

Mission Bay CAC – September 8, 2022

# **Mission Bay Needs Assessment**

- A. Collection of the demographic data of Mission Bay's resident and working populations supplemented with information provided by OCII, UCSF, and property owners/managers of Mission Bay residential and commercial developments; and
- B. An extensive anonymous public opinion survey of Mission Bay's residents to learn their experiences, perspectives, and concerns about living in Mission Bay; and
- C. Building upon the information base, a comprehensive Race/Equity analysis of Mission Bay as a new City neighborhood and community; and
- D. An assessment of the need for community facilities and other neighborhood elements that are not yet included in the Project Plan, factoring in the opportunities presented by the Mission Bay SFUSD elementary school now in planning, with input and coordination with agencies that deliver such services and facilities; and

- E. As a culmination of all these evaluations, a new “Community Realm Plan” for the Mission Bay Project Area addressing all these matters, including identifying potential funding and management mechanisms needed to fully implement the Plan and assure long term community stewardship for the Mission Bay community; and
- F. Open public and community participation at all steps of this process, with the participation of Mission Bay residents and stakeholders, including the full engagement of OCII’s Mission Bay Citizens Advisory Committee; and
- G. Maximizing affordable housing opportunities on the remaining undeveloped Mission Bay parcels restricted to affordable housing development; and
- H. An assessment of the need of low- and moderate-income households in Mission Bay for City and other resources to stabilize and enhance the affordable housing in which they reside; and, be it

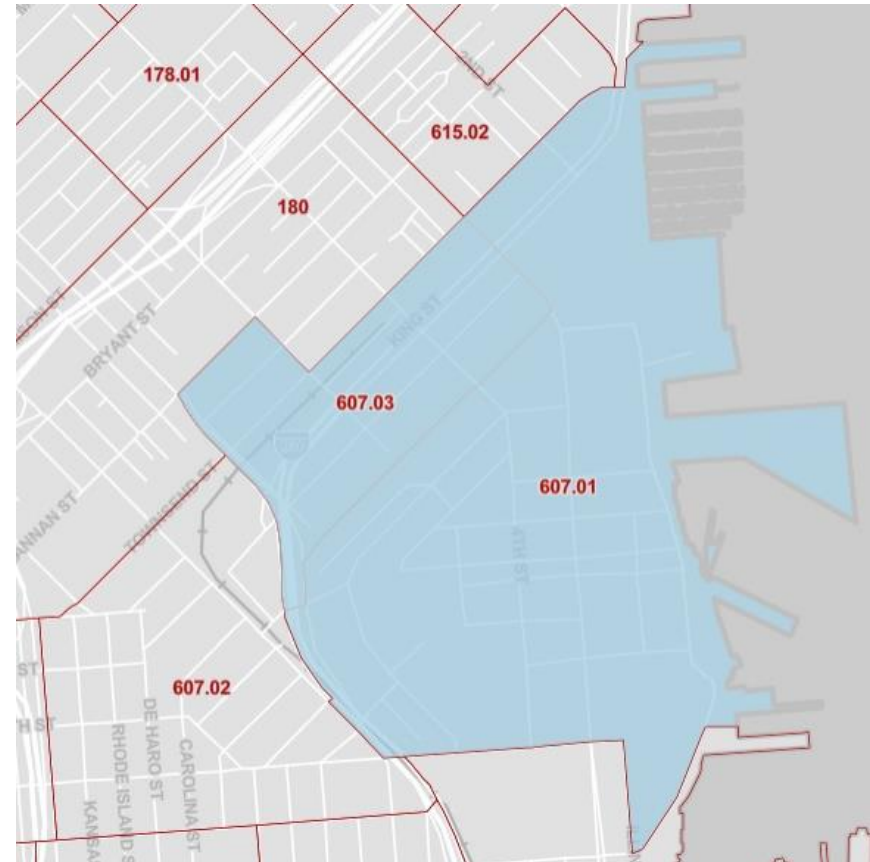
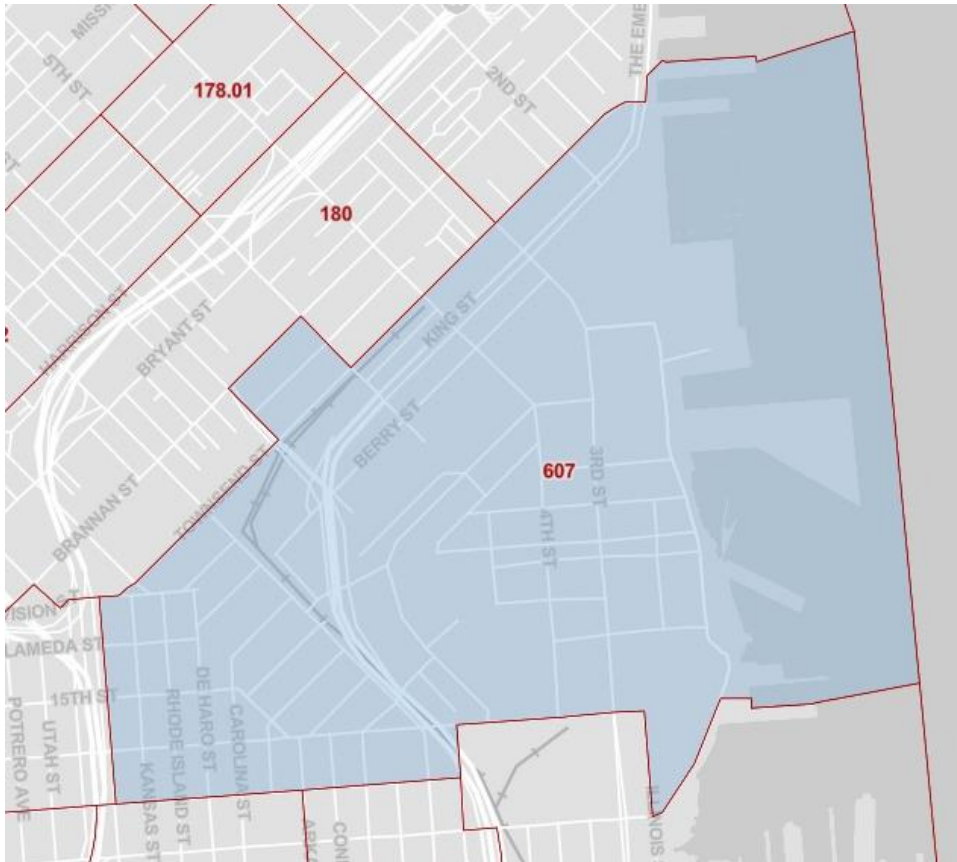
# Item A: Demographic Data

- ACS Data: July 2021
- TODCO Survey: September 2021
- Now:
  - Census update
  - UCSF and Uber employee demographics

# Item A: Demographic Data

**CAC Update: July 2021**  
American Community Survey  
Tract 607

Census 2020 Data  
Tract 607.01 and 607.03



# Item A: Demographic Data

## Population and Age

	<b>San Francisco</b>	<b>Mission Bay</b>
Total population	873,965	14,290
Percent of Total		1.6%
Age 17 and under	13%	11%
Age 18 and over	87%	89%

# Item A: Demographic Data

## Race Ethnicity

	San Francisco	Mission Bay
Asian	33.7%	42.3%
White	39.1%	33.9%
Hispanic or Latin (of any race)	15.6%	12.2%
Other/Two or More Races	5.9%	6.1%
Black or African American	5.2%	4.9%
Native Hawaiian and Other Pacific Islander	0.4%	0.4%
American Indian and Alaska Native	0.2%	0.2%

# Item A: Demographic Data

## Housing

	San Francisco	Mission Bay
Total Housing Units	406,628	6,926
Occupied Housing Units	371,851	6,318
Vacant Housing Units	34,777	608
Vacancy Rate	8.6%	8.8%



# Item A: Demographic Data (Employees)

	Gender	
	Male	Female
Uber <sup>(1)</sup>	58%	42%
UCSF <sup>(2)</sup>		
Faculty	47%	52%
Staff	30%	69%
Students	40%	58%

Source: Uber Inc.'s 2022 People and Culture Report and UCSF's Diversity, Equity and Inclusion 2020 -2021 Annual Report.

(1) Gender percentages represent the breakdown for global employees.

(2) Gender percentages represent the breakdown for all San Francisco employees. 1% of respondents answered "unknown sex."

# Item A: Demographic Data (Employees)

Ethnicity <sup>(1)</sup>						
	White	Asian	Latin / Hispanic (of any race)	Black	Two or More Races	Native
Uber <sup>(2)</sup>	40%	36%	10%	9%	4%	0.5%
UCSF <sup>(3)</sup>						
Faculty	57%	27%	9%	3%	2%	<2%
Staff	39%	34%	14%	8%	1%	<2%
Students	36%	36%	13%	6%	3%	<2%

Source: Uber Inc.'s 2022 People and Culture Report and UCSF's Diversity, Equity and Inclusion 2020 -2021 Annual Report.

(1) Percentages do not add to 100% due to employees who declined to respond or who responded as "unknown race."

(2) Uber ethnicity percentages represent all U.S. employees.

(3) UCSF ethnicity percentages represent the breakdown for all San Francisco employees

# Item A: Demographic Data (Employees)

2019 Mission Bay Transportation Management Survey Responses

N = 324	% of Respondents	Notes
San Francisco	40%	14% live in Mission Bay
East Bay	40%	
San Mateo + Santa Clara Counties	18%	
Outside of Bay Area	7%	
North Bay	4%	

# Item A: Demographic Data (Employees)

2021 Mission Bay Transportation Management Survey Responses

N = estimated < 20 <sup>(1)</sup>	% of Respondents
East Bay	52%
San Francisco	34%

# Item B: Public Opinion Survey

- TODCO Survey: September 2021

“A lot of outdoors space that’s dog friendly and kid friendly.”

“Easy access to natural environment, trees, water, parks, community spaces.”

“Extremely walkable neighborhood.”

“How clean and walkable the area is.”

“I like the fact that the area is close to the bay where I can be close to water. Also public transit and 280 close by are good for easy commute.”

“Pedestrian plazas and parks.”

“The creek and boardwalk, central in the city, feels away and right in the middle of the city at the same time.”

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“Can feel a bit empty/sterile.”

“Everything is new, not much character, no real 'culture' here.”

“Lack of affordable grocery choices, restaurants, no community center.”

“Lack of charm.”

# Item C: Race / Equity Analysis

- TODCO Survey: September 2021

		AGREE		DISAGREE		Don't Know	SUMMARY	
		Strongly	Some-what	Some-what	Strongly		Agree	Disagree
Mission Bay is a welcoming place for residents of all races and economic backgrounds	White	31	49	13	4	4	80	16
	PoC	30	44	11	4	11	75	15
I personally feel welcomed by Mission Bay residents	White	30	47	16	3	4	77	19
	PoC	28	51	9	1	12	79	10
I personally feel welcomed by Mission Bay businesses	White	47	41	5	1	6	88	6
	PoC	37	50	4	1	8	87	5

		AGREE		DISAGREE		Don't Know	SUMMARY	
		Strongly	Some-what	Some-what	Strongly		Agree	Disagree
San Francisco is a welcoming place for residents of all races and economic backgrounds	White	16	33	26	22	4	48	48
	PoC	20	36	21	21	2	55	42
I personally feel welcomed by San Francisco residents	White	28	44	17	7	5	71	23
	PoC	31	39	14	11	5	70	25
I personally feel welcomed by San Francisco businesses	White	45	35	10	4	5	81	14
	PoC	41	44	8	4	4	84	12

# Item D: Community Facilities

- Planning Department: November 2021
  1. Based on input received during the community engagement process, there indicated a preference for more **childcare, schools, recreation centers, green spaces, and arts and culture facilities** in Mission Bay.
  2. Based on the standards analysis, there indicated a need for additional **childcare facilities and arts and culture facilities** in Mission Bay.

# Items E and F: Report and Community Involvement

- Report forthcoming
- Community Involvement a part of Resolution



# Item G: Maximizing Affordable Housing Opportunities



- 165 units of entitlement remaining under current “enforceable obligation”
- 2 sites remaining:
  - **12W** (1.6 Acres)
  - **4E** (1.05 Acres)

# Item H: Assessment of Existing Affordable Housing

Property	Property Type, # Units	Estimated Cost	Funding / Financing Options
<b>Mission Creek Senior</b> <b>(225 Berry, 4<sup>th</sup> @ Berry)</b> <b>Age: 18 years</b>	Senior 140 units	~\$1M	<ul style="list-style-type: none"> <li>• Building reserves, resyndication of tax credits, new bond financing</li> </ul>
<b>Rich Sorro Commons</b> <b>(150 Berry Street, 3<sup>rd</sup> @ Berry)</b> <b>Age: 20 years</b>	Family 100 units	~\$3M	<ul style="list-style-type: none"> <li>• Building reserves, resyndication of tax credits; new bond financing</li> </ul>
<b>Mission Walk (330 - 335 Berry Street, 5<sup>th</sup> @ Berry)</b> <b>Age: 13 years</b>	Aff. Home-ownership 131 units	\$1.2M	<ul style="list-style-type: none"> <li>• HOA special assessment</li> <li>• General Funds?</li> </ul>
<b>1180 4<sup>th</sup> Street (4<sup>th</sup> and Channel)</b> <b>Age: 8 years</b>	Family, formerly homeless 150 units	~\$1 – 2.5M	<ul style="list-style-type: none"> <li>• Building's "sidewalk reserves"</li> <li>• Other?</li> </ul>