



PLANNING FOR FAMILIES WITH CHILDREN SAN FRANCISCO



San Francisco
Planning

March 14, 2017
Board of Supervisors

TODAY'S PRESENTATION

- Introduction
- Housing for Families with Children
 - Data and information
 - Barriers
 - Potential solutions and next steps



PLANNING FOR FAMILIES WITH CHILDREN



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
- Cultural diversity
- Benefits to the community of aging in place



SHARE OF HOUSEHOLDS THAT ARE FAMILIES WITH CHILDREN <18

2014

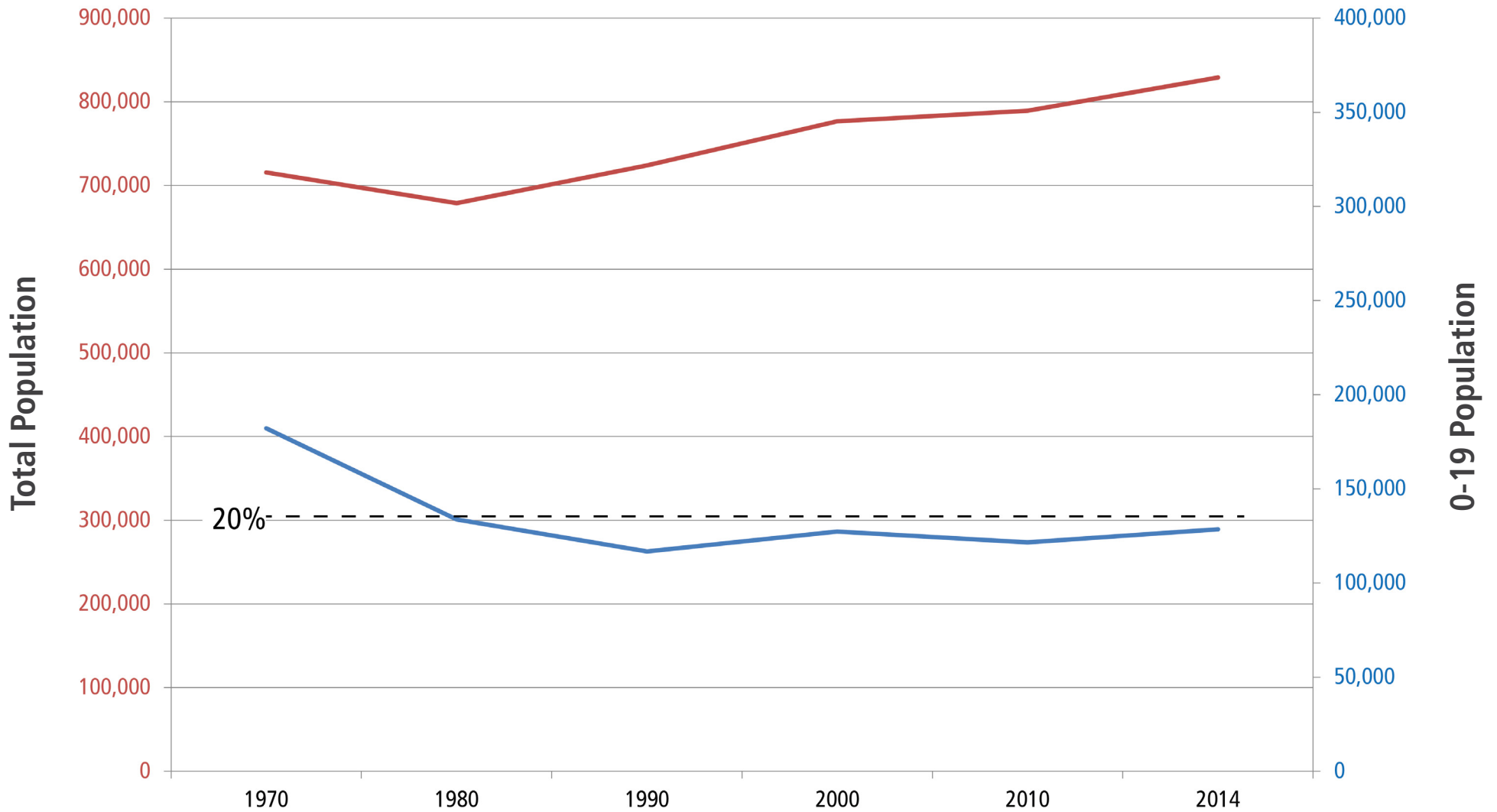
	Population Density per Square Mile	Total Households	% of Households that are Families with Children
Melbourne, AUS*	1,037	1,494,633	33.6%
Los Angeles, CA	8,092	1,318,168	33.4%
Vancouver, CAN*	13,595	252,540	33.0%
New York, NY	27,016	3,109,784	30.5%
Chicago, IL	11,844	1,045,560	29.6%
Portland, OR	4,347	248,546	24.5%
Minneapolis, MN	7,085	163,540	23.3%
Boston, MA	12,787	252,699	22.9%
Seattle, WA	7,255	283,510	19.2%
San Francisco, CA	17,169	345,811	18.0%

*2011

US Census Bureau 2014, Vancouver Housing Initiative, Australian Bureau of Statistics

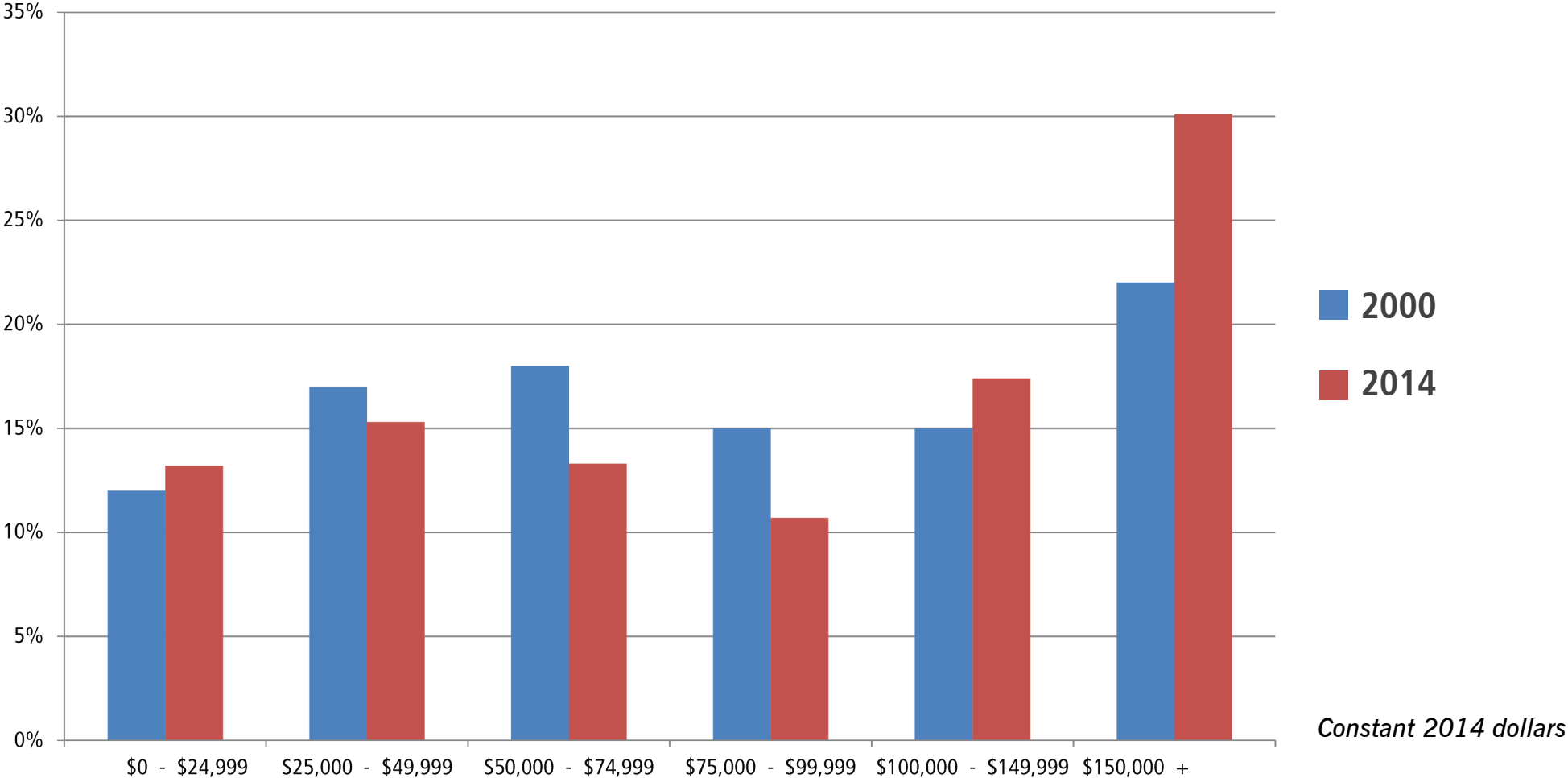
HISTORICAL TRENDS

Total population & 0-19 population



THE CHANGING COMPOSITION OF FAMILIES IN SAN FRANCISCO

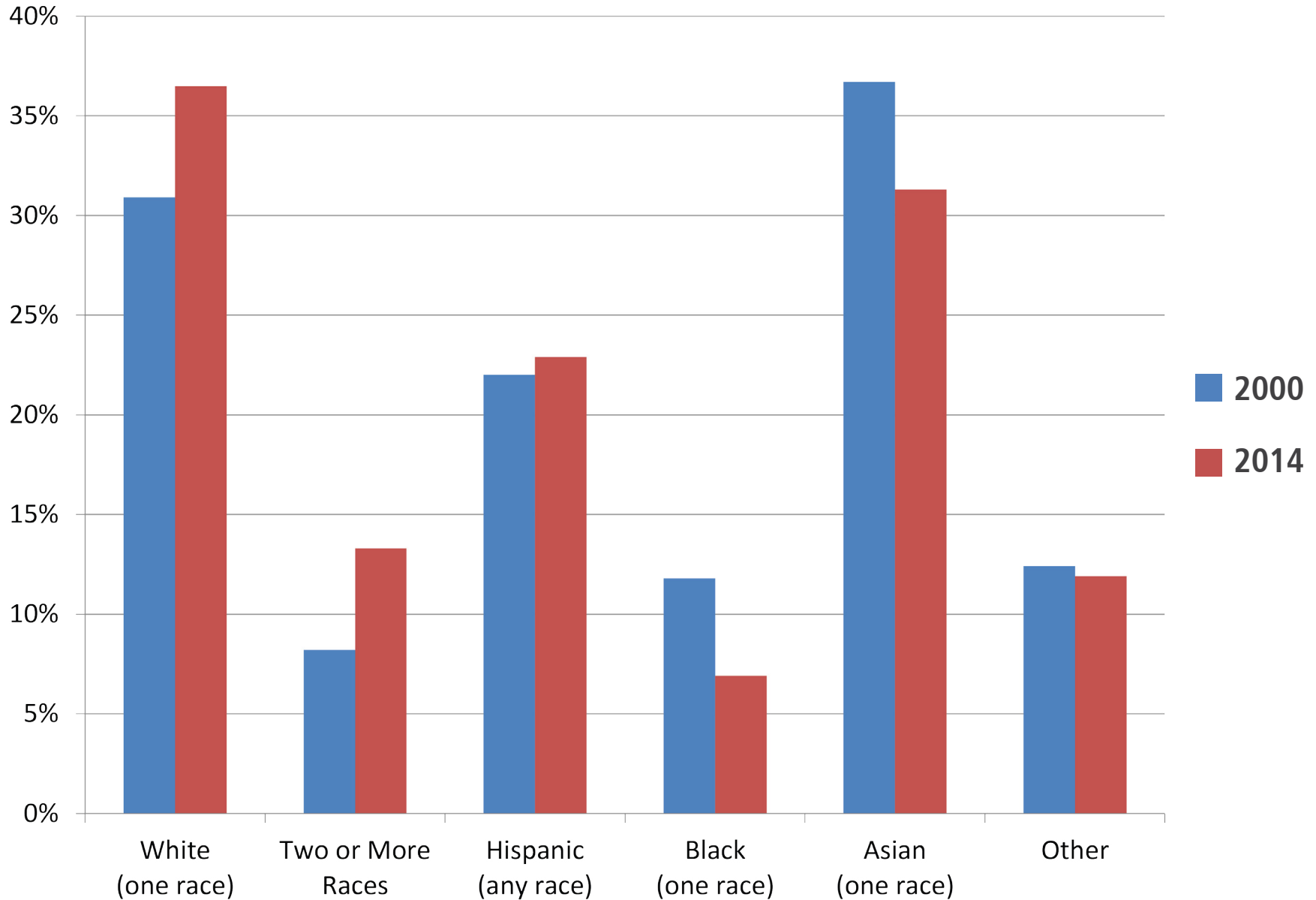
Income



US Census Bureau 2000, ACS 2014

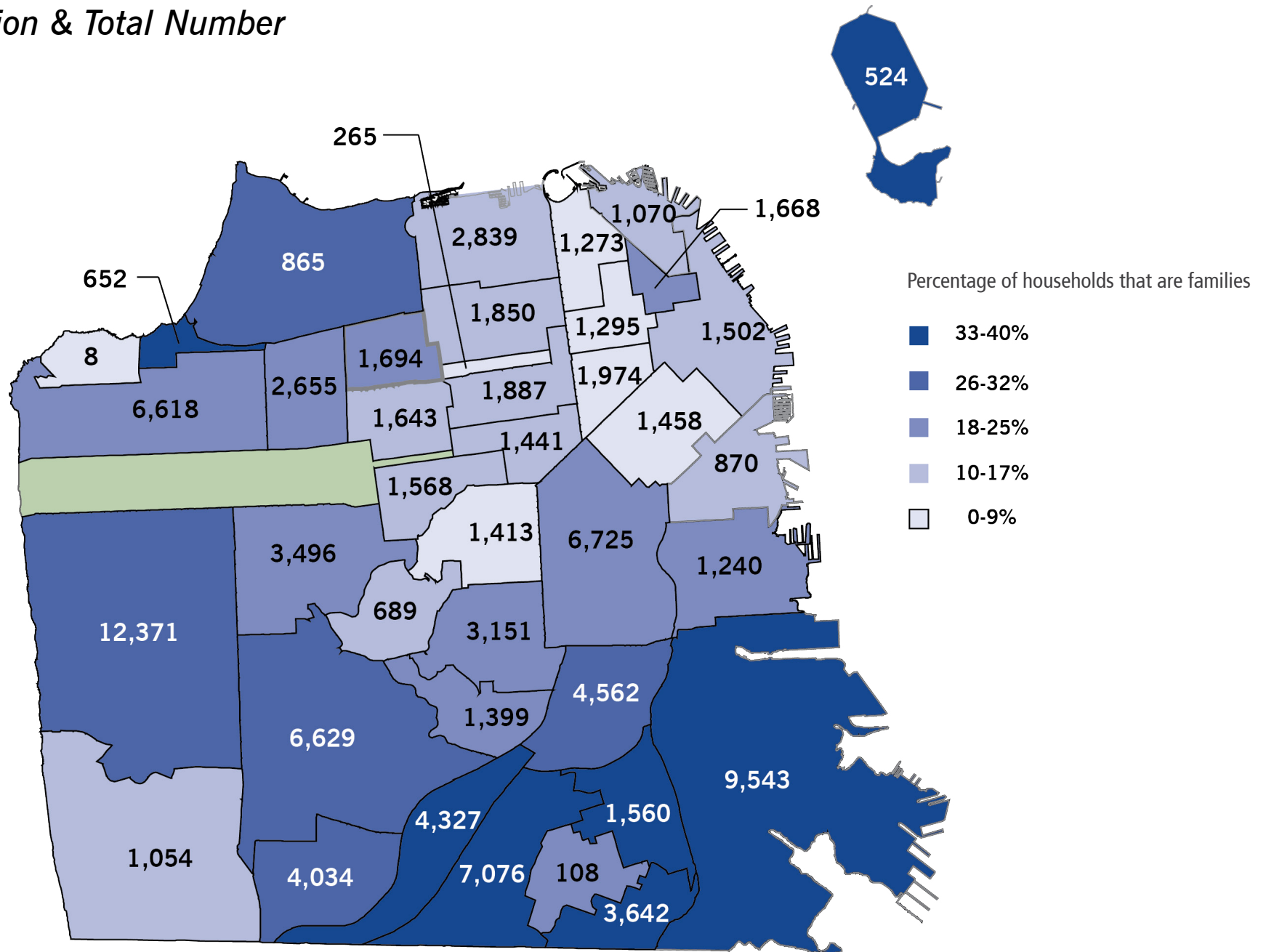
THE CHANGING COMPOSITION OF CHILDREN IN SAN FRANCISCO

Race & Ethnicity

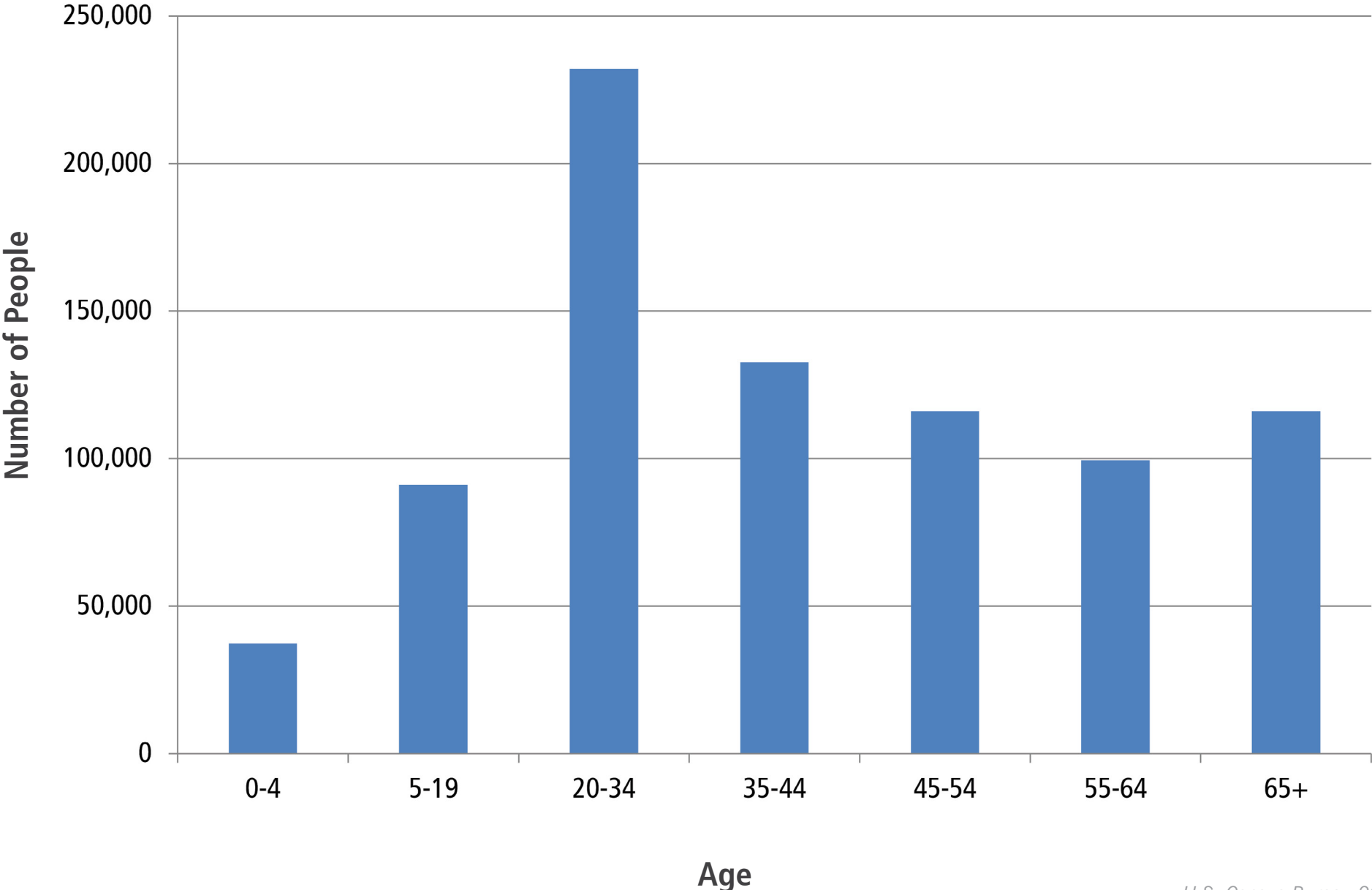


CHILDREN BY NEIGHBORHOOD

Concentration & Total Number

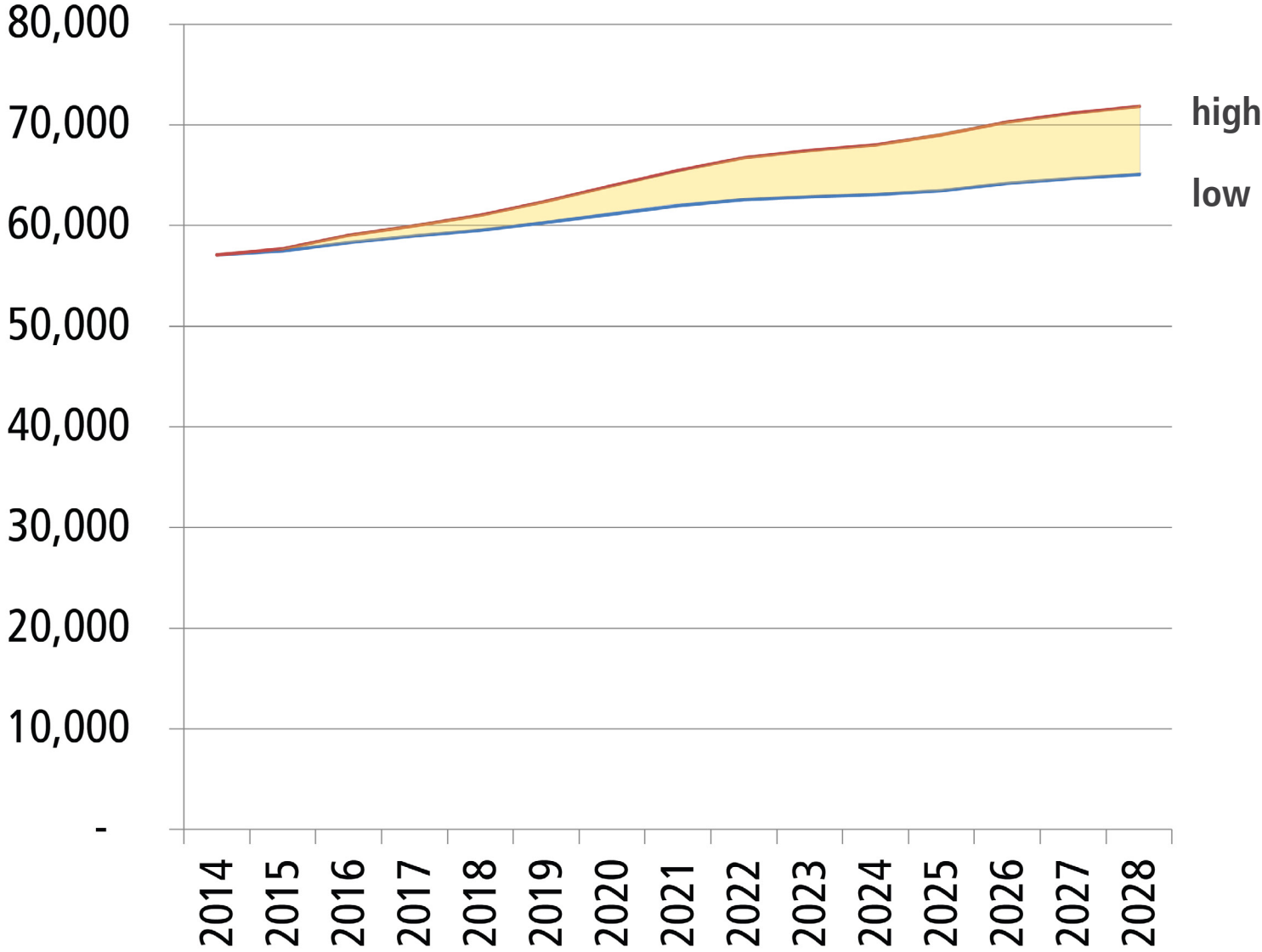


SAN FRANCISCO POPULATION BY AGE GROUP, 2014



U.S. Census Bureau 2014

SFUSD ENROLLMENTS ARE FORECASTED TO GROW



PRECEDENT STUDIES

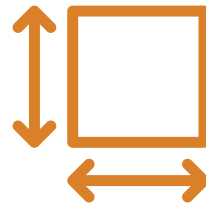
	TOOL
VANCOUVER, CAN	High-Density Housing for Families with Children Guidelines, 1992
PORTLAND, OR	Courtyard Housing Competition, 2007
SEATTLE, WA	Family-Sized Housing: Whitepaper & Action Agenda, 2014
EMERYVILLE, CA	Family Friendly section in Residential Design Guidelines, 2012
MELBOURNE, AUS	Better Apartments, 2015

BARRIERS TO ACCOMMODATING FAMILIES WITH CHILDREN

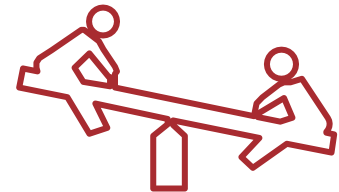
Affordability



Size of Units



Child-Friendly
Features



BARRIER: AFFORDABILITY



Two-bedroom

For Sale Housing

2015 Median For Sale Price:

\$993,250

Maximum Purchase Price (Family of 4):

\$391,659

Rental

2015 Median Rental Price:

\$4,830

Monthly Housing Expense (Family of 4):

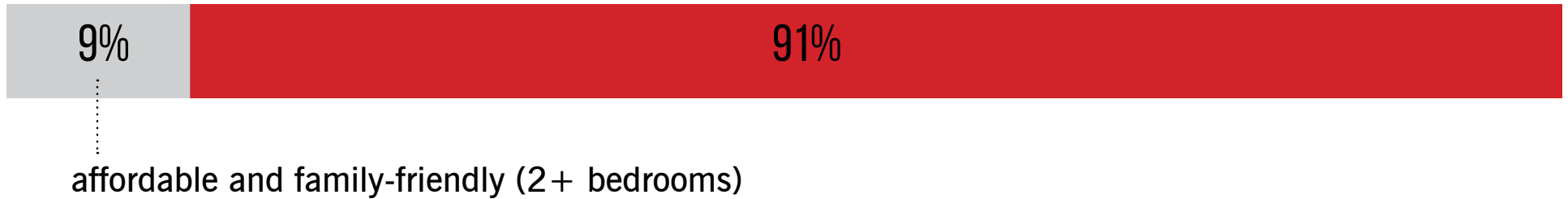
\$3,083

Based on 2015 Median Income (Family of 4): \$101,900

BARRIER: AFFORDABILITY

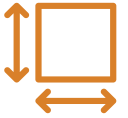


2015 Market snapshot of available for-sale housing

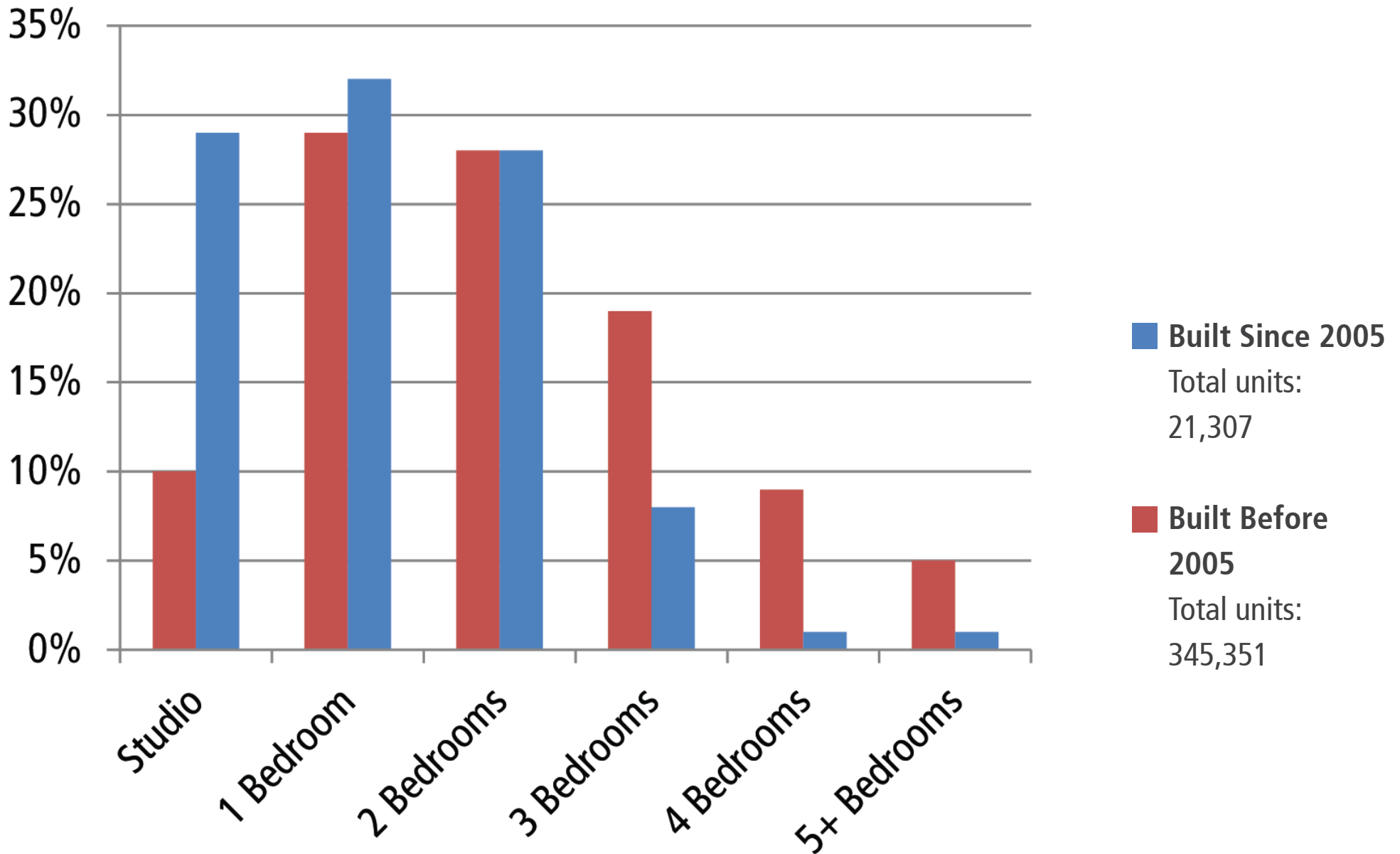


Based on 2015 Median Income (Family of 4): \$101,900

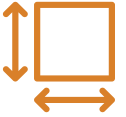
BARRIER: SIZE OF UNITS



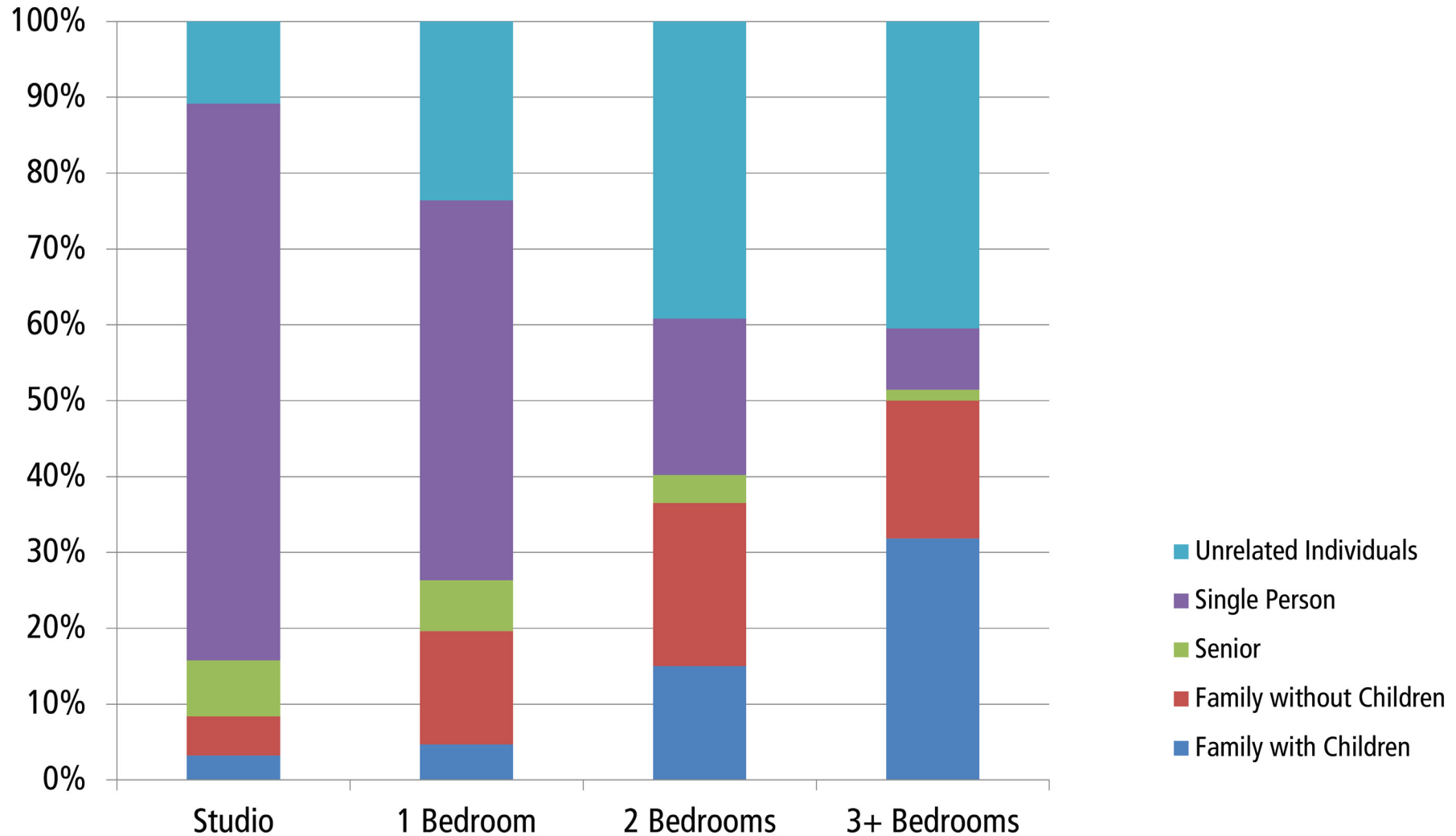
Unit Size: Existing & New housing stock by number of bedrooms



BARRIER: SIZE OF UNITS



Understanding of existing housing stock



BARRIER: CHILD-FRIENDLY FEATURES



WHAT CAN WE DO?

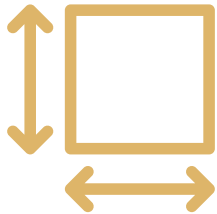
Understand



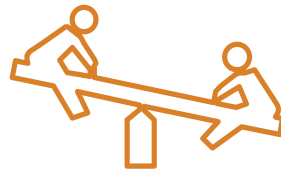
Stabilize existing housing



Adapt/Allow Flexibility



Child-Friendly Features



Create/Build New for Families

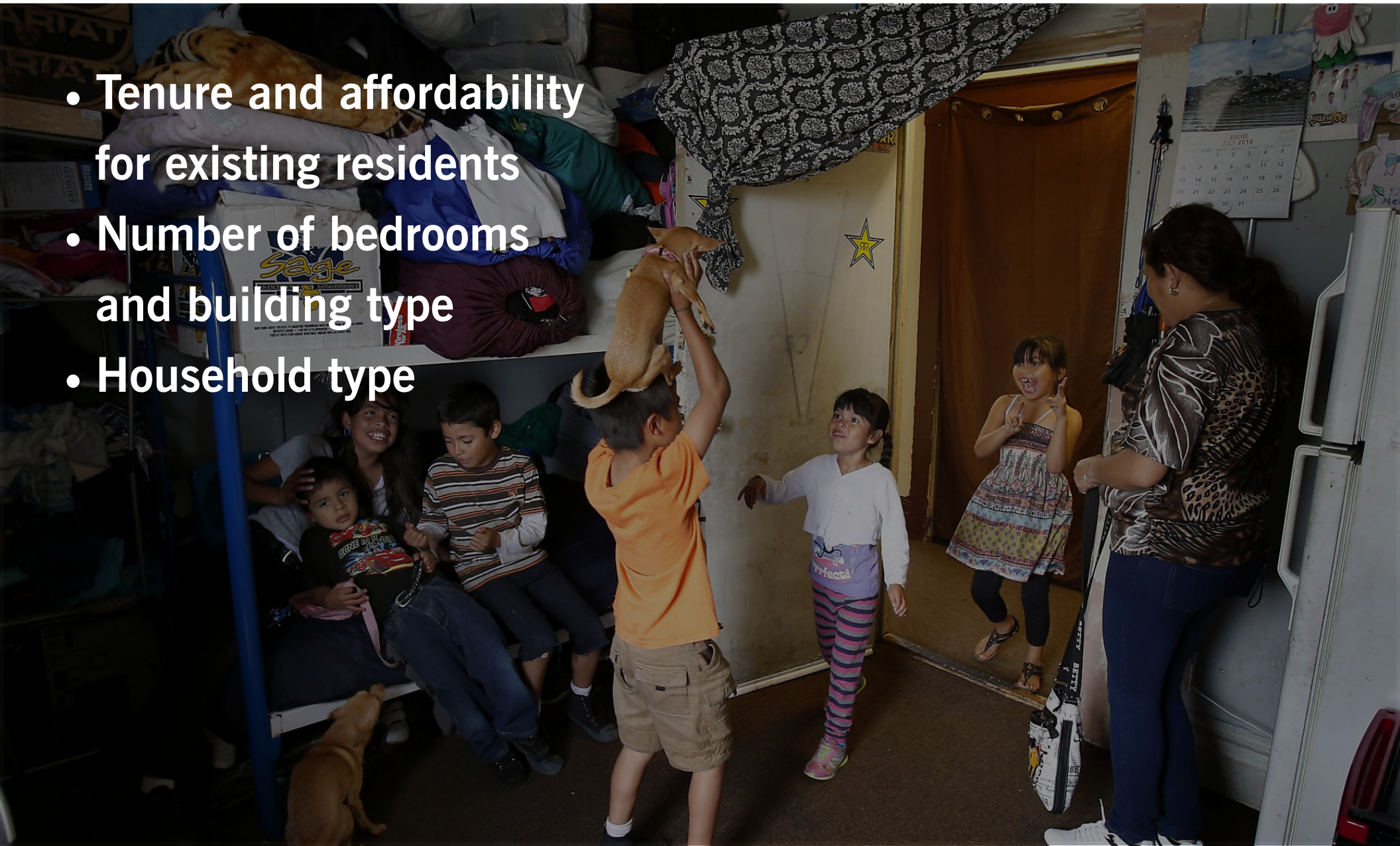


SOLUTION: UNDERSTAND



Understanding who existing housing is serving and how it might better serve families

- Tenure and affordability for existing residents
- Number of bedrooms and building type
- Household type



SOLUTION: STABILIZE EXISTING HOUSING



- MAP 2020
- Central Market/TL Strategy
- Small Sites
- RAD Program



SOLUTION: ADAPT/ALLOW FLEXIBILITY



The image shows the cover of a guide titled 'sf-ADU'. The cover has a blue background. At the top, the title 'sf-ADU' is written in large, bold, orange letters. Below the title, in smaller white text, it says 'a guide for homeowners, designers, and contractors considering adding an Accessory Dwelling Unit to an existing residence in San Francisco'. The central part of the cover features a 3D architectural rendering of a row of houses, with several red blocks placed on the roofs and around the houses, representing the addition of ADUs. At the bottom left, there is the official seal of the City and County of San Francisco. At the bottom right, there is text indicating the guide is sponsored by the San Francisco Planning Department, dated July 2015, and prepared by OpenScope Studio, Architects.

sf-ADU

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



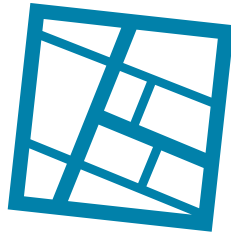
SPONSORED BY THE SAN FRANCISCO PLANNING DEPARTMENT
JULY, 2015
PREPARED BY OPENSOURCE STUDIO, ARCHITECTS

SOLUTION: CHILD-FRIENDLY FEATURES



Design Resource Guide

Neighborhood-Level



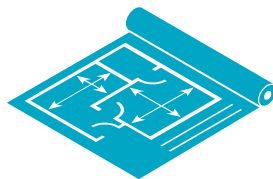
GETTING AROUND: TRANSIT, CARSHARING, PARKING AND BICYCLE STORAGE
CHILDCARE
ACCESS TO SCHOOLS
OUTDOOR & PLAY SPACE

Building- and Lot-Scale



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

Unit-Level



TWO AND THREE BEDROOM UNITS
DAYLIGHT AND VENTILATION
FLEXIBILITY
STORAGE SPACE

SOLUTION: CREATE/BUILD NEW FOR FAMILIES



The "Missing Middle"



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



EXISTING SUCCESSFUL S.F. HOUSING TYPES

The “Missing Middle”



Irving & 39th (RH-2)



Le Conte & 3rd (RM-1)



Funston & Anza (RH-2)



Irving & 2nd (RH-2)

NEXT STEPS

Need for family-friendly housing

- Design Resource Guide
- Study financial implications
- Existing housing study

