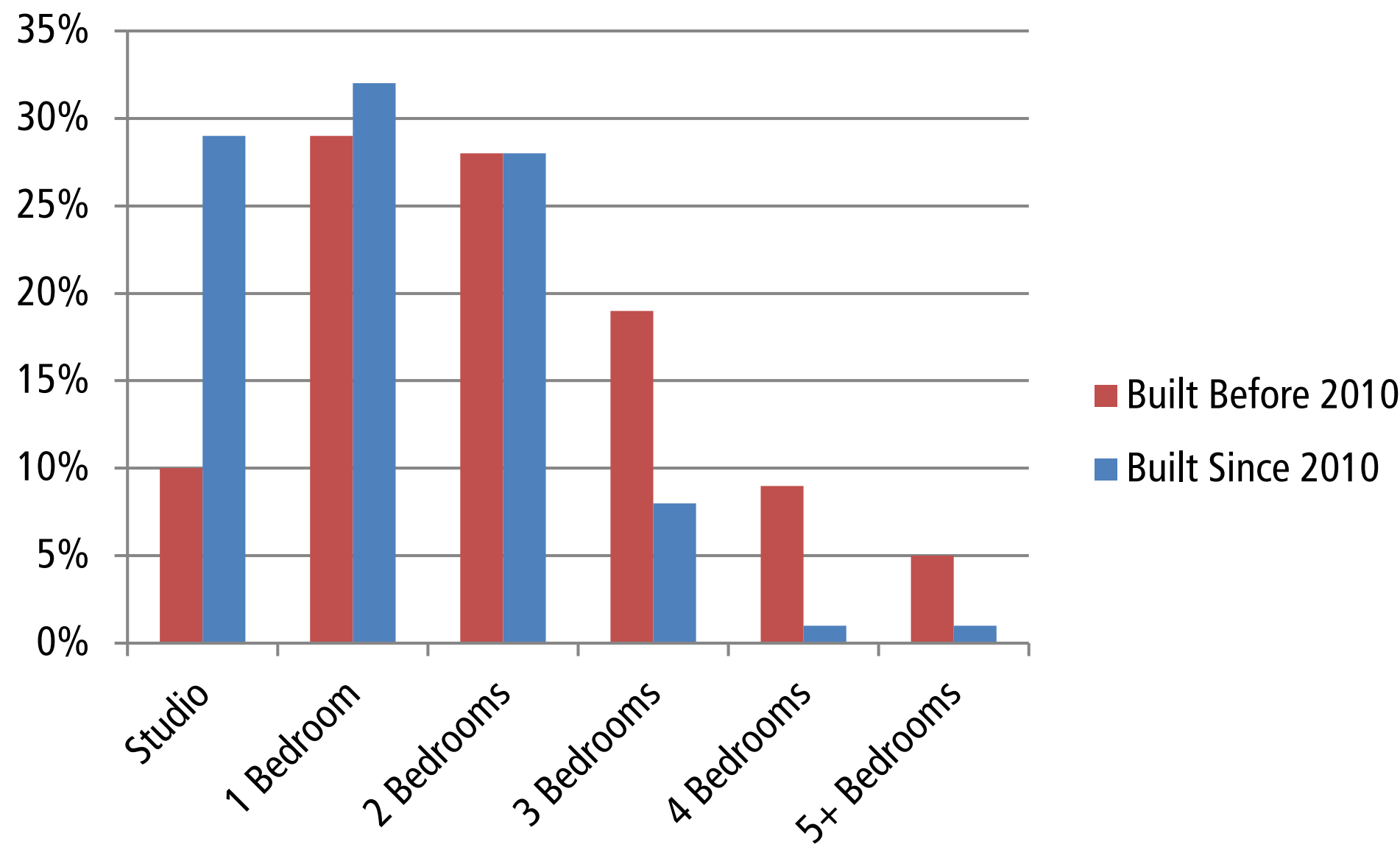
# AFFORDABILITY: CAN FAMILIES FIND HOUSING?

*2015 Market snapshot of available for-sale housing*



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

# UNIT SIZE: EXISTING & NEW HOUSING STOCK BY UNIT SIZE



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

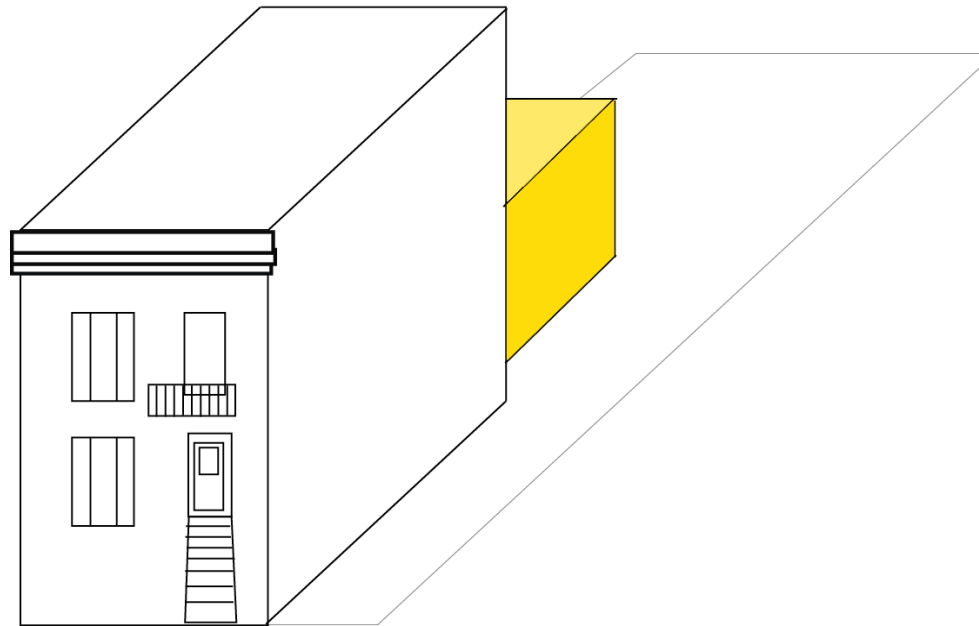


# WHAT CAN WE DO?

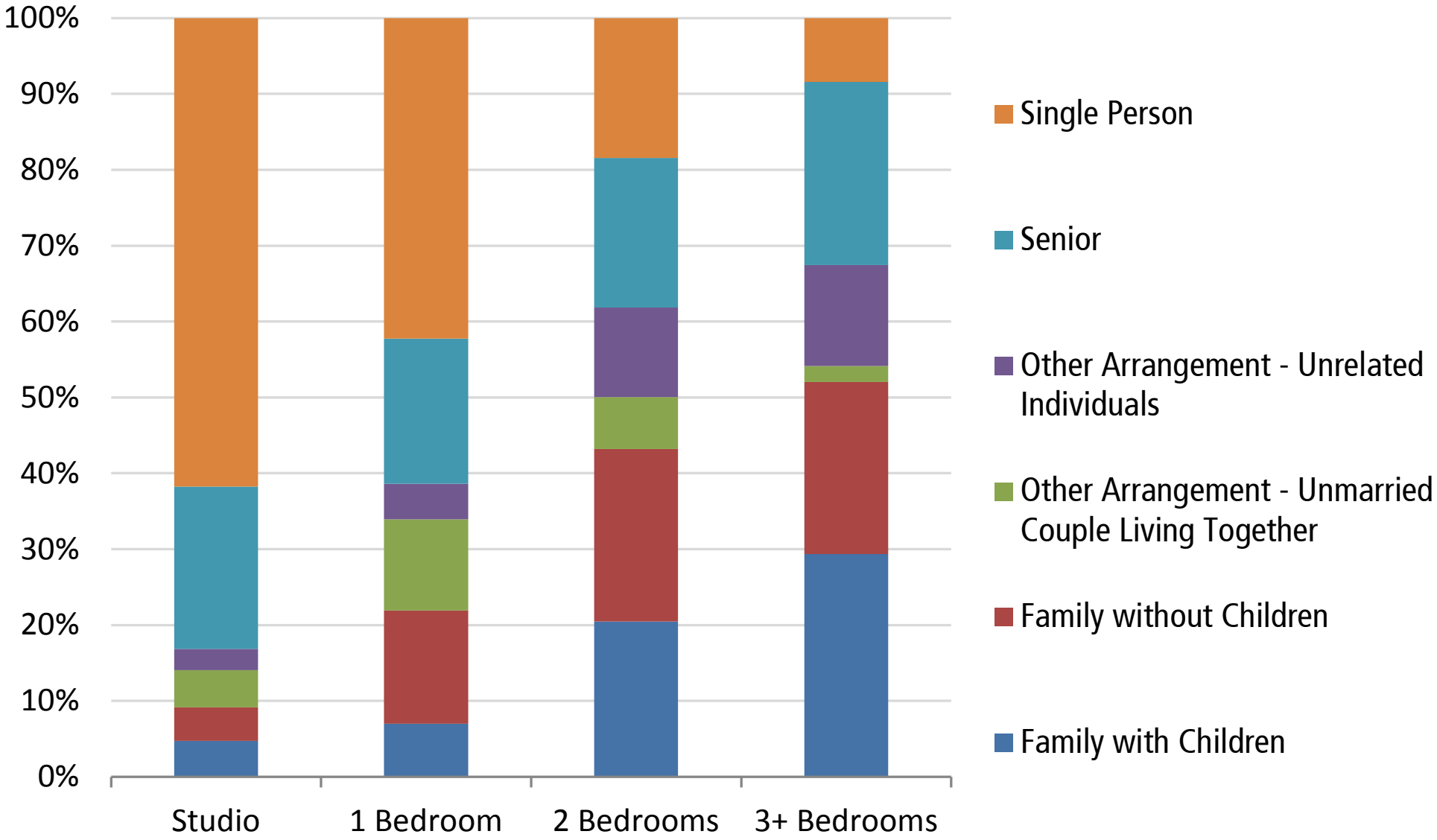
1. Simplify Minor Expansions
2. Provide Options for Downsizing
3. More Homes Within Existing Housing Stock
4. Build new for families

# SIMPLIFY MINOR EXPANSIONS

Removing neighborhood notification for minor expansions

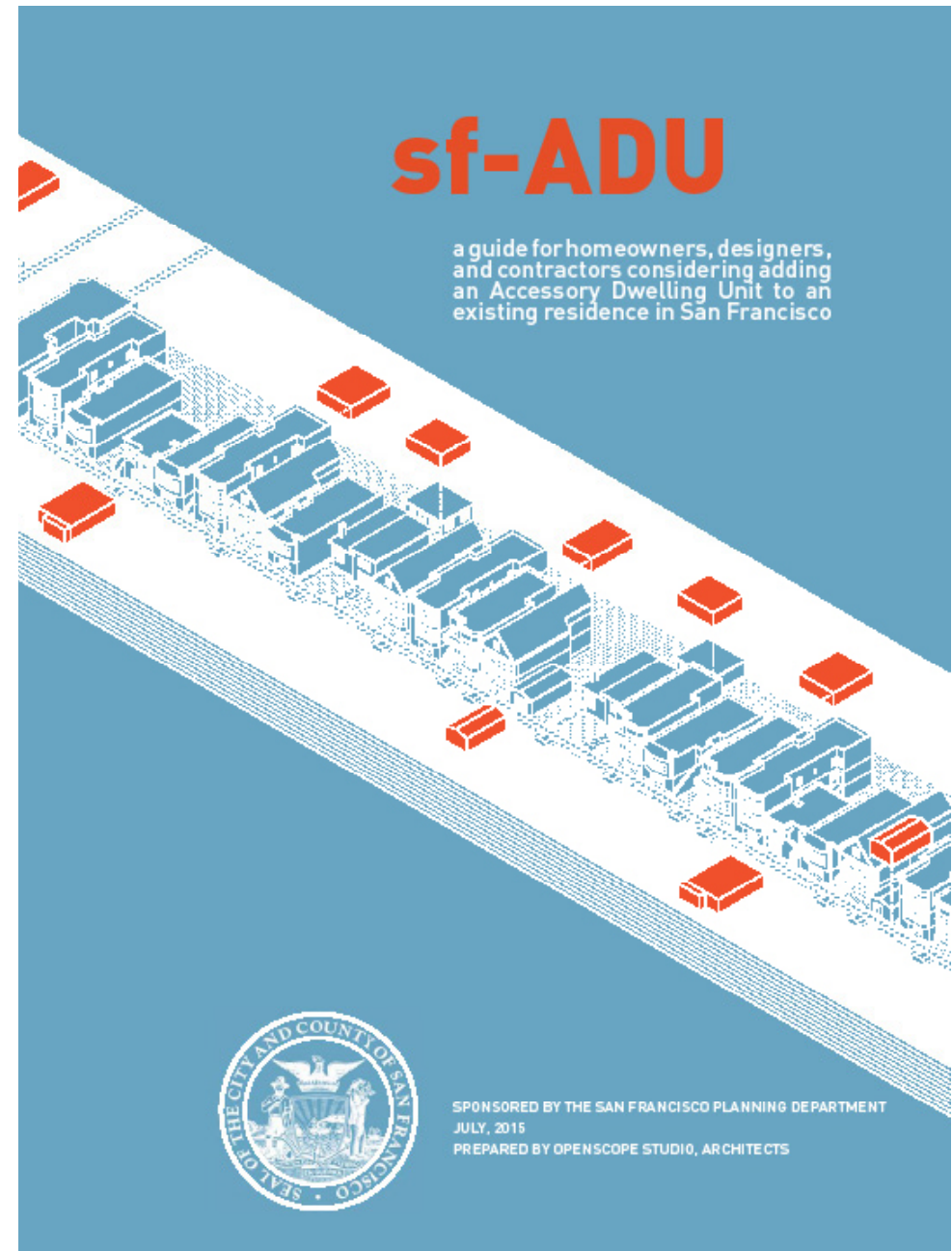


# HOUSEHOLD TYPES BY BEDROOM, 2013



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

- Accessory Dwelling Units
- Junior Accessory Dwelling Units



# BUILD NEW FOR FAMILIES

## PRECEDENT STUDIES

|                   | TOOL   | FOCUS  |
|-------------------|--|--|
| VANCOUVER,<br>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,<br>OR   | Courtyard Housing Competition, 2007                              | Block-level interior courtyards and open space   |
| SEATTLE,<br>WA    | Family-Sized Housing: Whitepaper & Action Agenda, 2014           | Adopted a definition of family-friendly  |
| EMERYVILLE,<br>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,<br>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

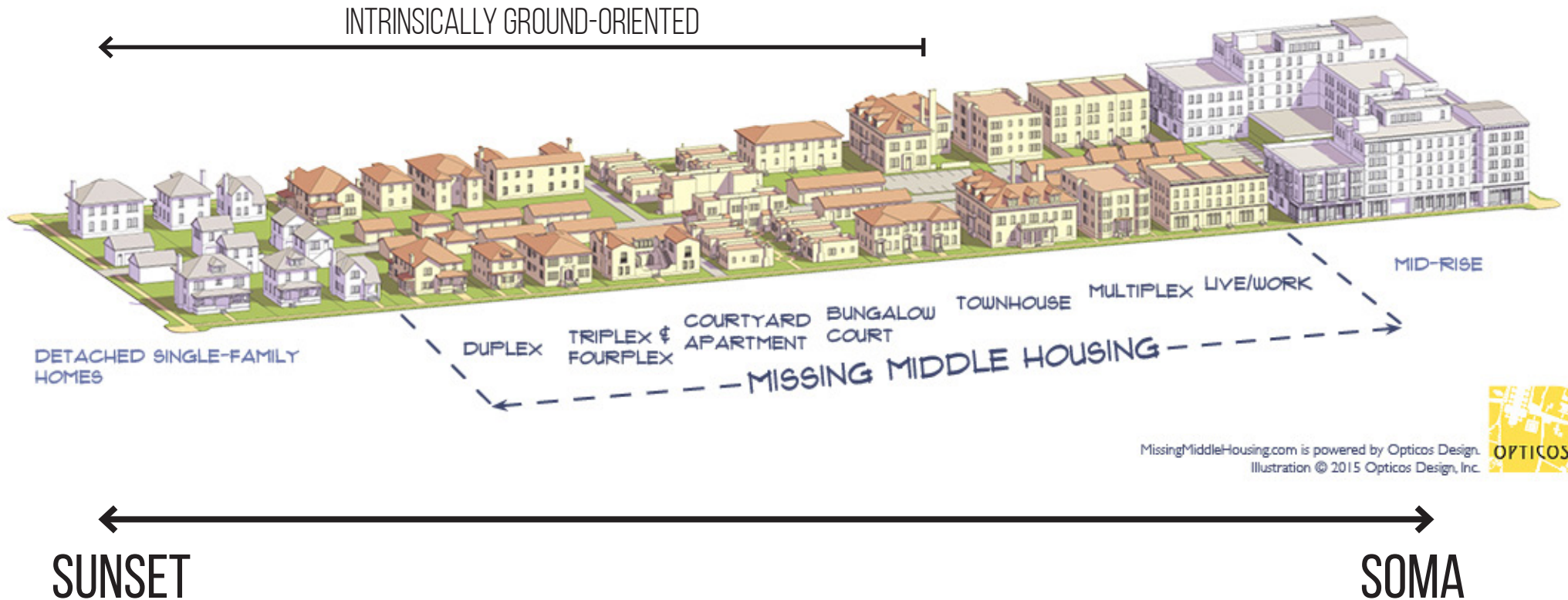
STORAGE SPACE

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”



MissingMiddleHousing.com is powered by Opticos Design.  
Illustration © 2015 Opticos Design, Inc.





# SUCCESSFUL S.F. HOUSING TYPES



*Irving & 39th (RH-2)*



*Bay & Leavenworth (RH-3)*



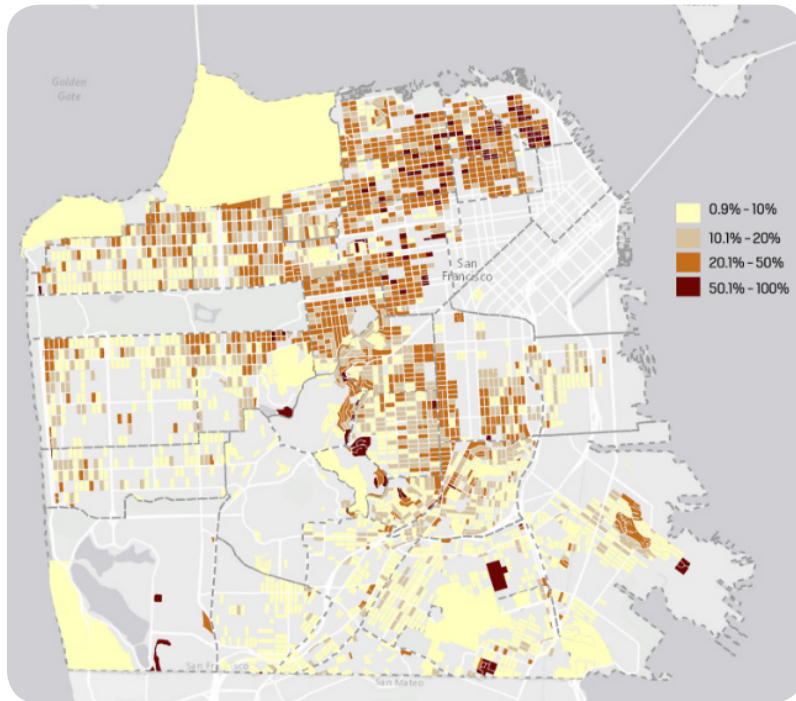
*Funston & Anza (RH-2)*



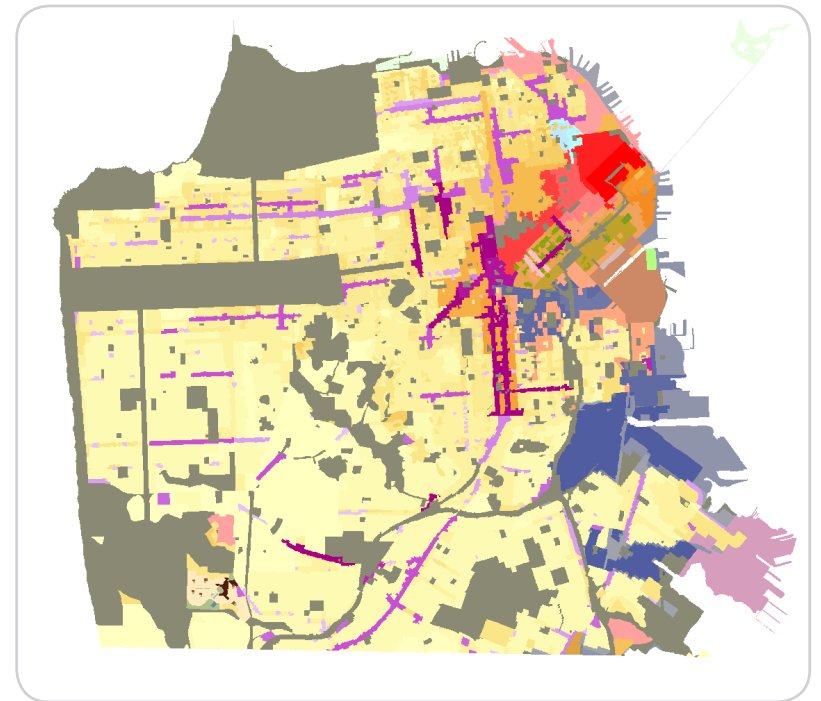
*Irving & 2nd (RH-2)*



# EXISTING BARRIERS TO CREATING MORE OF THE “MISSING MIDDLE”



Percentage of parcels per block above existing density limits per zoning



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