

## II. VULNERABLE GROUPS IN THE RICHMOND

### HOW HAS NEIGHBORHOOD CHANGE AFFECTED VULNERABLE GROUPS IN THE RICHMOND?

#### 1. RENTERS



- 54% of residential units in the Richmond are rent controlled.
- Evictions in the Richmond are on the rise.
  - No fault evictions have more than **TRIPLED** since 2010.
  - At fault evictions have **DOUBLED** since 2010.
- Evictions in Outer Richmond are more than double the number of evictions in the Inner Richmond (2010- June 2016).
  - Inner Richmond Evictions: 256
  - Outer Richmond Evictions: 566

#### SURVEY HIGHLIGHTS

- **61%** of renters find rental prices unaffordable.
- **71%** of renters think that Richmond does not have sufficient housing.
- **51%** of renters think that they cannot find housing suitable to their needs.
- Interest in additional bedrooms was most common amongst renters.

#### CONCERN:

High rates of evictions mean higher rates of displacement from the Richmond. Renters living in non-rent control housing are at higher risk of evictions.

#### 2. LOWER INCOME HOUSEHOLDS

(Households earning an annual income of \$45,000 or less)

- Lower income households are being replaced by higher income households.

Household Income	2000	2014
Less than \$45,000	38%	32%
More than \$150,000	10%	21%

Source: US Census Bureau and the American Community Survey Estimates

- There is racial disparity in income per person.

Per Capita Income by Race/Ethnic Group in 2014	DISTRICT 1
White	\$58,914
Asian	\$34,485
Black	\$34,170
Latino or Hispanic	\$36,027

Source: American Community Survey Estimates

#### SURVEY HIGHLIGHTS



- **78%** of lower income respondents **rent their home.**
- **30%** of lower income respondents **live with roommates.**
- **35%** of lower income respondents **live in a single family home.**
- **88%** of lower income respondents expressed a need for **more housing for households with annual income of \$25,000 to \$80,000.**

#### CONCERN:

Lower income households are at higher risk of displacement should they lose their current housing or should their housing need change.

#### 3. SENIORS



- **15%** of the population in Richmond.
- **56%** earn less than \$45,000 annually.
- **55%** of senior householders in District 1 **own their home.**

#### SURVEY HIGHLIGHTS



- **60%** expressed that **rental rates** are unaffordable.
- **76%** expressed that **purchase prices** are unaffordable.

#### CONCERN:

If evicted, renting seniors could face serious hardships as a significant majority cannot afford current rental rates. It is a challenge for seniors to remain in the community unless their housing needs and needs for services are addressed.

## II. VULNERABLE GROUPS IN THE RICHMOND (CONT'D)

### HOW HAS NEIGHBORHOOD CHANGE AFFECTED VULNERABLE GROUPS IN THE RICHMOND?

#### 4. HOUSEHOLDS WITH CHILDREN

• **19%** of households have children in the Richmond, vs 16% of households Citywide.

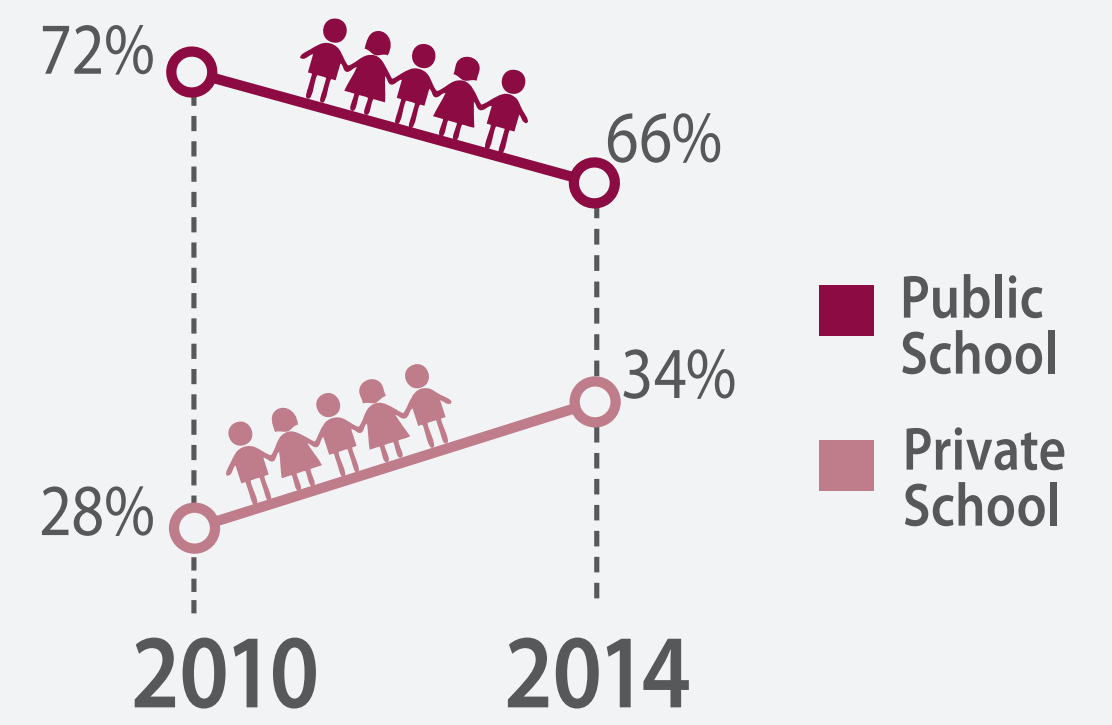


• Lower-income families with children are declining, while those of higher income are on the rise in the Richmond.

Income of Households w/Children	2000	2014
Less than \$45,000	32%	18%
Between \$45,000 and \$100,000	37%	22%
Between \$100,000 and \$150,000	18%	20%
More than \$150,000	13%	40%

Source: American Community Survey Estimates

**66%** of District 1 students are enrolled in **PUBLIC SCHOOL** vs 74% Citywide in 2014



#### SURVEY HIGHLIGHTS:



**65%** of survey respondents expressed a need for **more housing for families with children and multi-generational families.**

#### CONCERN:

High cost of living impose barriers for families to remain or move to the Richmond.

#### 5. SMALL BUSINESSES



- Richmond is home to a diverse variety of small businesses.
- Richmond offered one of the lowest asking rents for commercial space in the city in 2014.
- Since 2000, permits for restaurants, bars, and massage businesses have increased.

#### SURVEY HIGHLIGHTS

- Businesses serve residents for: daily needs, restaurants, personal services (hair salons, gym, etc.)
- Entertainment businesses are lacking.

- Most Visited Commercial Corridors

- > Inner Clement
- > Outer Geary

- Top Integral Small Businesses Expressed by Respondents

- Green Apple Books
- Balboa Theatre
- Toy Boat Dessert Cafe
- New May Wah Supermarket

- Business Owner Concerns

- > Vacant storefronts ..... 70%
- > Increases in rent ..... 65%
- > Sidewalk cleanliness ..... 63%

#### CONCERN:

Small businesses are vulnerable to rent increases, while they are an asset to the neighborhood residents.



WHAT OTHER CONCERNS DO YOU HAVE? HOW CAN WE ADDRESS THESE CONCERNS? SHARE YOUR IDEAS!