

HOUSING + DISPLACEMENT

South San Francisco has historically provided relatively affordable housing and a diverse mix of housing for its residents. The City is confronting affordability challenges. Housing costs are rapidly increasing in South San Francisco and are outpacing income growth, just as they are across the county and region. Renters are especially vulnerable to displacement pressures due to potential rent increases, lower median household incomes, and a higher share of renter households that pay more than 30 percent of their income for housing expenses.

Median Annual Income



2013 - 2017 Estimate, in 2017 Dollars



+\$10K
since 2000



-\$3K
since 2000

Households Paying More Than 30% of Income for Housing Expenses

Change in Housing Price

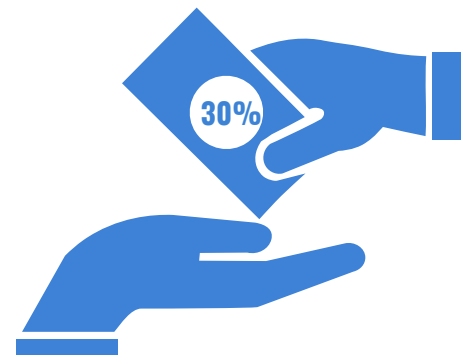
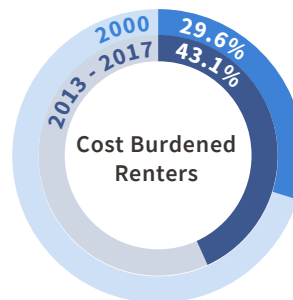
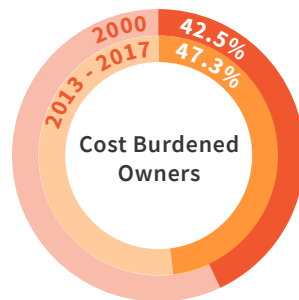


109%
condo +
single-family
homes

Price Per Sq. Ft., from 2012 - 2019



38%
multi-family
homes



Inventory of Housing Units

67%	Single-Family Homes
8.1%	2 - 4 Units
12.4%	5 - 20 Units
3.5%	20 - 50 Units
7.5%	50 Units or More

Housing Units by Number of Units in Structure, 2013 - 2017 Estimate

Tenure of Households

61.2% Owners **38.9%** Renters



From 2013 - 2017

DEFINITIONS

- Gentrification** is the process of change that neighborhoods experience when they begin to attract new private and public investments
- Displacement** is the process through which households are forced to leave their residence in response to the economic and social pressures of gentrification
- Affordability** refers to a household's ability to pay for housing costs, where housing is commonly understood to be affordable if households are paying less than 30% of their income towards housing costs

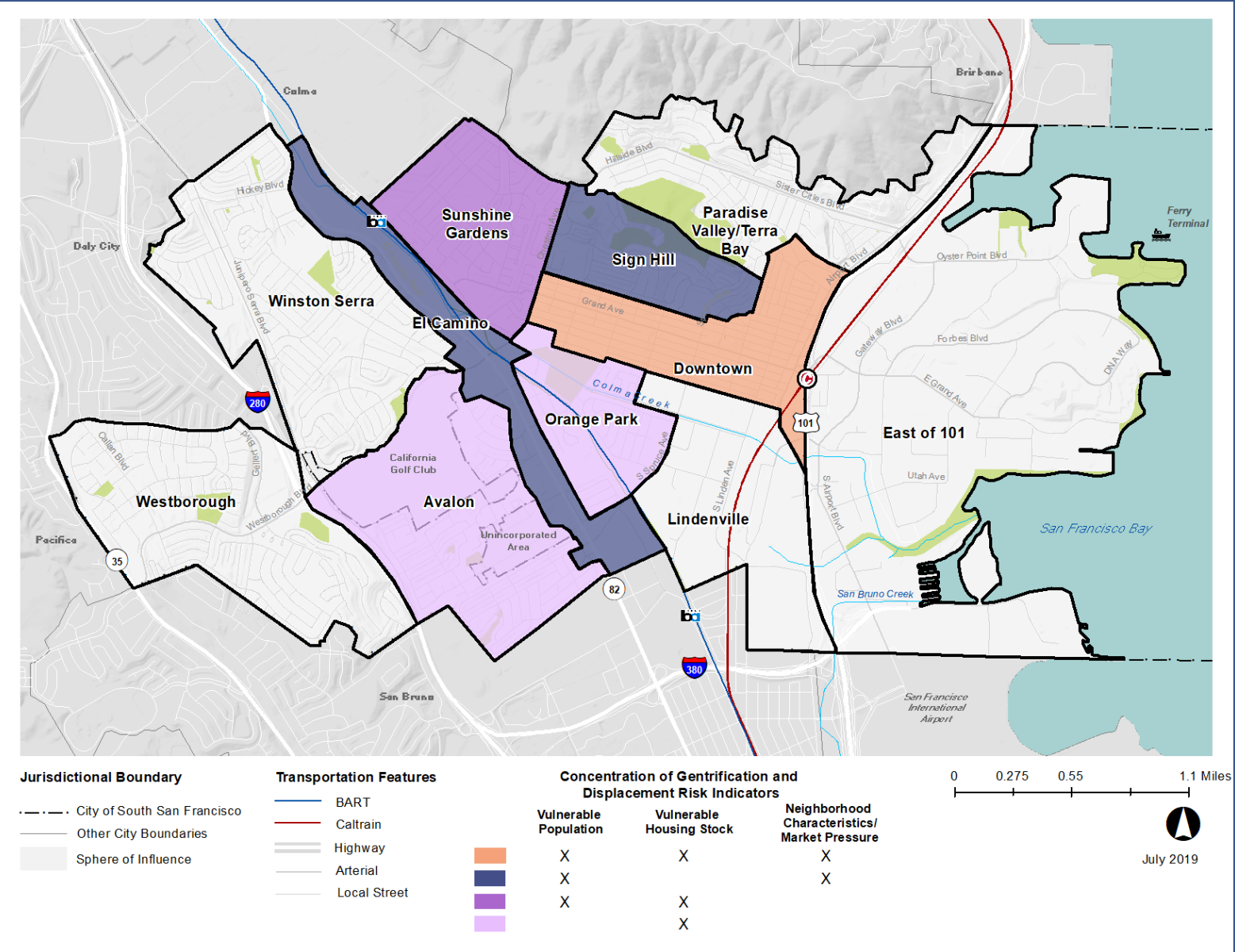
Median Household Income: median income based on all city household census estimates.

Data sources: Redfin 2019; U.S. Census Bureau, 2000; American Community Survey, 2013-2017; ABAG/MTC Housing Policy Directory, 2017; City of South San Francisco, 2019; Strategic Economics, 2019.

PLANNING SUB-AREAS EXHIBITING SIGNIFICANT INDICATORS OF FUTURE DISPLACEMENT RISK

Gentrification and displacement risk vary in intensity and causes in different parts of the City. Risk factors include:

- **Vulnerable Population:** The area includes a high share of residents or households that are susceptible to being displaced due to housing cost increases, including renter households, households with lower median incomes, and communities of color.
- **Vulnerable Housing Stock:** The housing stock is at risk of experiencing rapid increases in rents or sales prices, either because affordability restrictions are expiring, multifamily properties are desirable for speculation, or single-family homes are desirable for higher-income buyers.
- **Neighborhood Characteristics / Market Pressure:** The presence of desirable amenities is likely to attract stronger demand and drive prices/rents higher; amenities include proximity to transit stations, parks, and high-performing schools.



EXAMPLES OF CITYWIDE HOUSING POLICIES

Production
(Incentives for Building Affordable Housing)

Preservation
(of Existing Affordable Housing Units)

Homeowner Support

Protection + Support
(for Rental Tenants)