

BANK BRANCH ACCESS

IN SAN FRANCISCO'S
FILLMORE AND
JAPANTOWN



SAN FRANCISCO
OFFICE OF FINANCIAL
EMPOWERMENT

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1. EXECUTIVE SUMMARY

The planned closure of a Wells Fargo branch at 1335 Webster St. will likely result in a significant unmet need for financial services among community members. This branch, which is co-located within a Safeway grocery store that is expected to close in early 2025, is one of only a handful of full-service bank branches serving the Fillmore and Japantown communities.

Over the past decade, financial institutions have shuttered a significant share of branches across San Francisco. Many of the remaining branches are concentrated in the northeast and west of the city. Branch access remains critical for people with disabilities and residents who are lower income or older. Branch availability is also important for reducing barriers to banking, providing access to credit, and meeting the needs of small businesses.

We examine branch availability across neighborhoods and find that the Fillmore and Japantown are among the areas in San Francisco with meaningfully lower levels of full-service physical banking access. The Fillmore, in particular, is within a broader region that lacks robust

bank branch access.

Both the Fillmore and Japantown communities are disproportionately composed of older, nonwhite, lower-income, and disabled populations.

This report offers recommendations to community members, policymakers, and financial institutions. We advise community members to monitor nearby branch closures and plan for how they will bank in the absence of a closing branch. Community members may also contact their bank's regulators to note concerns about how a closure will result in detrimental effects on banking services in a low- or moderate-income community. They are also encouraged to



take advantage of free financial resources offered by the Office of Financial Empowerment (OFE), including [Bank On](#) and [San Francisco Financial Counseling](#).

This report recommends that San Francisco policymakers monitor the prevalence of alternative financial services and predatory lending practices in communities that are underserved by bank branches and engage with financial

institutions to promote greater branch access.

The report calls on financial institutions to consider expanding in-person retail banking services in areas that lack branch access and explore opportunities to expand access to populations that experience barriers to virtual banking, including by learning from underserved communities about their needs and taking steps to fill existing gaps.

WHAT COUNTS AS A BANK BRANCH



For the purpose of this report, “bank branches” refer to full-service branches of either a traditional bank or a credit union. Due to data availability limitations, this excludes ATM-only sites.

Data on branch openings and closures is only available for traditional banks and excludes credit unions. Figures depicting branch openings and closures and trends in branch access over time therefore do not include credit unions.

2. ABOUT THE REPORT

SAN FRANCISCO'S FILLMORE AND JAPANTOWN NEIGHBORHOODS

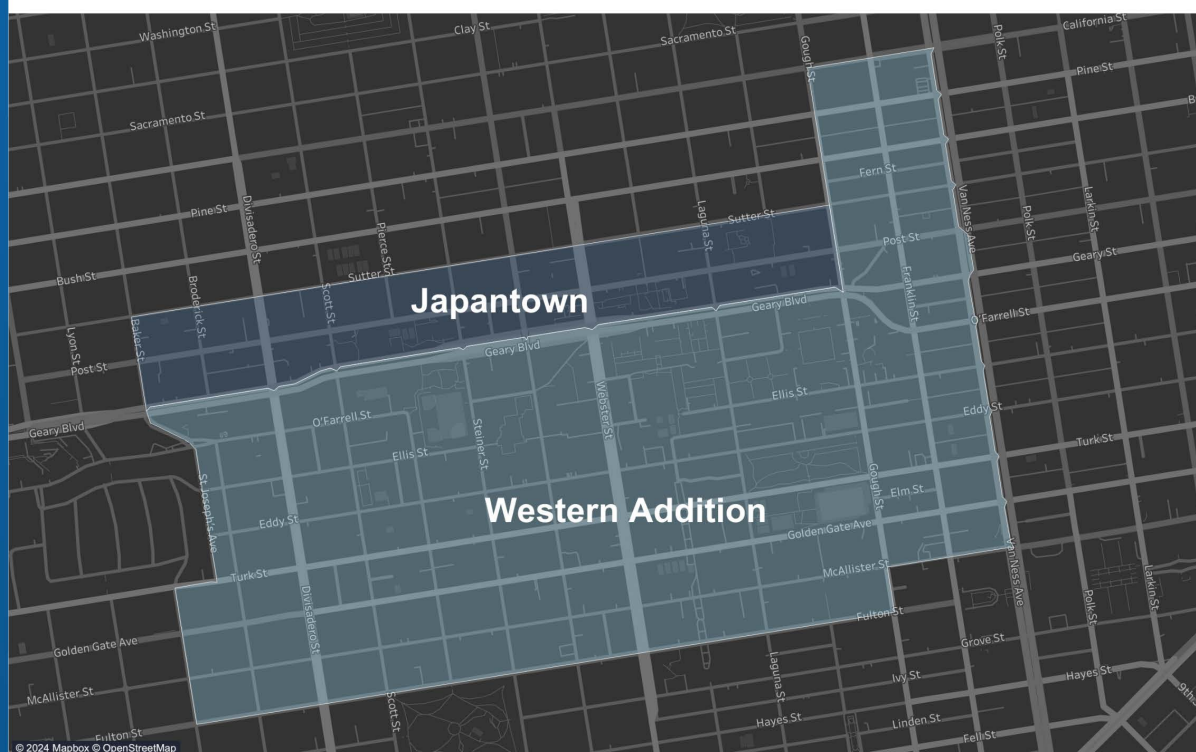
San Francisco's Fillmore District and Japantown are historically and culturally significant neighborhoods. During the mid-20th century, the Fillmore—home to a predominantly Black community—was referred to as the “Harlem of the West” for its renowned jazz scene (Taylor, 2020). Japantown, which lies directly north of the Fillmore, is the oldest and largest Japanese community in the U.S. and has served as a cultural center for San Francisco's Japanese and Japanese-American populations for over a century (Advisory Council on Historic Preservation, n.d.). These neighborhoods also have a distinct history of racialized displacement. The 1942 forced removal and internment of Japanese-Americans in concentration camps led to mass vacancies in San Francisco's Western Addition. This facilitated the migration of many Black residents into the neighborhood, who had been provided with train tickets to support war-time industries in San Francisco and nearby Richmond (Taylor, 2020). Starting in the 1960s, racialized “urban renewal” projects

made possible by the 1949 Housing Act led to the displacement of many of the neighborhood's Black residents, impacting roughly 20,000 people (Taylor, 2020).

Although the Fillmore District does not have consistently defined borders, it is commonly understood to exist within the Western Addition neighborhood and encompass the area roughly south of Geary Blvd. and north of Turk St. (Taylor, 2020; The Fillmore: Timeline, n.d.). This report makes use of neighborhood boundaries that are based on common resident and real estate definitions—the boundaries of the Western Addition used in this report capture and broadly map onto what is typically included in definitions of the Fillmore.

PENDING CLOSURE OF 1335 WEBSTER ST. SAFEWAY/WELLS FARGO

In 2024, Safeway announced that the store located at 1335 Webster St. would be closing. This site is the neighborhood's only remaining full-service grocery store and has served the local community for four decades

Fig. 1: The Western Addition and Japantown

Neighborhood boundaries constructed using "Analysis Neighborhoods" dataset accessed from DataSF

(Phillips, 2024; Wells, 2024). Based on negotiations with the City of San Francisco, Safeway has since agreed to extend the site's operation through early 2025 (Dineen, 2024). However, the store's anticipated closure has raised concerns about the resulting effects on food access and broader community well-being. Motivated by these concerns, the San Francisco Human Rights Commission (HRC) engaged in a lengthy community listening and participatory research process in 2024, which yielded a report on Food Access in the Fillmore and Japantown (San Francisco Human Rights Commission, forthcoming). HRC's research made clear that

along with serious concerns about diminished food access, community members also dread a potential loss of banking services if the Wells Fargo branch co-located within the Webster St. Safeway were to permanently close.

The Wells Fargo branch within the Safeway is one of a few remaining full-service bank branches serving the Fillmore and Japantown neighborhoods, but the Safeway's pending closure triggered a plan to close the branch. The bank's staff have reported they are exploring options to maintain a physical location within the neighborhood.

This report examines how the closure of the Webster St. Wells Fargo branch would affect banking access in the Fillmore and Japantown neighborhoods.

WHY IS BANK BRANCH ACCESS IMPORTANT?

Access to banking is an essential ingredient for economic inclusion, mobility, and wealth accumulation (Broady et al., 2021; Heintjes, 2018; Joint Economic Committee, n.d.). While consumers increasingly bank virtually, brick-and-mortar branch access remains important and the detrimental effects of closures are often distributed inequitably.

Although the share of households that primarily access banking services online has increased over time, many customers still have a significant need for access to branches. Nearly a third of all households predominately bank with a teller or at an ATM/kiosk, though certain populations are far more reliant on branch access.

Older adults, people with disabilities, lower-income households, and less educated adults are disproportionately more likely to bank in person (Federal Deposit Insurance Corporation, 2023). Some disabled customers, in particular, may be unable to have their banking needs fully met through online services (American Bankers Association, 2022). Moreover, given that propensity to access services at a branch and customer income are negatively correlated, branch closures in lower-income neighborhoods have the potential to be particularly disruptive.

Residents impacted by branch closures report that finding local substitutes for services can be costly and inconvenient, especially for those who are lower-income, older, or small business owners (Board of Governors of the Federal Reserve System, 2019). While use of cash for purchases has decreased over time, a significant share of lower-income and Black, Indigenous and people of color (BIPOC) consumers still predominately

WHO USES CASH

For most or all of their purchases

30%

of Americans
earning below
\$30 K

26%

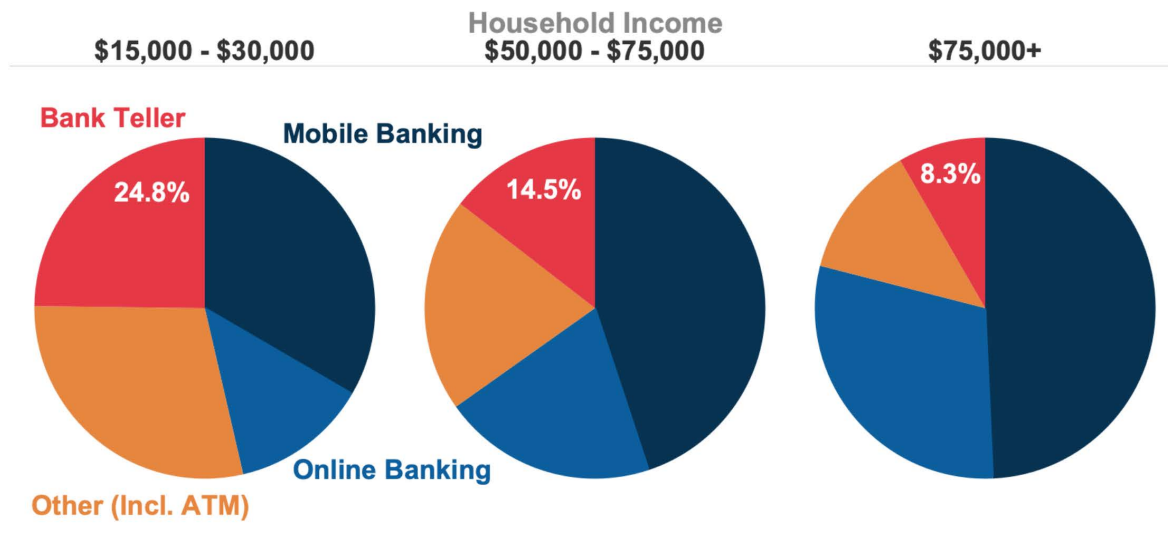
of all
Black adults

21%

of all
Latine adults



Fig. 2: Lower Income Households are More Likely to Bank In-Person



Source: 2021 FDIC National Survey of Unbanked and Underbanked Households

make cash transactions and therefore require physical banking access (Faverio, 2022).

Insufficient branch access also serves as a barrier to banking. In 2021, roughly five percent of U.S. households (5.9 million) were unbanked, meaning they did not have a checking or savings account with a bank or credit union (Federal Deposit Insurance Corporation, 2023). The unbanked and underbanked populations are disproportionately comprised of households in which the primary homeowners/renters are low-income, BIPOC, and adults with disabilities.

Fifteen percent of unbanked households cite inconvenient branch locations as a

reason for their lack of an account, while a third report insufficient trust in financial institutions (Federal Deposit Insurance Corporation, 2023). A physical presence within a neighborhood can enable banks to develop relationships with community members and increase trust beyond what is often possible exclusively through online services (Barton, 2016). Conversely, limited or lacking branch presence may contribute to sentiments of distrust among residents.

When banks establish or maintain a physical presence in low-income communities, residents also benefit from improved access to credit. Branch presence in low-income neighborhoods

is positively associated with increased mortgage originations and better lending terms (Ergungor, 2010). This effect grows stronger as the distance between neighborhoods and branches shrinks, and it is driven by the information that lenders gain about borrowers through relationships developed over time. The impact of relationships established through person-to-person contact also underscores the value for low-income communities of access to full-service branches relative to ATM-only locations. Moreover, branch access does not lead to improved mortgage availability in high-income neighborhoods, supporting the notion that the negative effects of branch closures are experienced disproportionately by already marginalized communities.

Branch closures are also particularly disruptive for small businesses, which report lower levels of satisfaction when they access credit through online lenders compared to accessing services in person, in part due to concerns related to accurately understanding product terms and cost (Board of Governors of the Federal Reserve System, 2019).¹ Relatedly, small businesses report choosing a lender primarily based on the strength of existing relationships (Board of Governors of the Federal Reserve

System, 2019). Retail small businesses also report having concerns related to safely depositing cash when there are no branches in close physical proximity to their stores (San Francisco Office of the Treasurer & Tax Collector Socially Responsible Banking Listening Session).

LOCAL AND NATIONAL TRENDS IN BRANCH CLOSURES

The number of bank branches in the U.S. has steadily declined since the Great Recession, dropping from nearly 100,000 in 2009 to fewer than 80,000 in 2023 (Dobbs, 2024). The net closure of nearly 3,000 branches nationwide in 2021 marked a record high (Dobbs, 2024). From the end of 2019 to mid-2023, California experienced 640 net branch closures—the most of any state (Barca & Hou, 2024). This trend is often attributed to the rise of online banking, an increase in financial technology companies, the automation of administrative labor, and industry consolidation (Dobbs, 2024; Edlebi et al., 2022). The COVID-19 pandemic further exacerbated the national rate of bank branch closures, which doubled between March 2020 and October 2021 relative to the ten preceding months (Edlebi et al., 2022). These branch closures occurred against

1. Notably, access alone is not sufficient to ensure equitable lending. Research has found that Black-owned small businesses are significantly more likely than those that are White-owned to be denied credit when controlling for creditworthiness, and that Black entrepreneurs are more likely to forgo applying for loans due to anticipated discrimination (Blanchflower, Levine, and Zimmerman 2003, Fairlie, Robb, and Robinson 2020). Resultingly, at present, Black-owned businesses experience improved outcomes when lending practices are automated (Fuster et al. 2019).

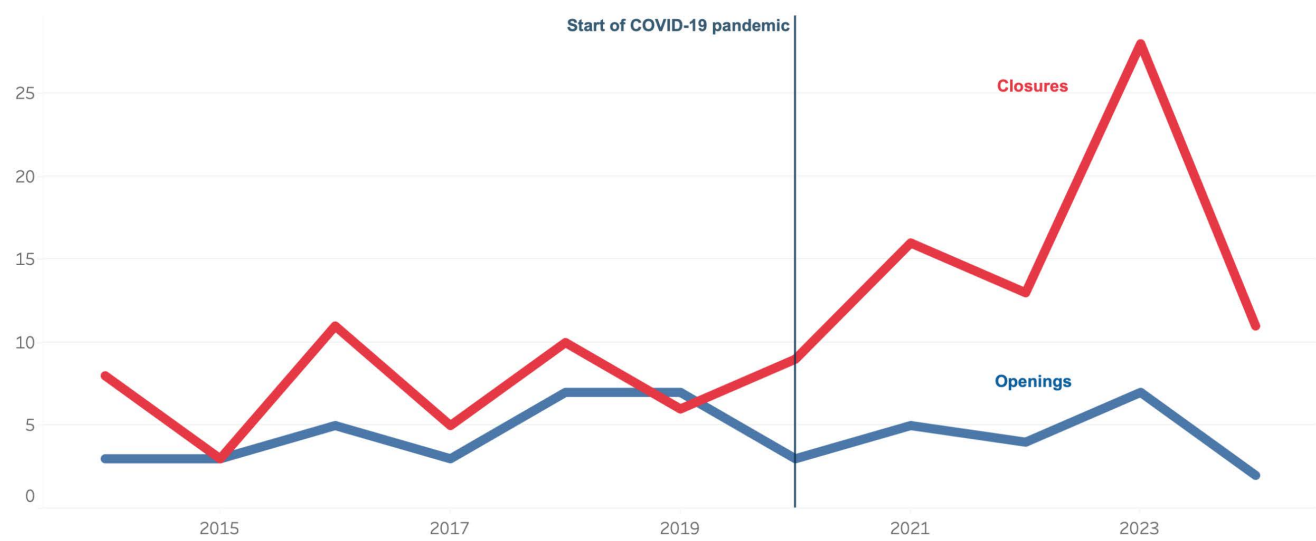
a backdrop of a general decline in brick-and-mortar retail stores nationally since the start of the pandemic.

While closures have occurred across the industry, they have been concentrated among larger banks. Banks with \$10-50 billion and \$50-plus billion in assets reduced their physical presence by 11 and 13 percent respectively from 2009 to 2023. By comparison, credit unions closed only 0.1 percent of their branches, and community banks expanded by 1.1 percent during that same period (Barca & Hou, 2024). Truist, Wells Fargo, PNC, Bank of America, and U.S. Bancorp collectively closed 2,919 branches between 2009 and 2023, accounting for half of the total reduction in branches during this time (Barca & Hou, 2024). Several factors may explain why larger banks account for an outsized share of all branch closures. Their participation in the acquisition of other financial institutions may lead them to close duplicative branches. Larger banks with greater brand recognition and well-established customer bases may also embrace the shift to mobile and online banking more readily and have greater confidence in their ability to retain and attract customers with a smaller physical footprint. Similarly, as more customers bank on their phone or computer, larger banks may perceive less of a need to establish a competitive advantage in

branch availability over their smaller counterparts.

The national and statewide trend in branch closures has also been reflected in San Francisco. Based on OFE's analysis of FDIC data, the has experienced a loss of 120 branches over the past decade. In this same period, 49 branches opened in San Francisco, resulting in 71 net closures. As with other parts of the country, the pandemic exacerbated the reduction in physical banking access. Forty-seven net closures occurred from the start of 2020 through the end of 2023, a 370 percent increase over the previous four year period.

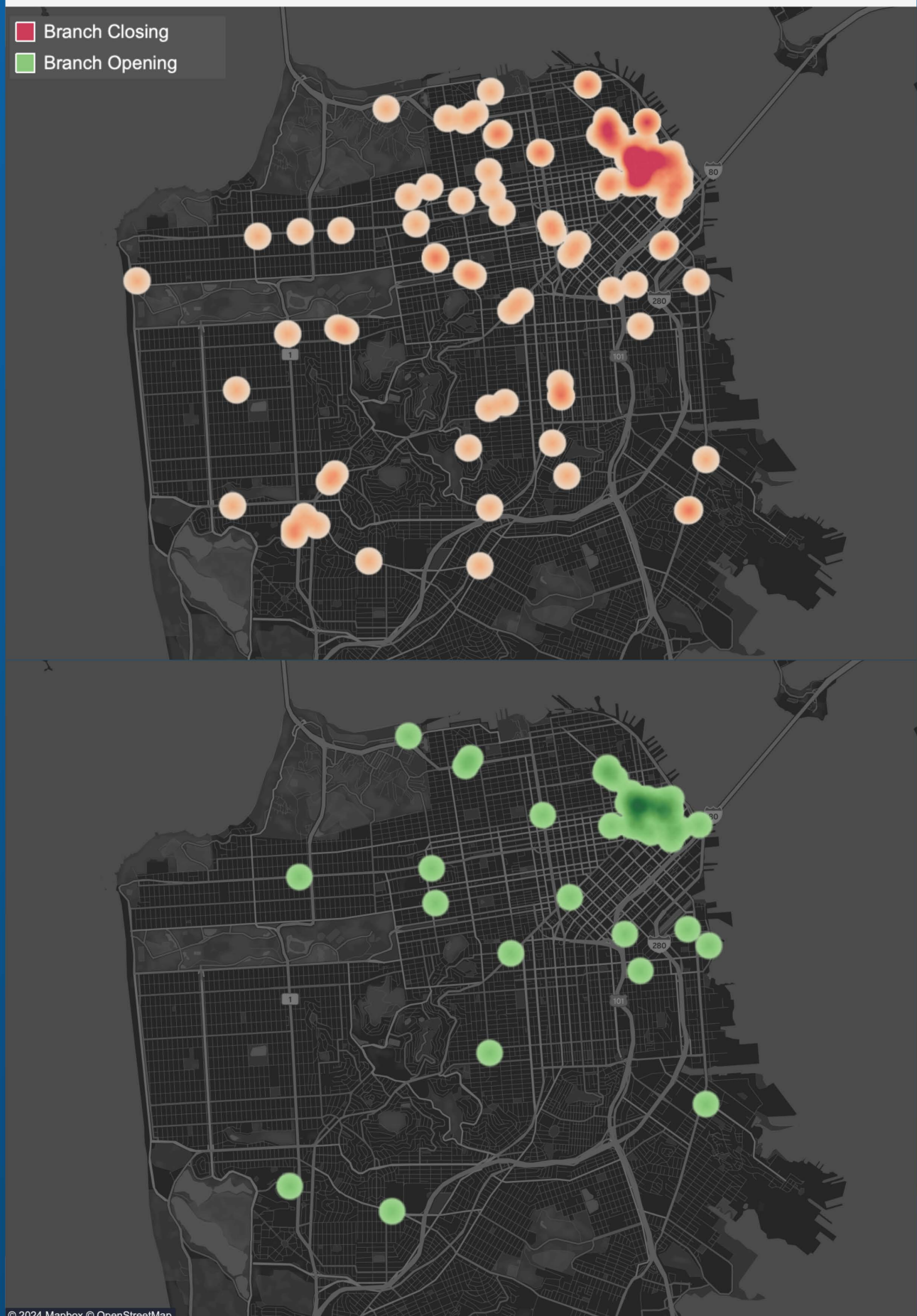
Fig. 3: Branch Closures Have Outpaced Openings Over the Past Decade in San Francisco



*NOTE: Graph only depicts number of branches in San Francisco over time belonging to traditional banks and does not include credit unions.

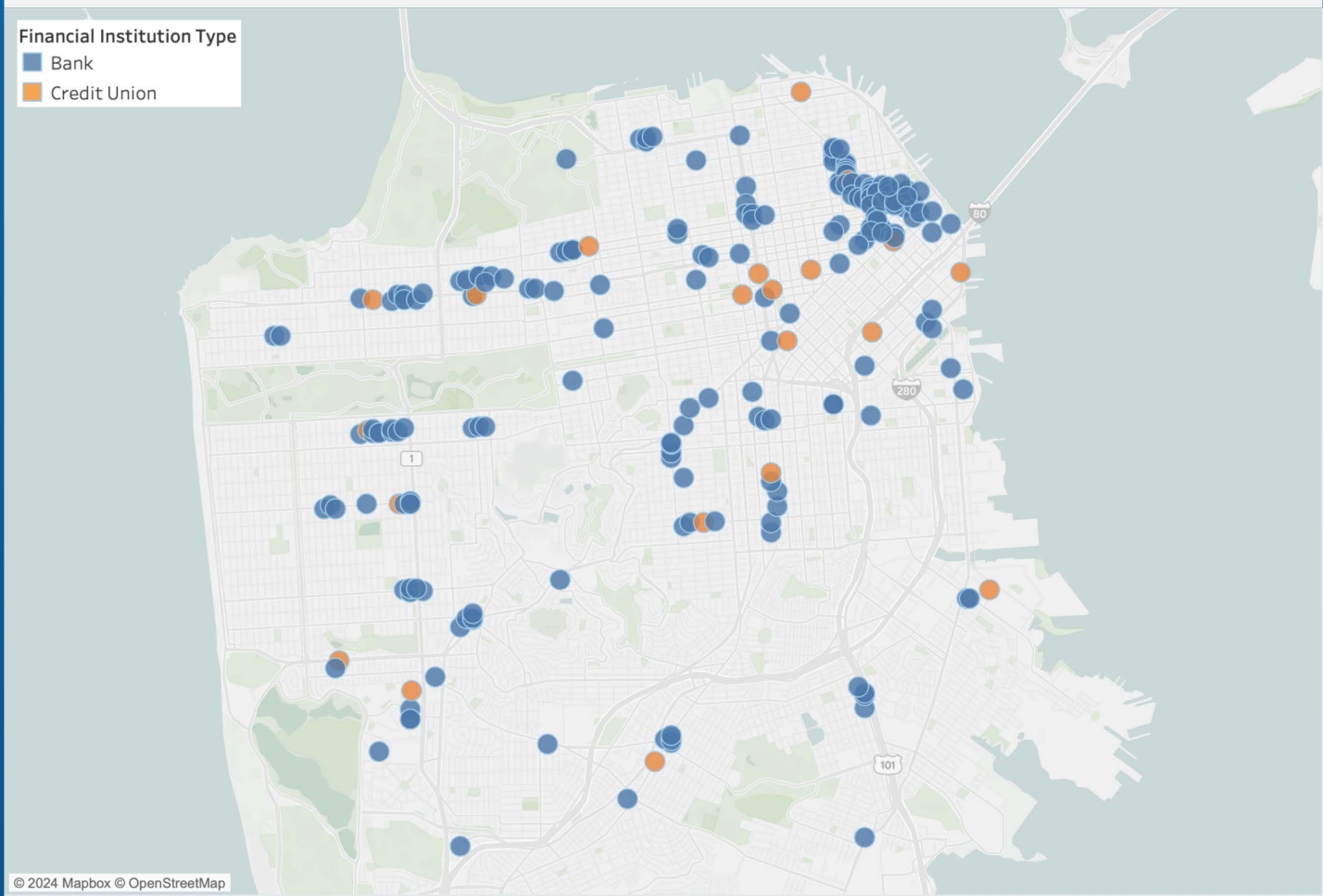
Source: FDIC BankFind Suite Data

Fig. 4: Where Closures and Openings Have Taken Place (2014-2024)



Source: FDIC BankFind Suite Data

Fig. 5: Current Branch Locations in San Francisco (2024)



Source: FDIC Branch Office Summary of Deposits and National Credit Union Association Credit Union Locator

2. COMPARING BANK BRANCH ACCESS BY NEIGHBORHOOD

This report compares bank branch access, primarily between the Fillmore/Japantown area and other neighborhoods in San Francisco.

DEMOGRAPHIC PROFILE

Together, the Western Addition and Japantown are home to 25,900 residents. Key demographic information

is summarized below.

- Japantown has the highest share of residents above the age of 65 of all city neighborhoods with at least 200 residents.
- The share of Black residents in the Western Addition is roughly triple the city-wide rate, and approximately 13 percent of all Black San Franciscans reside here (second highest among all neighborhoods).

WHO LIVES IN THE WESTERN ADDITION AND JAPTOWN



	WESTERN ADDITION	JAPTOWN
Population	22,211	3,708
Age 65+	23%	43%
Race Ethnicity		
Black	19%	8%
Asian	31%	39%
Latine	11%	18%
White	47%	51%
Avg. Household Income	\$148,579	\$133,568
Income < \$50K	34%	43%
Disability	18%	27%

*Race/ethnicity figures are not mutually exclusive and indicate the total estimated share of residents who self-identify with this description, either alone, or in combination with another racial/ethnic identity. Consequently, summed race/ethnicity percentages exceed 100%.

Source: American Community Survey

- The average household income in the Western Addition and Japantown is \$149,000 and \$134,000 respectively—both significantly below the city-wide average of \$200,000.
- Japantown has the third highest share of households with less than \$50,000 in annual income among all neighborhoods with at least 200 residents.
- The share of people with a disability is much higher in both the Western Addition (18%) and Japantown (27%) compared to the city-wide rate (12%).

BRANCH OPENINGS AND CLOSURES

In the past decade, there have been no bank branch openings or closures in Japantown. Two bank branches have closed in the Western Addition (a branch of Hanmi bank and one of East West bank) and none have opened. If the Webster St. Wells Fargo branch closes, the number of closures will go up to three. By comparison, 24 net closures have taken place in the city's northeast—19 in the Financial District and five in Chinatown. No other neighborhood has experienced more than four branch closures since June 1, 2014. Due to a lack of available data on credit union branch openings and closures, these figures only reflect branch change events for

traditional banks. Broadly, the south, central, and western regions of San Francisco have experienced closures with the opening of few, or no, new branches. As discussed in the next section, the impact of these changes is compounded by the lack of pre-existing physical banking access in central and southern neighborhoods.

CURRENT BRANCHES

Comparing bank branch availability by neighborhood emphasizes the relatively low degree of branch access in the Western Addition and Japantown, as well as the uneven distribution of branches across San Francisco. This analysis of current branches includes both bank and credit union branches. Unless otherwise specified, we use the term “branch” in this section to refer to both bank and credit union branches.

Japantown is home to two branches, while the Western Addition has four including the Webster St. Wells Fargo and two credit unions.²

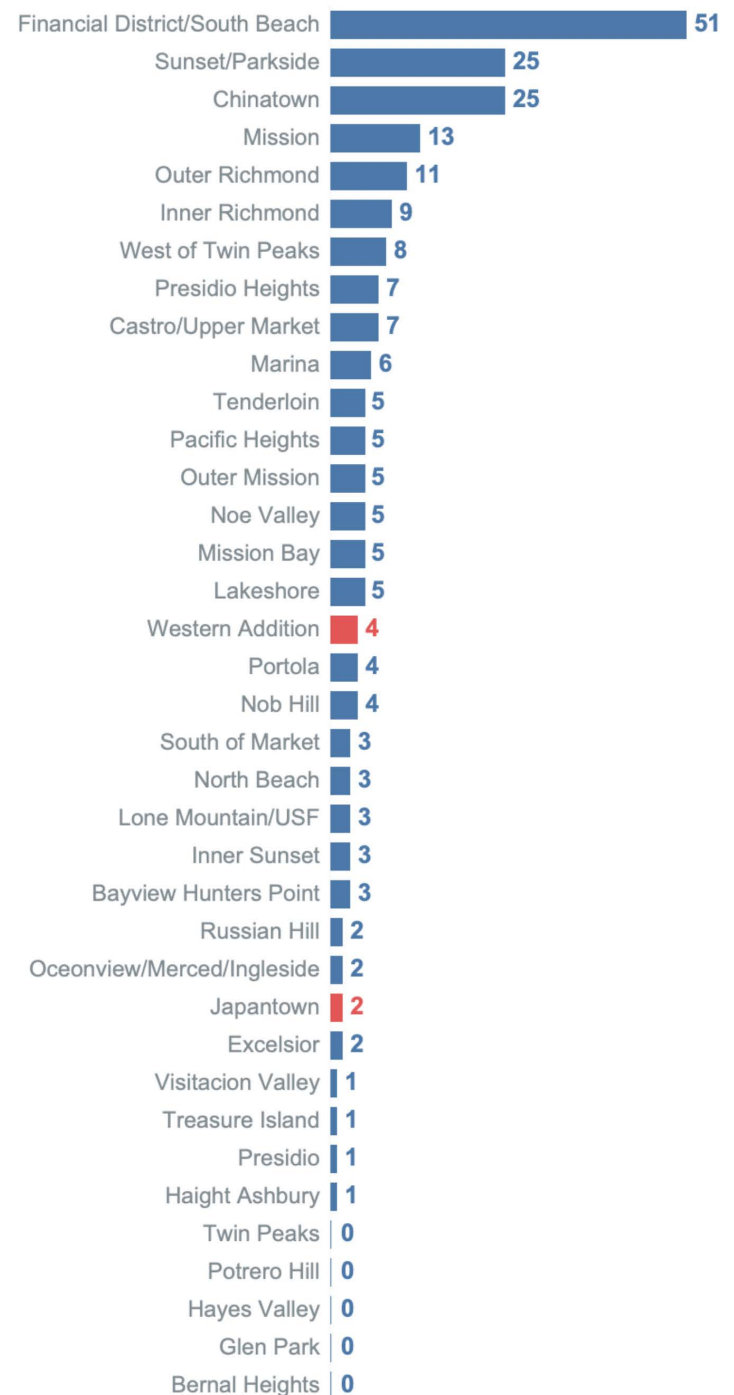
If the Webster St. Wells Fargo closes permanently, the remaining branches in this area will be concentrated in the north and east (with three branches along Post St.), leaving the central and southeastern parts of the Western

2. Jones Methodist Credit Union is also located within Japantown at 1975 Post St, but only serves members of the Jones Methodist church and their immediate family. The credit union's hours are Tuesdays and Thursdays from 10:00 AM to 3:00 PM and by appointment.

Addition with no remaining full-service physical bank presence. Notably, people with disabilities and seniors over the age of 65 make up a disproportionate share of the Western Addition and Japantown, suggesting that residents of this area may experience greater mobility-related barriers to accessing banking services. Moreover, among workers aged 16 and over, those living in the Western Addition and Japantown are 14 and nine percentage points more likely, respectively, to commute by public transit compared to the average San Franciscan. This may indicate that residents of these neighborhoods have a greater reliance on public transit for accessing banking services as well.

In contrast, 51 branches are concentrated in the Financial District alone—more than double the number in the next most branch-dense neighborhood—the neighboring Chinatown. Collectively, these two northeastern neighborhoods account for a third of all bank branches in the city. To a lesser degree, San Francisco’s western neighborhoods also exhibit a high degree of full-service physical banking access. The Inner and Outer Richmond and Sunset districts are served by a combined 45 branches. Taken together, these northeastern and western regions encompass more than half of all San Francisco bank branches. The Sunset

Fig. 6: Branches by Neighborhood



Source: FDIC Branch Office Summary of Deposits

Fig. 7: Branches in and Around the Western Addition and Japantown

Map depicts branches in the Western Addition and Japantown and within 0.25 miles of these neighborhoods' boundaries. Jones Methodist Credit Union (not depicted) is located within Japantown at 1975 Post St, but only serves members of the Jones Methodist church and their immediate family. See Appendix II for more information.

Source: FDIC Branch Office Summary of Deposits and National Credit Union Association Credit Union Locator

and Richmond neighborhoods in particular offer a strong point of comparison and benchmark for other primarily residential, population-dense areas, such as the Western Addition and Japantown.

Without the Webster St. Wells Fargo location, there would be one branch for every 7,403 residents in the Western Addition. Japantown has a population-to-branch ratio of 1,854. By comparison, city-wide, there is one branch for every

approximately 3,900 residents (see chart on page 16).

While this report compares bank branches by neighborhood to contextualize access in the Western Addition and Japantown, precise boundaries may not always align with how residents navigate their communities. For this reason, we also consider branches in the areas directly surrounding our neighborhoods of focus.

Notably, there are 11 branches that fall within a quarter of a mile of these neighborhoods' outer boundaries (Figure 7). However, there are no branches directly south of the Western Addition (there are none in the Hayes Valley neighborhood and only one in the Haight Ashbury neighborhood). For some residents, the lack of access in this region may compound the impact of the Webster St. branch's closure.

Subsequent the closure of the Webster St. Branch, there would be an area approximately 1.14 miles in diameter encompassing much of the Western Addition without bank branch access (Figure 8). Consumers with limited mobility, access to transportation, or time to meet their banking needs may experience this distance as a meaningful obstacle to banking.

Notably, in addition to the Wells Fargo branch, there is also a Western Union located within the Webster St. Safeway, which provides select financial services to residents including money transfers to other countries. It is not known to OFE

whether Western Union intends to relocate its Webster St. branch. The planned closure of the Webster St. Wells Fargo is likely to result in a significant unmet need for financial services. In response to a survey of neighborhood residents conducted by HRC, a third of respondents indicated that they access banking services when visiting the Webster St. Safeway (San Francisco Human Rights Commission, forthcoming). Moreover, half of respondents indicated that they would like to have banking services available in a grocery store or nearby business.

Banking was also a regular theme raised by residents during community outreach meetings held by HRC. Residents expressed a desire for a banking presence that is responsive to local needs, committed to investing in the local community, and willing to support residents' financial literacy. They also emphasized a desire for a range of in-person services including check cashing, wire transfer, and money order services.

NUMBER OF RESIDENTS PER BRANCH

**Western Addition
(with Webster
St. branch)**

**Western Addition
(without Webster
St. branch)**

Japantown

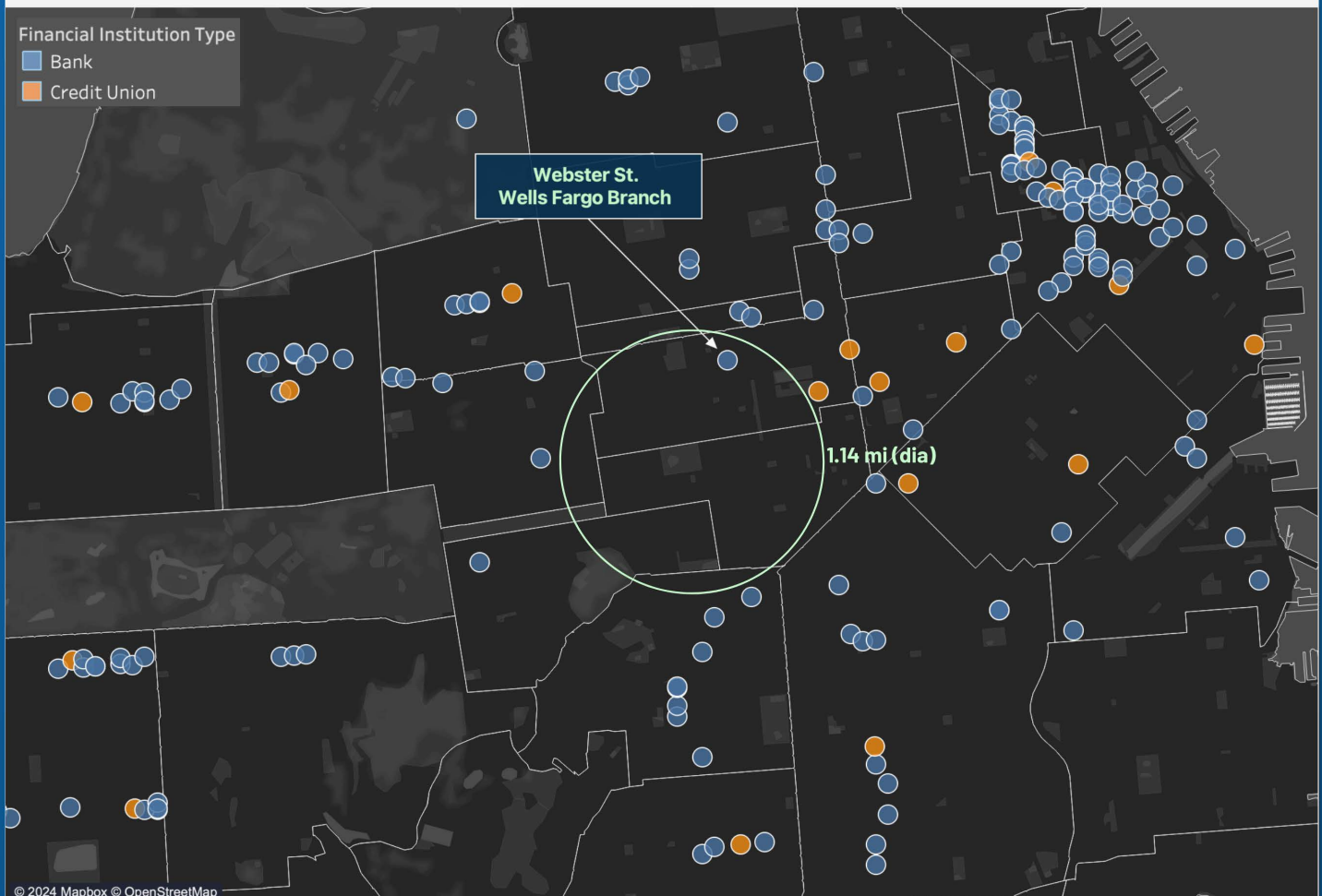
San Francisco

5,553

7,404

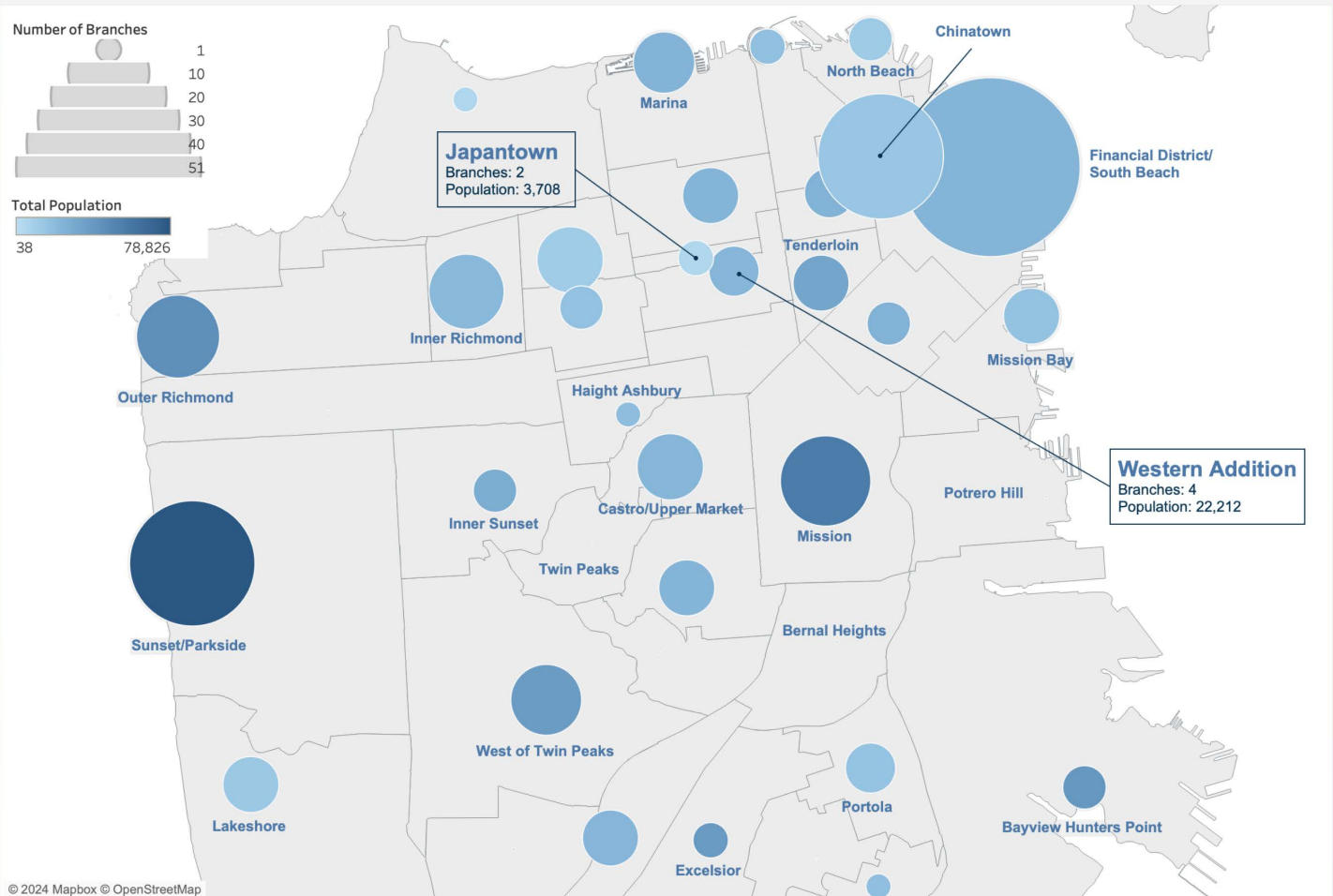
1,854

3,887

Fig. 8: A Current Gap in Branch Access May Grow Larger

1.14 mile diameter represents the approximate area that would be without a bank branch following the closure of the Webster St. branch
Source: FDIC Branch Office Summary of Deposits and National Credit Union Association Credit Union Locator

Fig. 9: Some More Populated Areas Have Lower Levels of Bank Branch Access



© 2024 Mapbox © OpenStreetMap

Larger circles represent more branch access by neighborhood. Deeper blues indicates larger population.

Source: FDIC Branch Office Summary of Deposits, National Credit Union Administration Credit Union Locator, and American Community Survey

5. RECOMMENDATIONS

FOR COMMUNITY MEMBERS:

* 1. Take advantage of programs offered by the Office of Financial Empowerment that foster greater access to banking, capital, and economic security for both families and small businesses, including:

- Bank On San Francisco program: Connects residents with safe and affordable bank account options with no overdraft or hidden fees. Certified accounts include options for those without a Social Security number or California ID and those who have had trouble with their banking history in the past.
- San Francisco Financial Counseling: (formerly known as Smart Money Coaching): Provides free one-on-one financial counseling that helped nearly five thousand people to address their unique financial challenges and goals, including reducing more than \$4 million in debt, establishing credit, improving their credit score an average of 70 points, opening low-fee checking and

savings accounts, and increasing savings by nearly \$700,000.

- SF Lends: An initiative of the Office of the Treasurer & Tax Collector and the City Administrator's Office that connects small businesses to affordable loans and lines of credit for their day-to-day cash flow needs.

* 2. If a branch is closing in your neighborhood, consider your options and make your voice heard.

Banks are required to notify their customers 90 days in advance of a planned branch closure and post a notice at the closing branch to alert the public 30 days in advance.

- If a branch you rely upon for financial services is slated to close, read up on your options, compare other bank locations in your neighborhood, and plan for how you will continue to bank.
- If a planned branch closure will have a detrimental effect on banking services in your low- or moderate-income community, you can submit a letter to the bank's regulators, noting

your concerns. The regulator will evaluate written requests and may convene a meeting of financial institutions, regulators, and affected individuals to explore the feasibility of maintaining services in the affected neighborhood (Board of Governors of the Federal Reserve System, 2017; Federal Deposit Insurance Corporation, 2019; Office of the Comptroller of the Currency, 2023). Community members can identify their bank's primary regulator using the FDIC's [BankFind Suite tool](#).

FOR SAN FRANCISCO POLICYMAKERS:

- * **1. Monitor the prevalence of alternative financial services, such as pay-day lenders in communities that are underserved by bank branches—and boost access to safe, affordable financial services.** Predatory lenders disproportionately locate in low-income areas and communities of color (Davis & Stifler, 2018). Research has also found that such lenders play an increased role in communities that have lower levels of bank branch access (Barth et al., 2014). If the current trend of branch closures in San Francisco continues, it will be critical for city officials to monitor any potential increase in predatory financial

services, in particular among disadvantaged communities such as the Western Addition and Japantown, and promote information about how to access safe and affordable banking services.

- * **2. Engage with financial institutions to promote greater branch access. San Francisco policymakers should continue to work with financial institutions located in the city to do the following:**

- Directly communicate community needs on behalf of their constituents.
- Engage with financial institutions about opportunities to establish or maintain a presence in areas with few bank branches.
- Collaborate on initiatives to promote reliable information about safe and affordable banking access to residents.

FOR FINANCIAL INSTITUTIONS:

- * **1. Consider expanding in-person retail banking services in areas that lack branch access.** Many of the areas within San Francisco that exhibit lower levels of

physical banking access are home to populations that are disproportionately more likely to rely on in-person services (people with disabilities and older and lower-income customers) such as those of the Western Addition and Japantown. By opening branches in such areas, financial institutions can build customer loyalty, develop trust among residents, and better understand and serve communities' banking needs.

*** 2. Expand access for those with barriers to virtual banking.** Many consumers face barriers to online or mobile banking, such as lower levels of trust, less familiarity with technology, limited access to a computer or cell phone, language barriers, and disabilities. Financial institutions can bridge gaps by learning from underserved communities about their needs and acting to address them. This may involve auditing virtual platforms to ensure that services are accessible to people with disabilities and offered in language and in a culturally appropriate manner. Institutions may also consider exploring technology and/or community partnerships that can ease banking for customers who have greater difficulty or distrust banking virtually. For instance, partnering with trusted community organizations could help financial institutions connect with and serve un- and under-banked individuals.

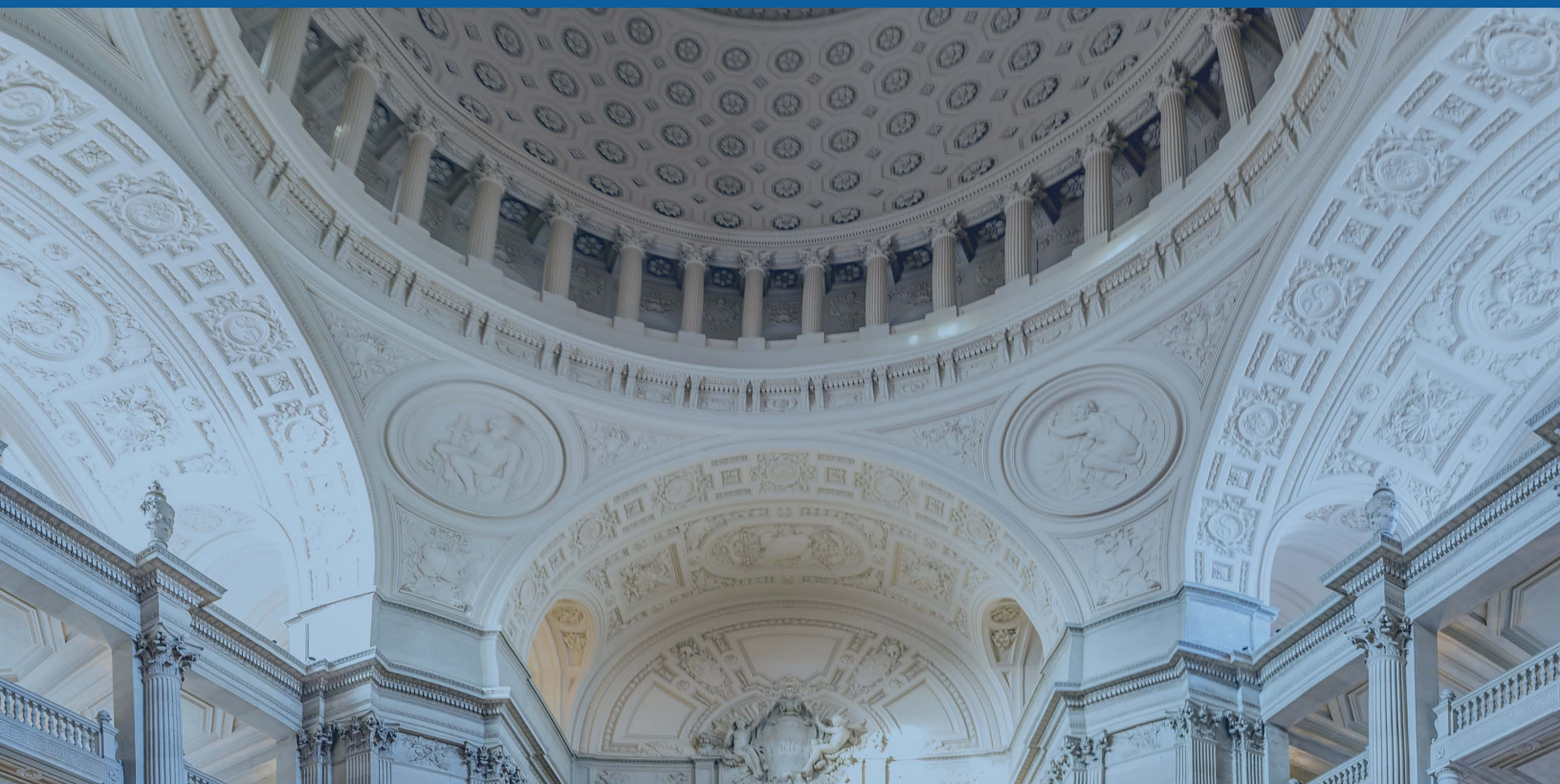
6. CONCLUSION

This report has illustrated that the availability of financial institution branches varies widely across San Francisco neighborhoods. The Fillmore and Japantown are among the areas in San Francisco with markedly lower levels of full-service branch access. The Fillmore, in particular, already lies within a broader region that is lacking robust bank branch access. Both the Fillmore and Japantown communities are

disproportionately comprised of older, nonwhite, lower-income, and disabled populations, who tend to rely more heavily on in-person banking services. We have identified opportunities for community members, policymakers, and financial institutions to understand and address gaps in financial services in the Fillmore and Japantown and throughout the city.



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About The San Francisco Office of Financial Empowerment

The Office of Financial Empowerment (OFE) is a unique private-public partnership housed within the Office of the Treasurer & Tax Collector of San Francisco that convenes, innovates and advocates to strengthen economic security and mobility of all San Franciscans. For more than a decade, under the leadership of Treasurer José Cisneros, the OFE has engaged partners inside and outside City Hall to equip San Franciscans with knowledge, skills and resources to strengthen their financial health and well-being. At the same time, OFE has leveraged what has worked on the ground to model what is possible across the country. To learn more about OFE or the new Financial Empowerment Center, visit: sfofe.org.

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APPENDIX 1.

METHODOLOGY

This report focuses on bank branch access by neighborhood. Neighborhood boundaries come from the “Analysis Neighborhoods” dataset, which was accessed from DataSF and constructed by the Department of Public Health and the Mayor’s Office of Housing and Community Development, with support from the Planning Department. This dataset groups census tracts to form neighborhood boundaries using common real estate and residents’ definitions.

This report focuses on the boundaries of Japantown and the Western Addition, which maps closely onto traditional definitions of the Fillmore.

Data on branch openings and closures was accessed using the FDIC Bankfind Suite tool by searching for events and changes between June 1, 2014, and June 1, 2024 in San Francisco, CA. Non-full-service branches, such as loan production, administrative, or trust offices—which do not offer retail banking services—were excluded. Entries designated as a “change in physical location,” were re-coded as both a

closure of a branch at the former office physical street address and an opening at the current address.

Data on current branch locations comes from the FDIC Branch Office Summary of Deposits. Branches with no deposits and non-full-service branches were excluded. Summary of deposits data is only available as of June 30th, 2023, and was therefore updated by cross-referencing data on branch events and changes between June 30, 2023, and June 1, 2024.

Credit union branch locations were identified using the National Credit Union Administration’s Credit Union Locator. One credit union (Jones Methodist Church CU) was excluded from this analysis because membership is restricted to those who are part of the Jones Methodist Church and their immediate family.

All demographic data comes from the U.S. Census Bureau’s American Community Survey (ACS) for 2022. Demographic data by neighborhood was compiled by aggregating the data for each census tract within a given neighborhood.

APPENDIX 2.

BRANCHES IN THE WESTERN ADDITION AND JAPANTOWN

INSTITUTION	ADDRESS	IDENTIFIER	REGULATOR	ATM	HOURS	PHONE
California Bank & Trust	1696 Post St	2270 (Cert #)	Comptroller of the Currency	Not Listed	9am - 5pm (M-F)	(415) 923-0800
U.S. Bank	1675 Post St	6548 (Cert #)	Comptroller of the Currency	Yes	9am - 5pm (M-F)	(415) 633 1441
Jones Methodist Church CU ***	1975 Post St	64892 (Credit Union Charter #)	Department of Financial Protection and Innovation	No	10am - 3pm (Tu/Th) and by appt.	(415) 922-8320
Citibank	1399 Post St	7213 (Cert #)	Comptroller of the Currency	Yes	10am - 5pm (M-F)	(415) 817-9114
Wells Fargo	1335 Webster St	3511 (Cert #)	Comptroller of the Currency	Yes	9am - 5pm (M-F)	415) 222-5285
San Francisco Federal CU *	770 Golden Gate Ave	24542 (Credit Union Charter #)	National Credit Union Administration	Yes	9am - 5:30pm (M-W,F) 10am - 5:30pm (Th)	(415) 775-5377
San Francisco Federal CU *	851 Van Ness Ave	24542 (Credit Union Charter #)	National Credit Union Administration	Yes	12pm - 5pm (M-F)	(415) 775-5377

* Credit Union

** Membership is restricted to Jones Methodist Church members and their immediate family.

Located in Japantown

Located in the Western Addition