

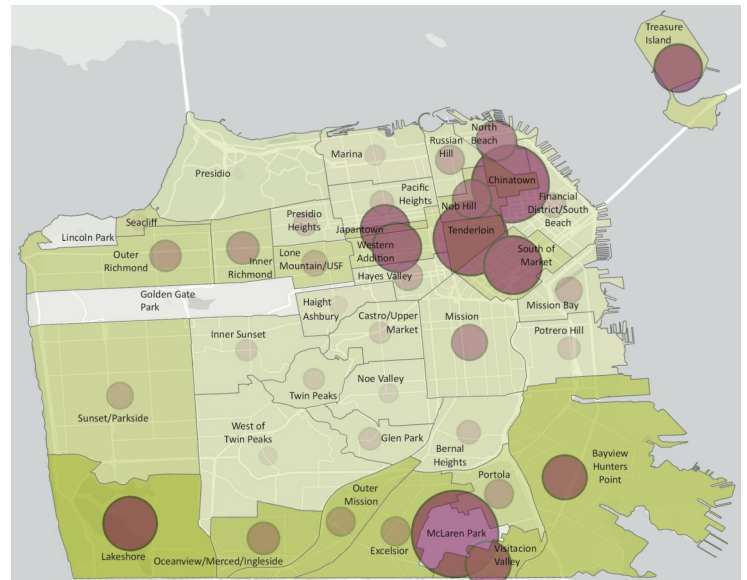
The Stressors of Families Earning Less Than \$35,000 Annually

With the Annual Median Income (AMI) of \$87,701 in San Francisco (ACS 2016; 5-Year Estimates), it's easy to overlook low-wage workers who struggle to make ends meet. The average San Franciscan has a seemingly high AMI and from a cursory perspective it obscures the financial struggles of families earning lower wages.

Diving deeper into the data uncovers the number of families struggling while earning less \$35,000 per year is staggering. While examining data from our Neighborhood Survey (2016) findings show that **57% earn less than \$24,999** per year. Considering minimum wage is \$14.00 per hour it's surprising to find that families are making \$4,681 less than a full-time minimum wage.

A MEDA Financial Capabilities Coach reports that clients are challenged with securing full-time employment in the service industry. When business is slow, workers report being asked to leave early, thus not completing a full day's work. Families with two-parent households report that only one adult is able to join the workforce due to soaring childcare costs. **According to a MEDA Business Development Coach, placing a child in a home-based Family Child Care Quality Network (FCCQN) facility will cost at a minimum \$1,500 per month without a waitlisted subsidy.** It's more economical for a parent to stay home and care for the children rather than pay for childcare. These conditions contribute to underemployment and low wage households.

An additional stressor is market rate rental prices. According to Rent Jungle, since 2011, two-bedroom rental unit costs have risen by \$1,400. If a family is faced with a no-fault owner-move-in-eviction they can expect to pay a staggering \$4,563 a month for a two-bedroom unit. It would take nearly 7 families earning \$25,000 per year to afford a market rate 2-bedroom unit in San Francisco without spending more than a third of their income on housing. These rental costs coupled with low wages make San Francisco unaffordable for most working class families. The need for affordable housing, childcare, and job opportunities is dire for families earning lower wages.



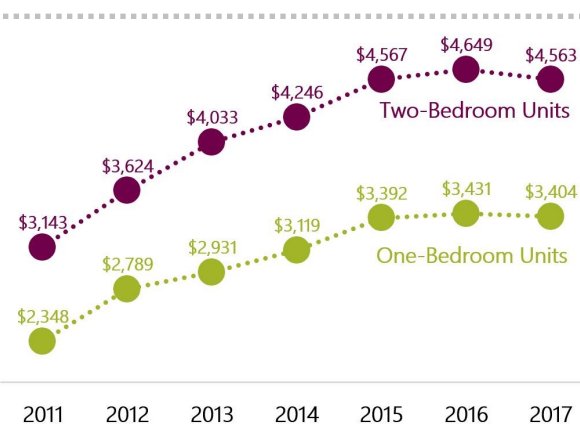
Above (Purple): Households earning less than \$35,000 a year by planning neighborhood.

Above (Green): Households spending 50% or more on rent by planning neighborhood.

Below: The percentage and number of households earning less than \$35,000 per year selected for planning neighborhoods that exceed 2,000 households or more coupled with households spending 50% or more of their income on rent.

Sources: ACS 2016 - 5 year estimates; T56; Social Explorer Tables: ACS 2016 (5-Year Estimates); SE:T103

Neighborhood	Earning less than \$35,000			Rent Burden: More than 50% of income		
	%	#	Total #	%	#	Total #
Tenderloin	61%	10,435	17,116	30%	4,980	16,655
Mission	27%	6,692	24,341	18%	3,303	18,601
South of Market	47%	4,842	10,272	23%	1,971	8,422
Nob Hill	30%	4,619	15,464	21%	2,805	13,415
Chinatown	64%	4,398	6,842	29%	1,870	6,368
Western Addition	39%	4,336	11,234	19%	1,642	8,857
Outer Richmond	23%	4,305	18,449	25%	2,807	11,222
Bayview/Hunters P.	35%	3,986	11,306	28%	1,537	5,404
Excelsior	21%	2,341	10,974	29%	1,191	4,172



Average market rents for one- and two-bedroom dwellings in San Francisco

The following graph shows a sharp increase for one- and two-bedroom dwellings. Since 2011, two-bedroom rental unit costs have risen by \$1,420. If a family is faced with the common owner-move-in-eviction today, they can expect to pay a staggering \$4,563 for a two-bedroom unit. The annual rent of \$54,756 is well above a yearly income of \$24,000 or \$35,000.