



2018 SAN FRANCISCO HOUSING INVENTORY



ABOUT

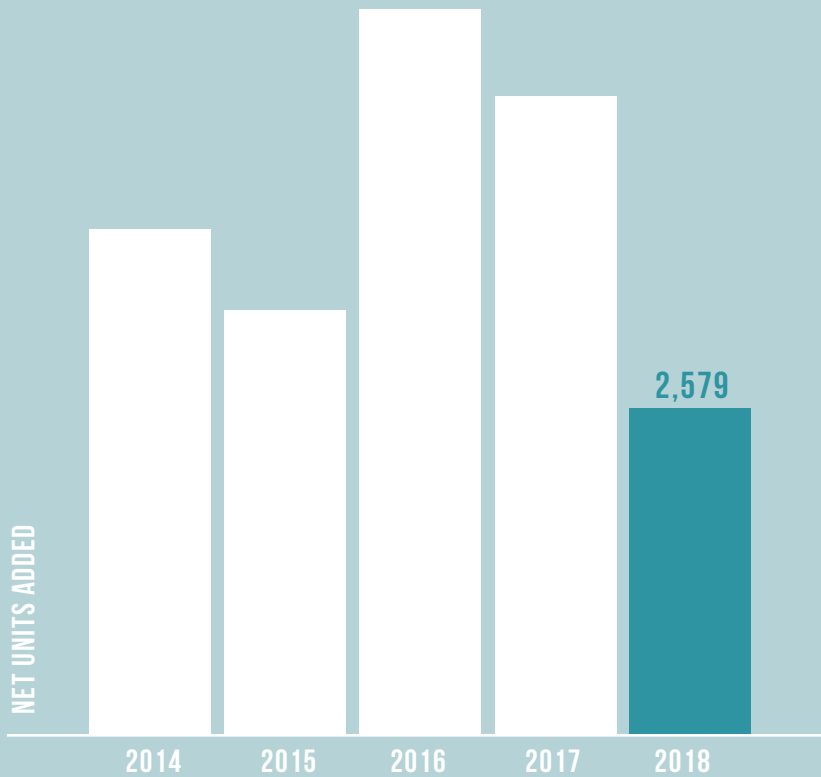
The Housing Inventory Report has been produced annually since 1967 - this year is the 49th edition.

The Report covers a range of information including: changes to San Francisco's housing stock, such as new construction, demolitions, alterations; progress with RHNA; annual net gain in housing units; and, affordable housing.

2018 SAN FRANCISCO HOUSING INVENTORY



2018 HIGHLIGHTS— HOUSING PRODUCTION



HOUSING STOCK

CHANGE FROM 2017

394,615

▲ 0.7%

NEW UNITS

CHANGE FROM 2017

2,690

▼ 40%

UNITS LOST

CHANGE FROM 2017

111

▲ 59%

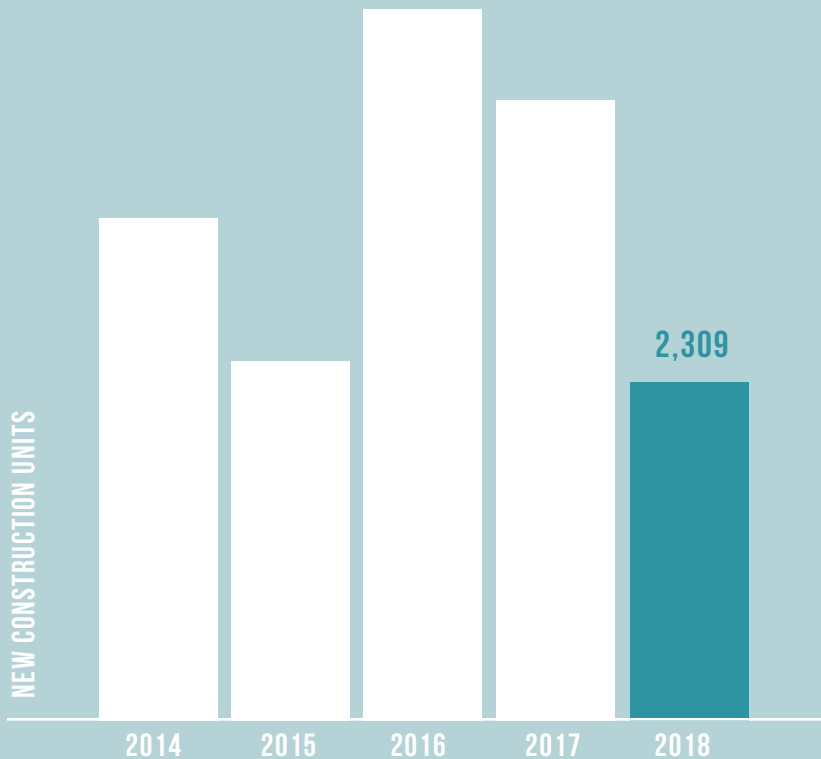
NET UNITS ADDED

CHANGE FROM 2017

2,579

▼ 42%

2018 HIGHLIGHTS— HOUSING PRODUCTION



NEW CONSTRUCTION

CHANGE FROM 2017

2,309

▼ 46%

NEW UNITS ADDED IN 20+ UNIT BUILDINGS

2,340

EXPANSION OF EXISTING STRUCTURES/ CONVERSIONS

CHANGE FROM 2017

381

▲ 58%

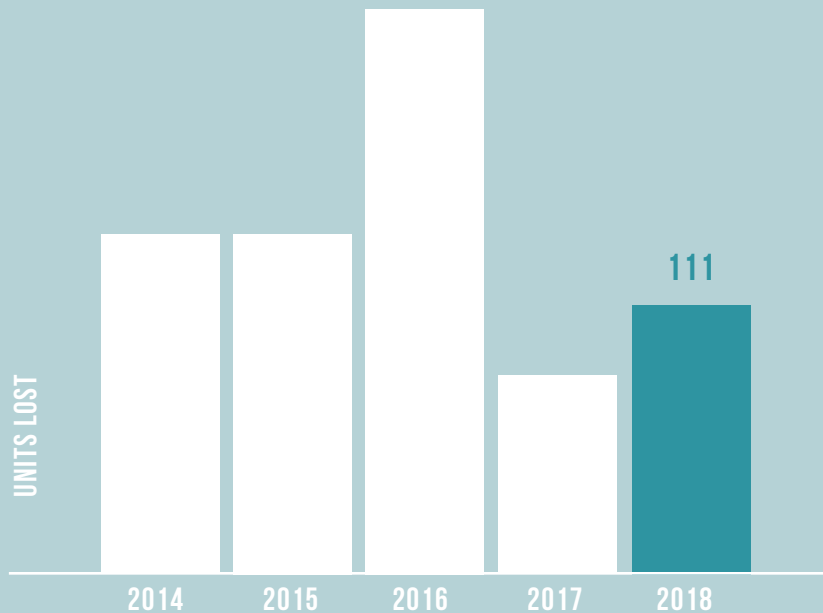
ADUS & LEGALIZATIONS

CHANGE FROM 2017

141

▲ 42%

2018 HIGHLIGHTS— UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS



CORRECTION TO RECORDS

21

CONVERSION TO NON-RESIDENTIAL USES

1

DEMOLISHED UNITS

53

NON-CONFORMING OR ILLEGAL UNITS REMOVED

31

UNITS LOST VIA MERGERS

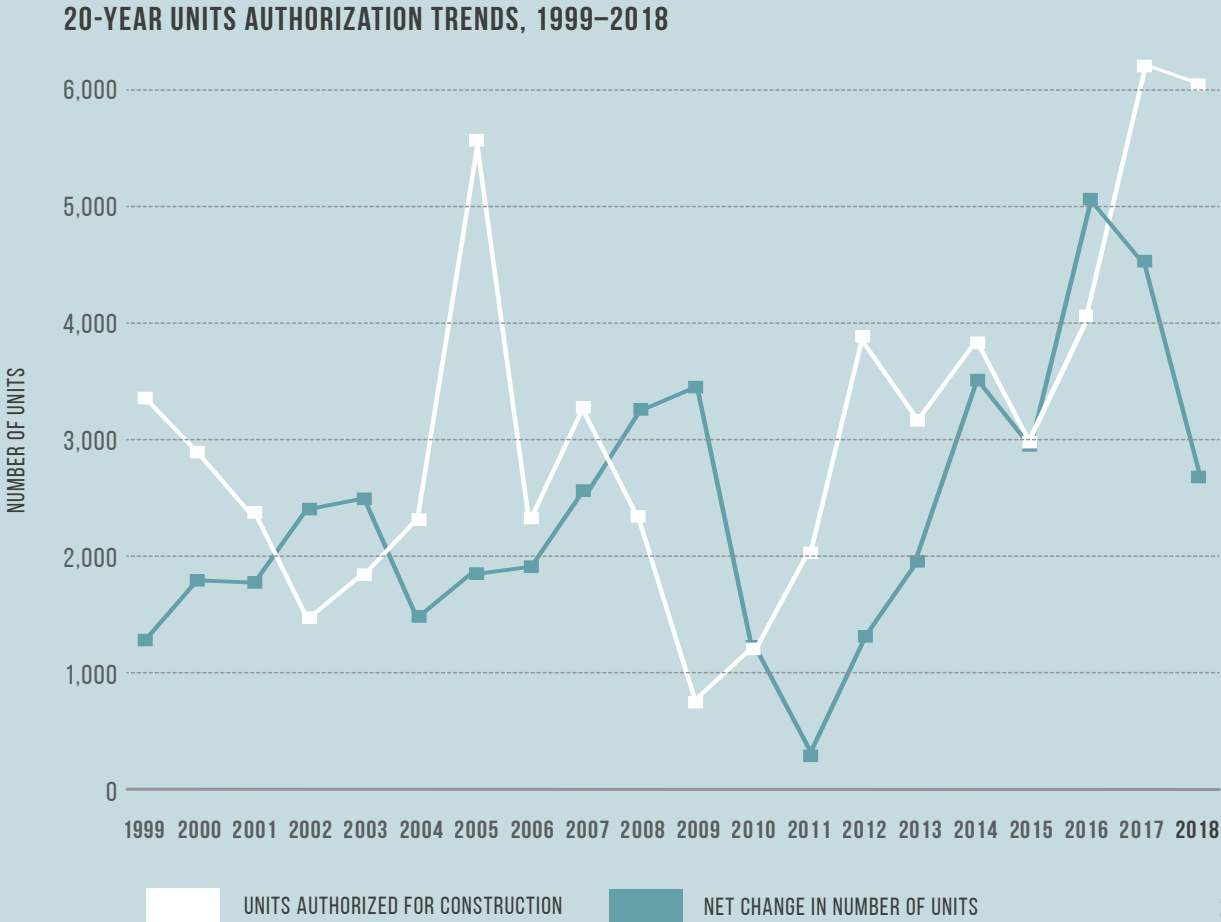
5

2018 HIGHLIGHTS— AUTHORIZED UNITS

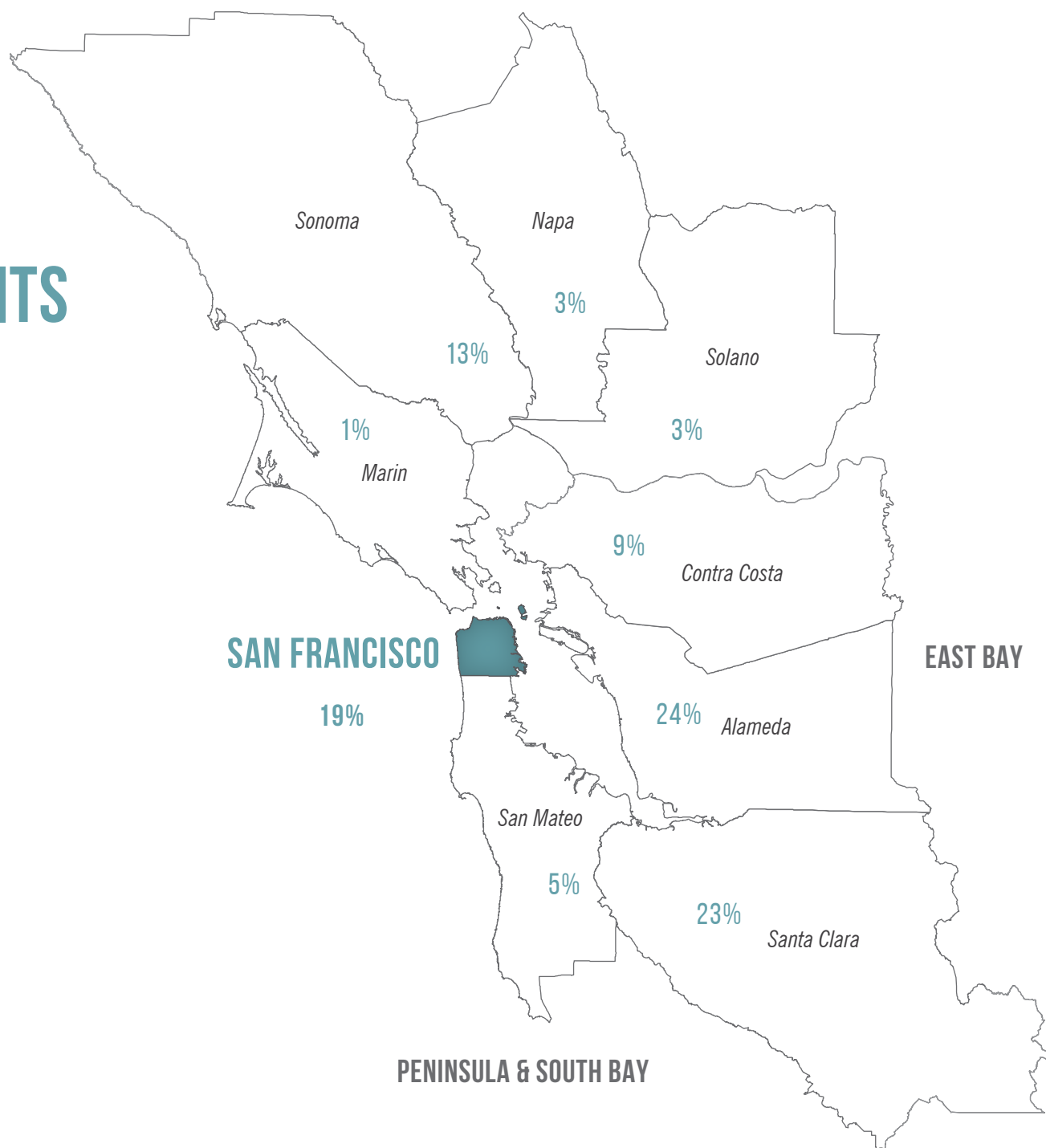
UNITS AUTHORIZED FOR CONSTRUCTION

6,097

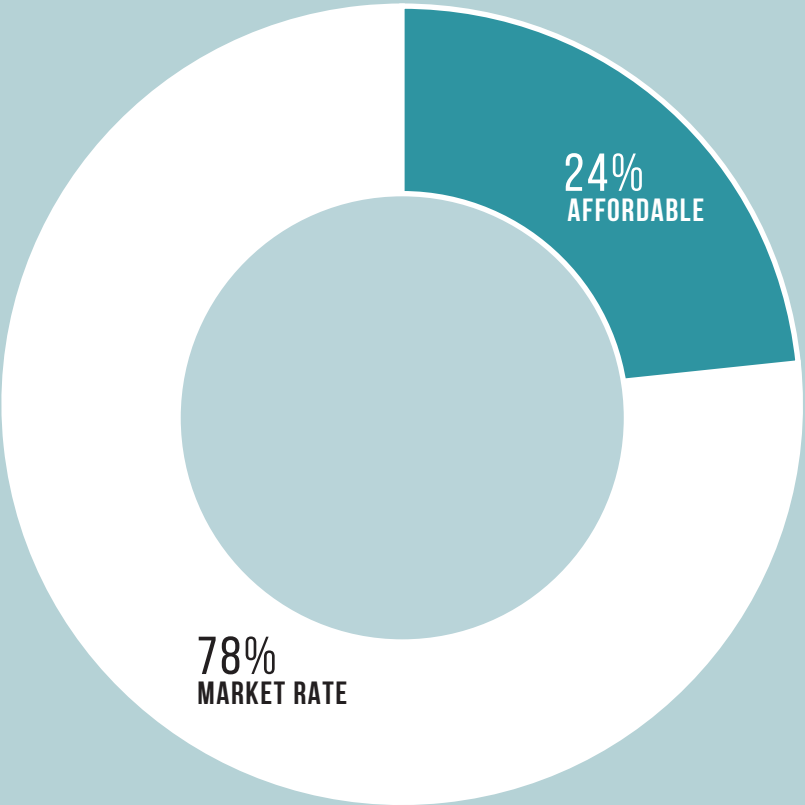
▼ 9%



2018 HIGHLIGHTS— AUTHORIZED UNITS BY SHARE OF REGION'S PRODUCTION



2018 HIGHLIGHTS— AFFORDABLE HOUSING



NEW AFFORDABLE UNITS

CHANGE FROM 2017

645

▼ 56%

INCLUSIONARY UNITS

CHANGE FROM 2017

163

▼ 61%

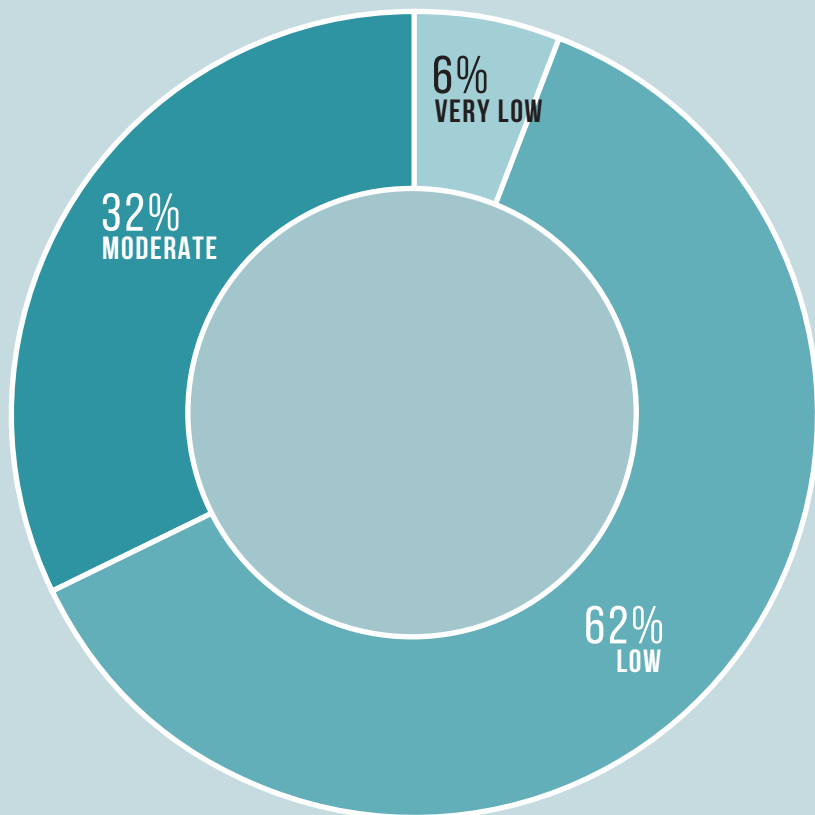
SECONDARY UNITS/ADUS

CHANGE FROM 2017

141

▲ 42%

2018 HIGHLIGHTS— AFFORDABLE HOUSING BY INCOME LEVEL



EXTREMELY LOW INCOME (<30% AMI)

0

VERY LOW INCOME (30-50% AMI)

40

6%

LOW INCOME (50-80% AMI)

401

62%

MODERATE INCOME (80-120% AMI)

204*

32%

* 141 UNITS ARE CONSIDERED "SECONDARY UNITS" OR ACCESSORY DWELLING UNITS (ADUS) AND ARE NOT INCOME-RESTRICTED

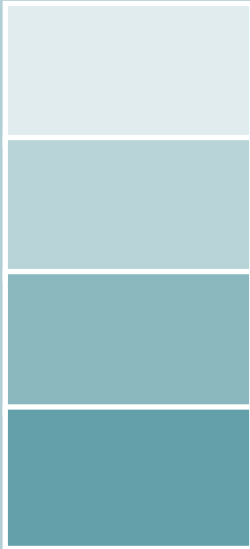
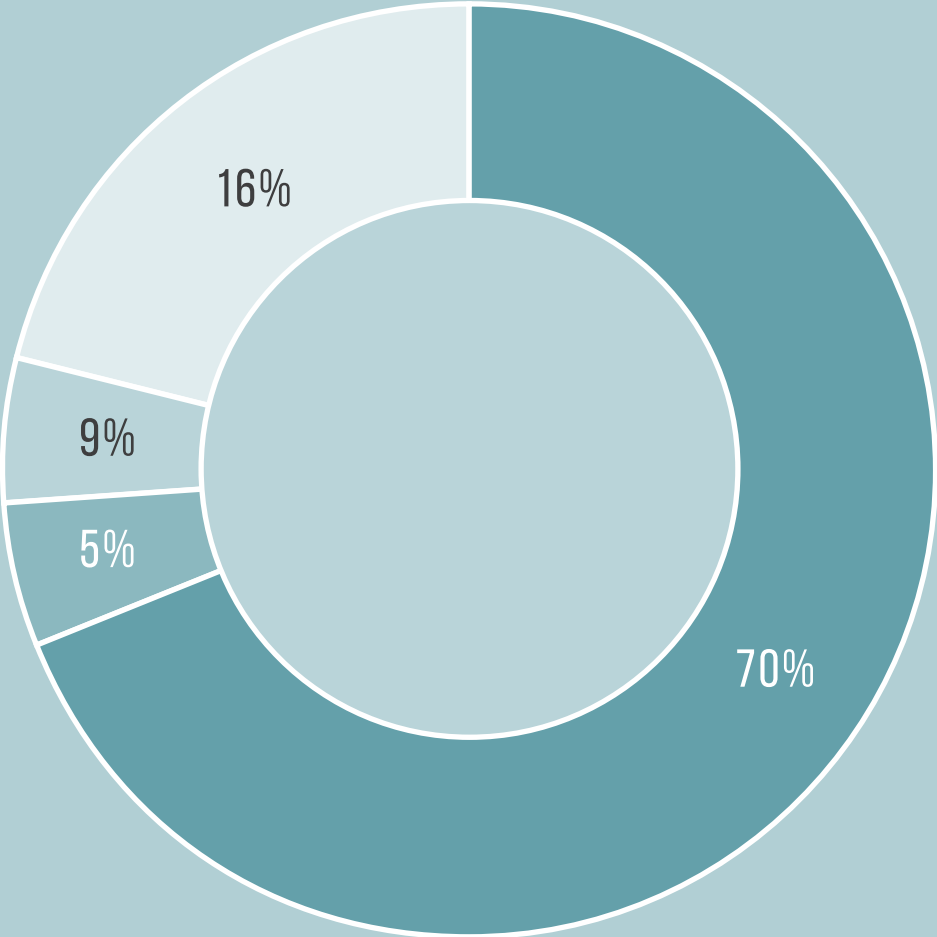
2018 RHNA PROGRESS REPORT

PROGRESS TOWARDS RHNA MINIMUM TARGETS

17,157 UNITS

59%

ACTUAL PRODUCTION, 2015-2022



VERY LOW INCOME (<50% AMI)

LOW INCOME (50-80% AMI)

MODERATE INCOME (80-120% AMI)

ABOVE MODERATE (>120% AMI)

UNITS ACQUIRED OR REHABBED

49

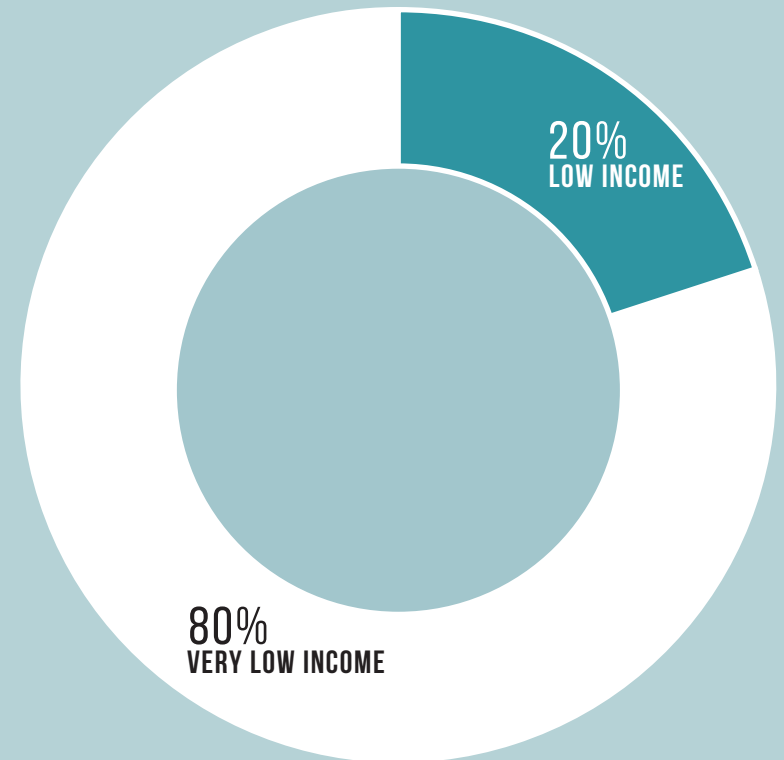
RAD PROGRAM UNITS

1,167

RAD PROGRAM UNITS ADDED SINCE 2016

3,443

**2018 HIGHLIGHTS—
RENTAL ASSISTANCE
DEMONSTRATION PROGRAM**



2018 HIGHLIGHTS— ADDITIONAL FINDINGS

ADUS COMPLETED

79 UNITS

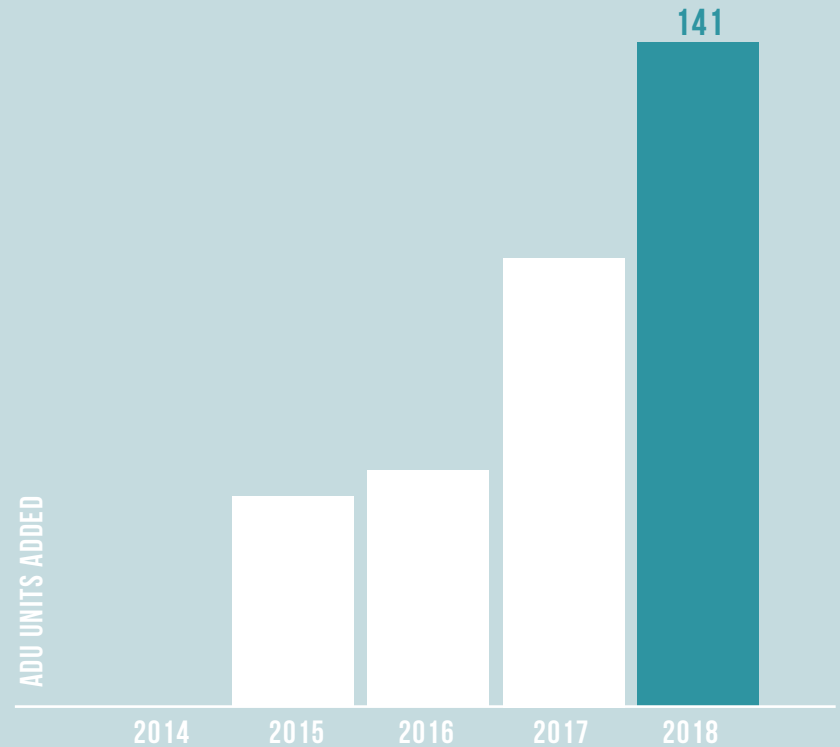
ADUS LEGALIZED

62 UNITS

TOTAL ADUS ADDED

CHANGE FROM 2017

▲ 42%



2018 HIGHLIGHTS— DENSITY BONUS

DENSITY BONUS PROJECTS IN PIPELINE

43_{PROJECTS}

UNITS PROPOSED BEFORE BONUS

2,600_{UNITS}

UNITS PROPOSED AFTER BONUS

3,645_{UNITS}

2018 HIGHLIGHTS— UNITS IN THE PIPELINE

UNITS FILED

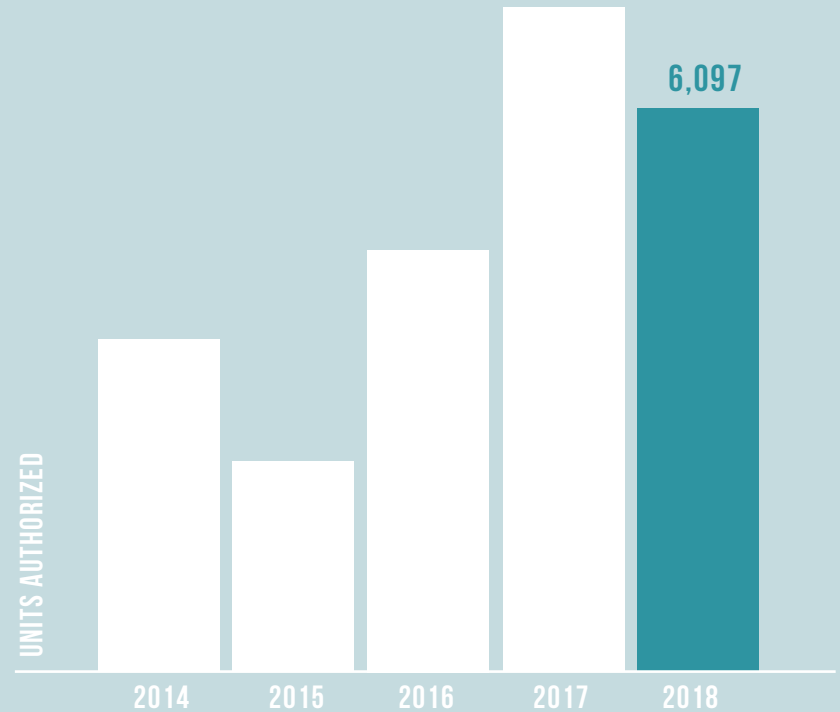
5,416 UNITS

UNITS ENTITLED

4,552 UNITS

UNITS AUTHORIZED

6,097 UNITS





HOUSING INVENTORY DATA

The Housing Inventory Reports supply data for the following reports and studies:

- Housing Balance Reports
- Housing Needs and Trends Study
- Area Plan Monitoring Reports
- Housing Element Annual Progress Report

REPORT AND DATA AVAILABLE

PLANNING DEPARTMENT WEBSITE

[SFPLANNING.ORG](https://sfplanning.org)

DATA SF

[DATASF.ORG](https://datasf.org)



**THANK
YOU.**

COMMENTS AND QUESTIONS?

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