Strategies for San Francisco’s Housing Future

Presentation to SPUR
August 1, 2018
THREE EFFORTS

- Housing Needs and Trends Report
- Housing Affordability Strategy
- Community Stabilization and Anti-displacement Strategy
QUESTION 1
Tenure of Occupied Housing Units in San Francisco, 2015

9%  Deed Restricted Affordable Housing

35%  Owner-Occupied

40%  Renter-Occupied, Rent Controlled

16%  Renter-Occupied, Not Rent Controlled

PUMS DATA
Distribution of San Francisco Household Types by Race/Ethnicity, 2011–2015

Source: ACS (IPUMS-USA)
Percentage of Housing Units by Unit Size and Household Type in San Francisco, 2015

Source: ACS (IPUMS-USA)
Planning Department Data: Housing Densities by Neighborhood
SF Housing Survey: Tenure Security

**Figure 42.** Percentage of San Francisco Housing Survey Respondents Who Reported Being Threatened with an Eviction in Previous 5 Years by Income, 2018

**Figure 43.** Percentage of San Francisco Housing Survey Respondents Who Reported Unstable Housing Conditions in Previous 5 Years by Income, 2018
SF Housing Survey: How San Franciscans Find Their Homes
QUESTION 2-
San Francisco Gained Workers in All Wage Groups, but Particularly High Earners
Above Moderate Income HHs Increased, Low and Mod Income HHs Decreased
CHANGE TO HOUSING COST BURDEN BY RACE
Understanding Stages of Gentrification and Displacement
QUESTION 3
Older Rental Stock Remains Relatively Affordable but Affordability Has Eroded
Assessing Existing Programs and Policies
## ToolKit: Affordable Housing Preservation

<table>
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<tr>
<th>Policy / Program</th>
<th>Lead Agency</th>
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<tbody>
<tr>
<td>Small Sites Program</td>
<td>MOHCD</td>
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<td>Preservation of Sound Housing</td>
<td>Planning</td>
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<td>Residential Hotel Conversion Ordinance</td>
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<td>Condo Conversion Restrictions</td>
<td>Public Works</td>
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<td>Rental Assistance Demonstration (RAD)</td>
<td>Housing Authority</td>
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<td>Short-Term Rental Regulations</td>
<td>Office of Short-Term Rentals</td>
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**Assessing** Existing Programs and Policies
## Toolkit: Tenant Protection Tools

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<td>Tenant Counseling and Education</td>
<td>Rent Board, Non Profits</td>
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<td>Tenant Legal Representation</td>
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<td>Eviction Protections and Relocation Benefits</td>
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<td>Lottery Preference Programs</td>
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Assessing Existing Programs and Policies

- Partnerships
- Geography served
- City funding
- Ideas for improvement
- People served
- Data tracked
- Major challenges
QUESTION 4
Housing Constructed (2005-17)
By size of project (units)
- 1
- 2 - 50
- 51 - 300
- 301 - 1,000
- More than 1,000 units
BELOW MARKET RATE UNITS

Location of Affordable Housing Units in San Francisco by Type and Number of Units Per Building, 2018

- BMR Ownership
- RMR Rental
- Federal and State (HCD, HUD, LIHTC)
- San Francisco Housing Authority
- LIHTC and MOHCD
- MOHCD Other (80/20, Master Leases, etc.)

Unit Size of Affordable Housing Developments

- 🔄 🔄 🔄 🔄 🔄
SMALL SITES

Small Sites Projects
By size
- 3 - 6 units
- 7 - 25 units

Assessing Existing Programs and Policies
1 white dot = 1 no-fault eviction
(since 2008)

Further Understanding of Neighborhood Trends
Figure 5: Event Studies
THANK YOU!