

2016 SAN FRANCISCO HOUSING INVENTORY





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Front Cover: 1239 Turk St (Willie B. Kennedy Apartments), 97 Senior Affordable Housing Units; Photo Source: <https://www.mwaarchitects.com/work/willie-b-kennedy-senior-housing/>

2016 SAN FRANCISCO HOUSING INVENTORY

San Francisco Planning Department
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INTRODUCTION: ABOUT THE 2016 HOUSING INVENTORY

The Housing Inventory is the Planning Department's annual survey of housing production trends in San Francisco. The report details changes in the City's housing stock, including housing construction, demolition, and alterations, and has been published regularly since 1967. This report is 47th in the series and presents housing production activity completed or authorized during the year 2016.

By monitoring changes in San Francisco's housing stock, the Housing Inventory provides a basis for evaluating the housing production goals and policies of the Housing Element of the San Francisco General Plan. Housing policy implications that may arise from data in this report, however, are not discussed here.

The Housing Inventory reports housing production, which begins when a building permit application for a project is filed with the City. The application is first reviewed by the Planning Department for compliance with the Planning Code, zoning, and other applicable policies. If the Planning Department approves the project, the Department of Building Inspection (DBI) reviews the application for compliance with the Building Code. If DBI approves the application, it issues a permit authorizing construction. The next step is for the project sponsor to begin construction on the project. Once construction has been completed and passed all required inspections, DBI issues a Certificate of Final Completion (CFC) for the project.

The Housing Inventory also reports the annual net gain in housing units citywide by general Zoning Districts and by Planning Districts. Net gain is the number of newly constructed units with CFCs issued, adjusted for alterations – which can add or subtract units – and demolitions. Affordable housing, condominiums, and changes in the residential hotel stock are other areas of interest covered by the Housing Inventory. In addition, the report provides a regional perspective by examining housing construction activity and home prices for the nine-county Bay Area region. Finally, major projects completed, authorized, under review, or in the pipeline are listed in Appendix A. The Housing Inventory also summarizes housing production trends in the recently adopted planning areas in Appendix B. These plan areas have separate

five-year monitoring reports that detail housing production trends.

This report was prepared from information received from a number of different sources including the Department of Building Inspection, the Department of Public Works, and Planning Department records. The Mayor's Office of Housing and the Office of Community Investment and Infrastructure (Successor Agency to the San Francisco Redevelopment Agency) provided information on affordable housing projects. The California Homebuilding Foundation/Construction Industry Research Board provided building permit data for the Bay Area region. The California Association of Realtors provided housing rental and ownership costs. Project sponsors also contributed data.

Copies of this report can be downloaded from the Publications & Reports link at the Planning Department's web site at <http://www.sfplanning.org>.

A limited number of copies are available for purchase from the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Copies may also be reviewed at the Government Information Center on the fifth floor of the San Francisco Main Library.

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Housing Production Process

The *Housing Inventory* describes net changes in the housing stock and details units that have been certified complete, units that were authorized for construction, and units that are under review by the Planning Department.

The housing production process begins with a project review by the Planning Department and ends with the issuance of a Certificate of Final Completion (CFC) by the Department of Building Inspection (DBI). Figure 1 outlines the main stages of the housing production process.

Units Reviewed by Planning Department and DBI

For most major projects, review by the Planning Department is the first step in the process. Proposals are reviewed by the Planning Department for compliance with the Planning Code, the General Plan, environmental requirements, and other regulations and policies. Generally, only major projects require special Planning Department approvals, such as a conditional use permit or variance. The number and type of projects undergoing Planning Department review are indicators of current building interest and production expectation within the next two to five years. Following Planning Department approval and entitlements, the Department of Building Inspection (DBI) reviews the project for compliance with the Building Code.

Units Authorized for Construction

If DBI approves the project following its own review, it issues building permits authorizing construction. Projects with approved building permits generally start construction within 90

days from the date the permit is issued. Start of construction, however, may be delayed for up to a year. If the permit is not picked up or acted on within 90 days, the permit expires. The number of units authorized for construction is a key indicator of future housing construction.

Units Certified Complete

Projects are inspected by DBI at various stages throughout the construction process. However, inspectors only issue Certificates of Final Completions (CFCs) for projects that are deemed 100% complete. Units certified complete are an indicator of changes to the City's housing supply and include units gained or lost from new construction, alterations, and demolitions.

For the purposes of this report, however, units that have received Temporary Certificates of Occupancy (TCOs) or "Final Inspection Approval" from the Department of Building Inspection are also considered and counted as completed units.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project's building permit application may be withdrawn, disapproved, or revised; its permit may also expire if, for example, a project is not financed. Housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed within one to two years, depending on the size of the project.

FIGURE 1.
The Housing
Production Process





The Civic, 101 Polk St; 162 market-rate units and 19 affordable units;
Photo Source: <http://thecivicsf.com>

HIGHLIGHTS:

2016 SNAPSHOT

SUMMARY OF HIGHLIGHTS

The construction of new housing in 2016 totaled over 5,250 units, which represents a 70% increase from 2015, making it a record year for housing production. This notable production includes 4,895 units in new construction and 359 new units added through conversion of non-residential uses or expansion of existing structures. Some 200 units were lost through demolition (30), unit mergers (16), removal of illegal units (72), conversions (78), and a correction to official records (12). This figure is 67 units more than the total units lost in 2015. The city experienced a 42% decrease in units added through alterations and more than a twenty-fold increase in converted units since 2015.

There was a net addition of 5,046 units to the City's housing stock in 2016, a 71% increase from 2015's net addition. The net addition in 2016 is about double the 10-year average net addition of 2,557, and represents an upward trend in net unit production from the lowest

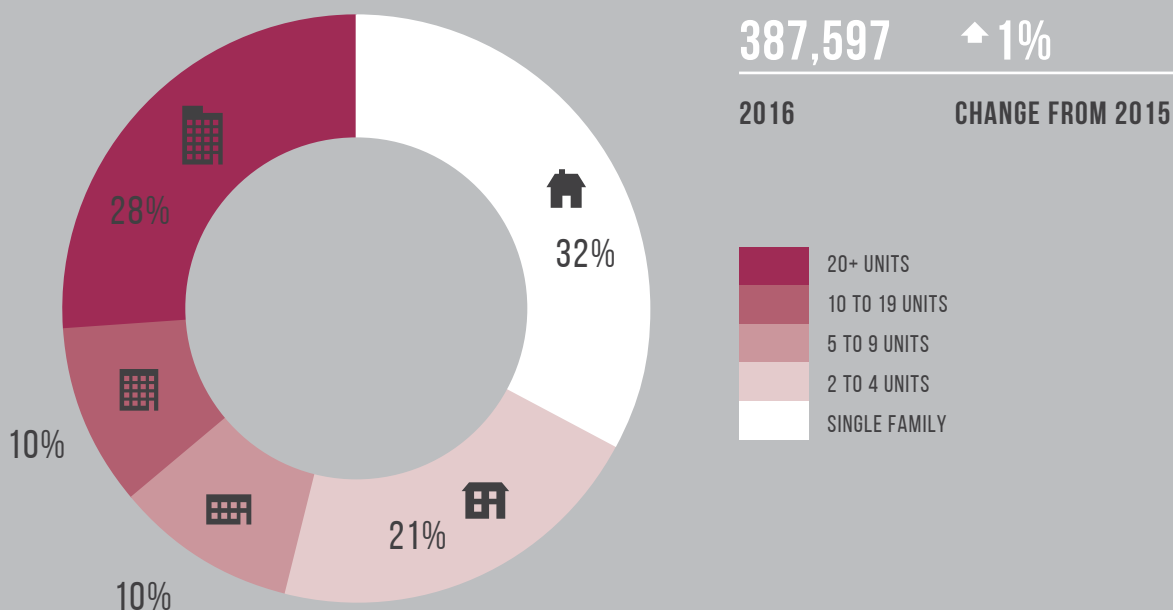
production point of 2011. By the end of 2016, there were approximately 387,600 dwelling units in the city.

In 2016, affordable housing production increased to over 800 units from the 529 units built in 2015, representing a 52% increase. These new affordable units made up 16% of new units added to the City's housing stock. This count includes 449 inclusionary units and 65 secondary units. About 76% of the new affordable units are affordable to extremely-low, very-low, and low-income households. About 18% of the new affordable units are senior housing units.

In 2016, over 4,050 units were authorized for construction, representing a 36% increase from 2015. New housing authorized for construction over the past five years continues to be overwhelmingly (91%) for buildings with 20 or more units. The Planning Department approved and fully entitled 87 projects in 2016. These projects propose a total of 4,221 units.

HOUSING STOCK

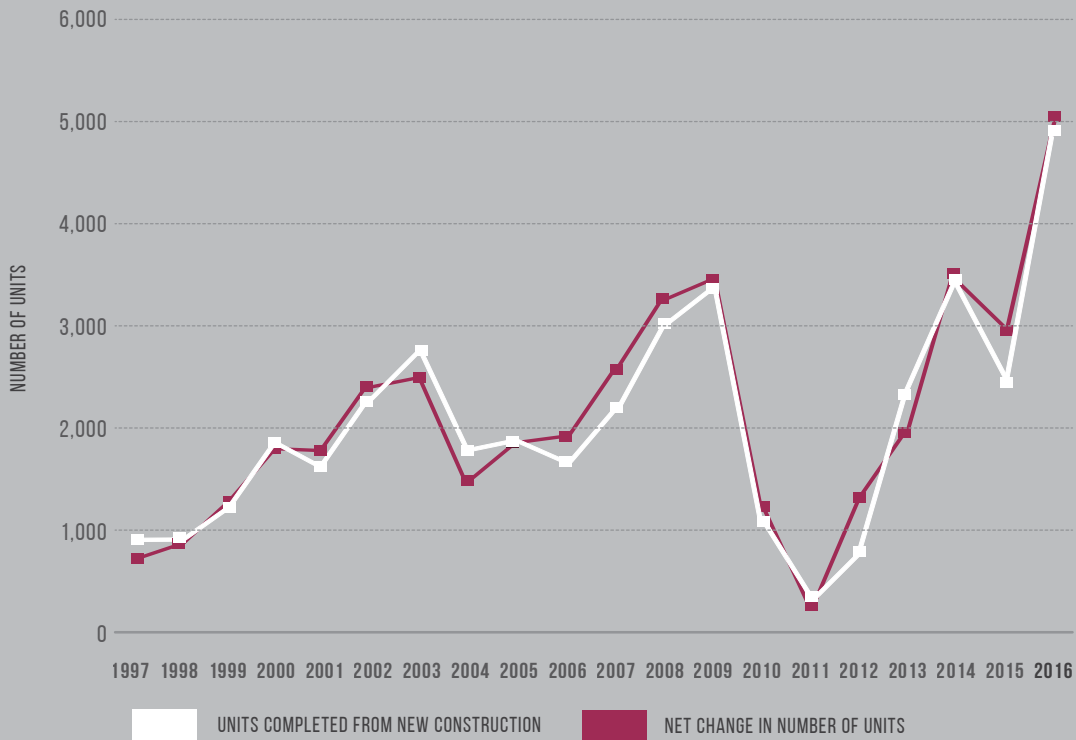
HOUSING STOCK BY BUILDING TYPE



* ALL PERCENTAGES ARE ROUNDED TO THE NEAREST WHOLE NUMBER, TOTAL MAY NOT ADD UP TO 100%

NEW CONSTRUCTION TRENDS

20-YEAR NEW CONSTRUCTION TRENDS, 1997–2016



4,895 **↑98%**

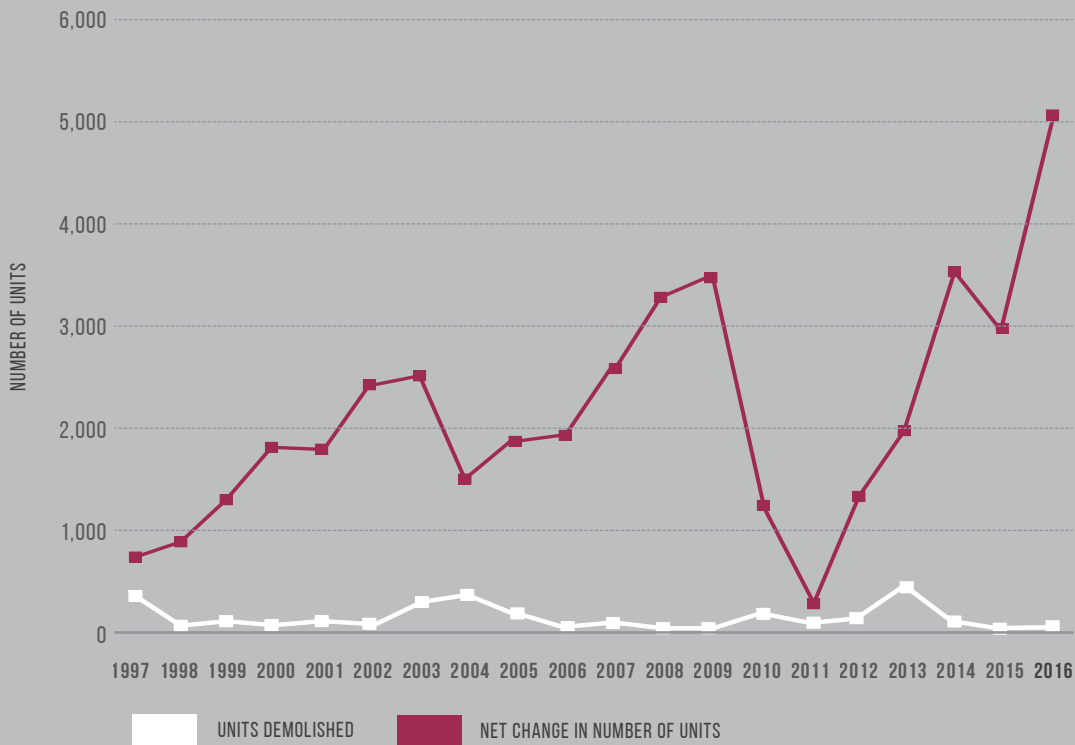
2016 **CHANGE FROM 2015**

5,046 **↑71%**

2016 **CHANGE FROM 2015**

UNIT DEMOLITION TRENDS

20-YEAR UNIT DEMOLITION TRENDS, 1997–2016



30

2016

↑ 20%

CHANGE FROM 2015

UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS

20-YEAR UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS, 1997–2016

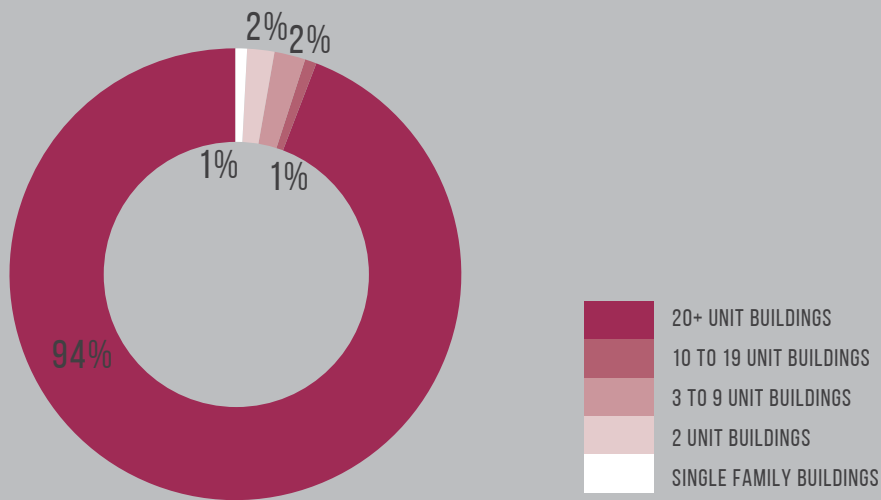


4,059
2016

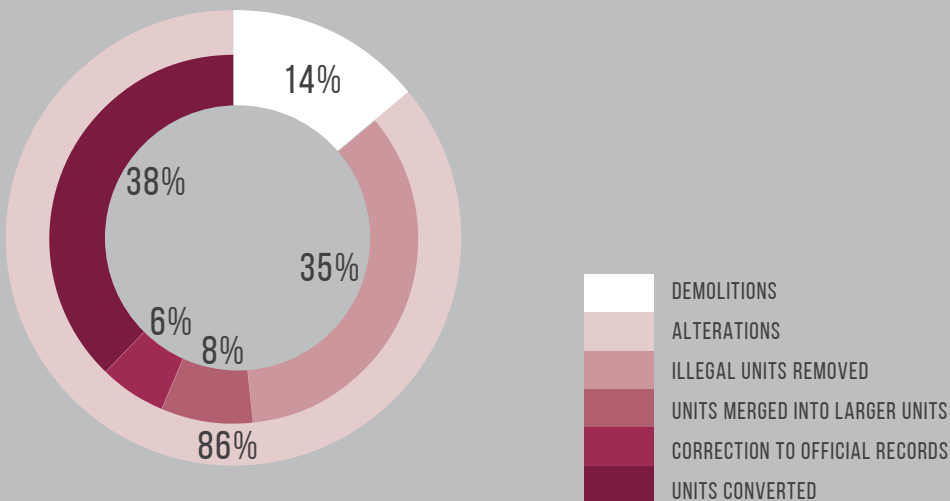
↑ 36%
CHANGE FROM 2015

2016 HOUSING UNIT TRENDS

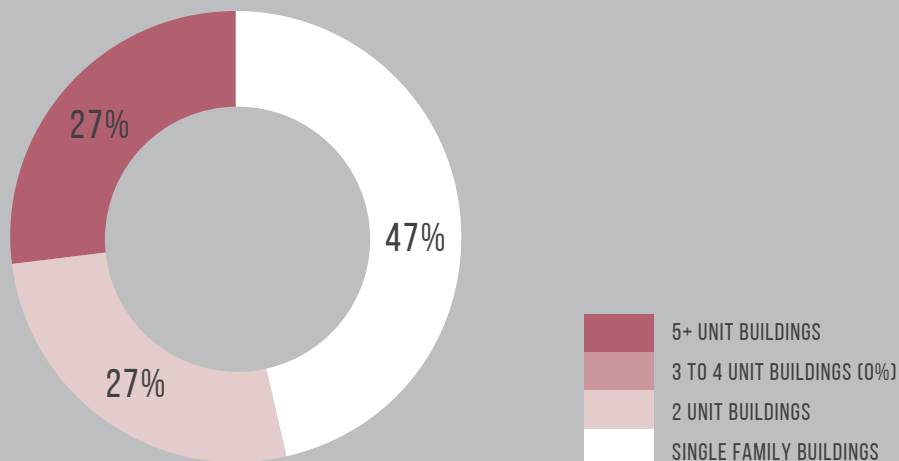
UNITS ADDED BY BUILDING TYPE, 2016



UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS BY TYPE OF LOSS, 2016

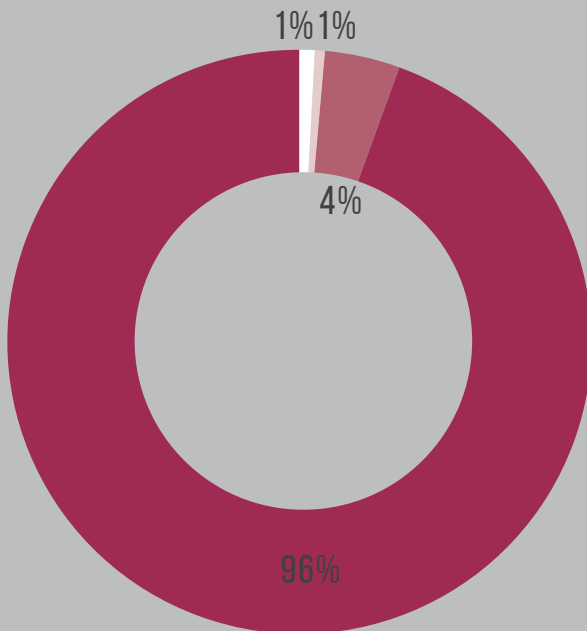


UNITS DEMOLISHED BY BUILDING TYPE, 2016



CONDOMINIUMS IN 2016

NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2016

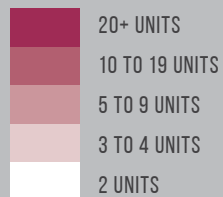


1,895

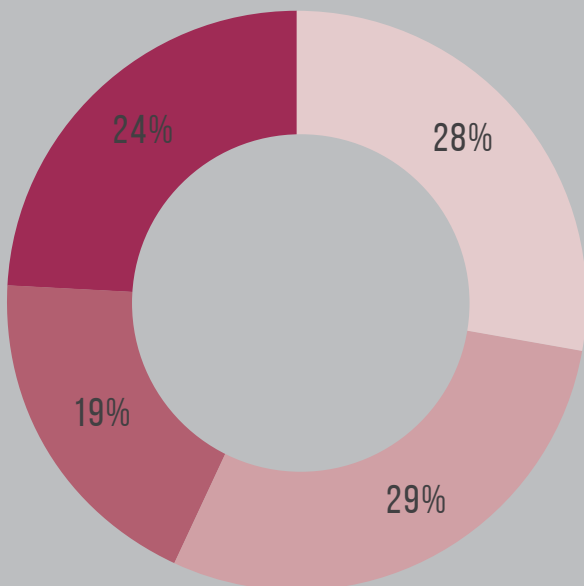
2016

↓ 6%

CHANGE FROM 2015



CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2016

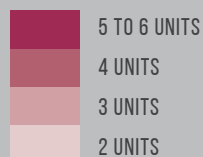


417

2016

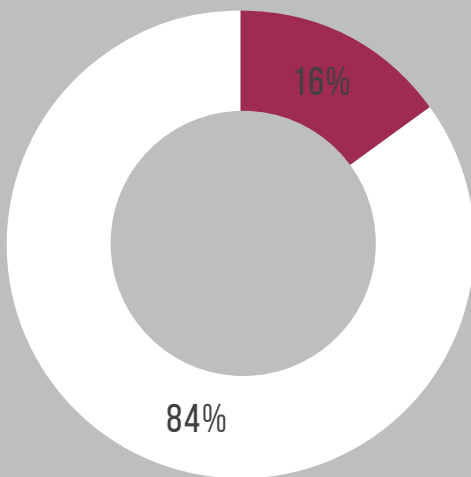
↓ 37%

CHANGE FROM 2015



AFFORDABLE HOUSING IN 2016

AFFORDABLE HOUSING AND MARKET-RATE HOUSING, 2016



802

2016

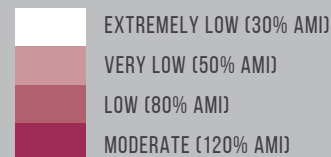
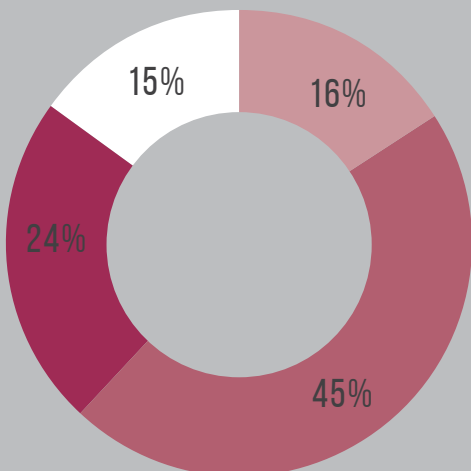
↑ 52%

CHANGE FROM 2015

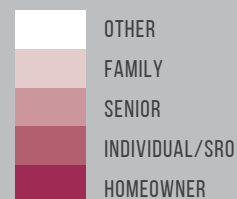
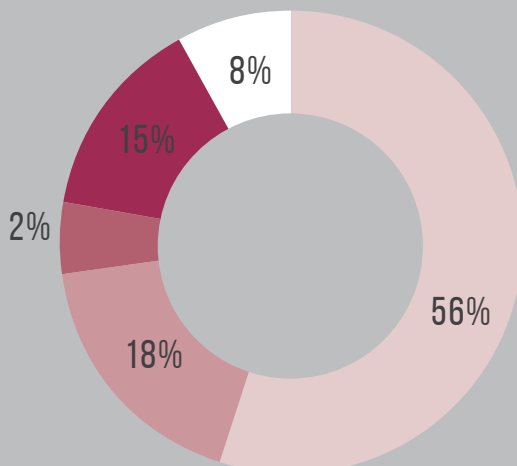


Affordable units include 100% affordable units, inclusionary units, and units built as secondary units to existing structures.

NEW AFFORDABLE HOUSING CONSTRUCTION BY INCOME LEVEL, 2016



NEW AFFORDABLE HOUSING CONSTRUCTION BY HOUSING TYPE, 2016

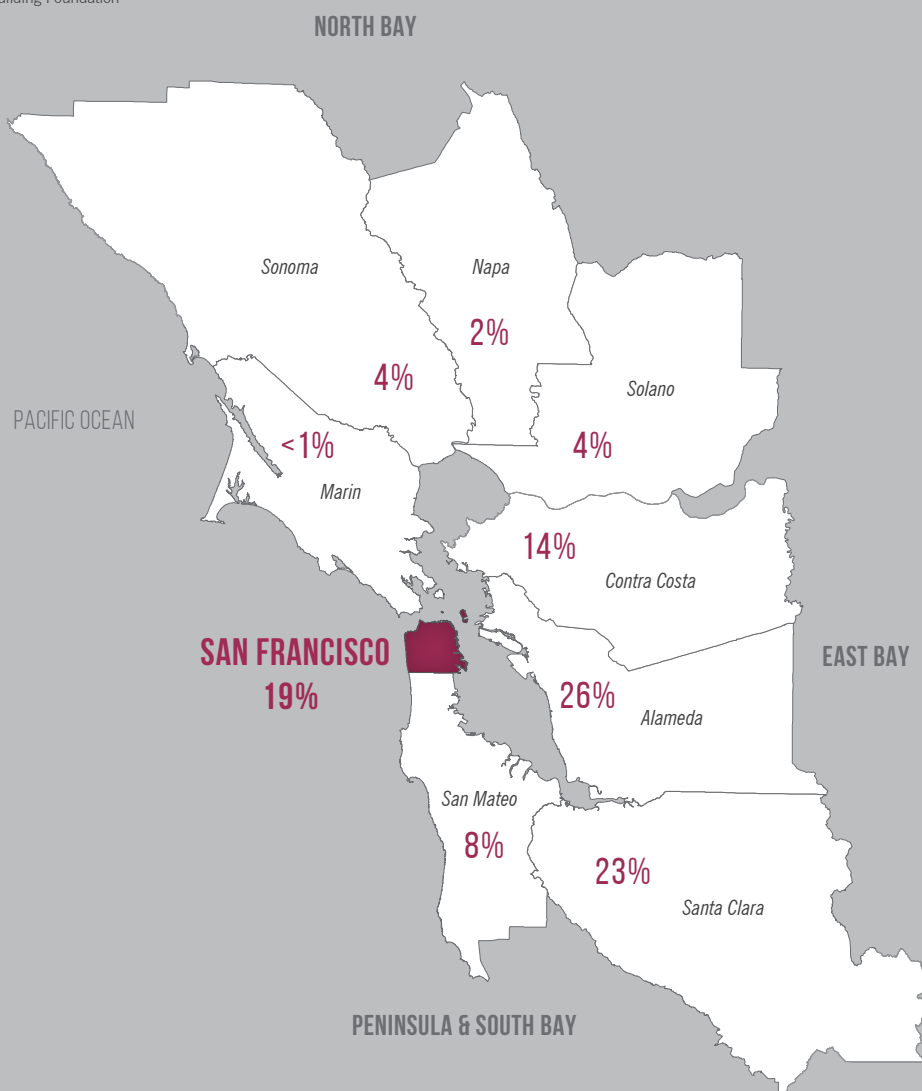


HOUSING TRENDS BY GEOGRAPHY

Units Authorized for Construction for San Francisco and the Bay Area Counties, 2016

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	2,348	3,171	5,519	26%
Contra Costa	1,853	1,043	2,896	14%
Marin	89	17	106	< 1%
Napa	147	176	323	2%
San Francisco	52	4,007	4,059	19%
San Mateo	458	1,319	1,777	8%
Santa Clara	1,608	3,297	4,905	23%
Solano	873	63	936	4%
Sonoma	560	264	824	4%
TOTAL	7,988	13,357	21,345	100%

Source: California Homebuilding Foundation

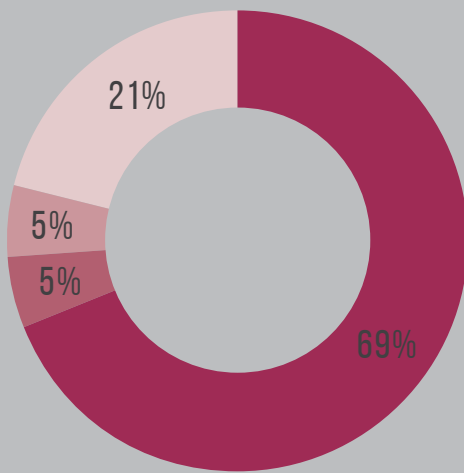


REGIONAL HOUSING NEEDS ALLOCATION, PLANNING PERIOD 2015–2022

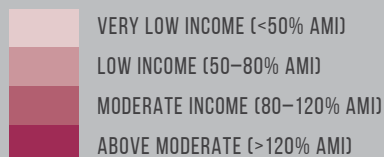
Household Affordability	Housing Goals 2015–2022	Actual Production as of 2016	% of Production Target Achieved	Production Deficit as of 2016
Above Moderate (> 120% AMI)	12,536	6,952	55%	5,584
Moderate Income (80–120% AMI)	5,460	489	9%	4,971
Low Income (< 80% AMI)	4,639	537	12%	4,102
Very Low Income (< 50% AMI)	6,234	2,048	33%	4,186
TOTALS	28,869	10,026	35%	18,843

Actual production totals differ from the Housing Inventory totals for net unit production because the state allows jurisdictions to include substantial rehabilitation to existing affordable housing units to count toward meeting up to a quarter of RHNA goals.

ACTUAL PRODUCTION, 2015–2022



The State Department of Housing and Community Development, along with the Association of Bay Area Governments set the regional housing needs allocation or RHNA targets for housing production in every county in the Bay Area. Sixty percent of RHNA targets are required to be affordable to households with varying incomes. Over 28,000 net new housing units have been allocated to San Francisco for the years 2015–2022. The number of units produced as of 2016 are shown in the pie chart.



FINDINGS: HOUSING IN SAN FRANCISCO

Housing Stock

The number of units in San Francisco's housing stock is derived by taking the total units from the decennial census count as baseline, then adding net unit change each subsequent year until the next census. Because the 2010 Census did not collect detailed housing characteristics, the 2015 *Housing Inventory* uses data from the 2010 Five Year American Community Survey (2010 ACS5), and the 2016 *Housing Inventory* uses this calculation as a baseline for consistency. Annual net unit change – the sum of units completed from new construction and alterations minus units lost from demolition and alterations – are added to this 2010 ACS5 baseline count.

According to the 2010 ACS5 and new production over the last five years, there are about 387,600 housing units in San Francisco, distributed between single family units (32%), moderate

density buildings (two to nine units – 30%), and higher density structures (10 or more units – 38%). This distribution is similar over the last six years and will likely change in the next few years as the trend has been moving towards increasingly larger buildings, as presented in Table 9.

In 2016, there was a net gain of 5,046 units in the City's housing stock. As of December 2016, units in buildings with 20 or more units comprised 28% of the City's total housing. Of all units added since the 2010 ACS5, over 90% have been in buildings with 20 units or more.

Table 1 provides a profile of San Francisco's housing stock by building type from 2010 through 2016. Figure 1 illustrates San Francisco's housing stock by building type for 2016.

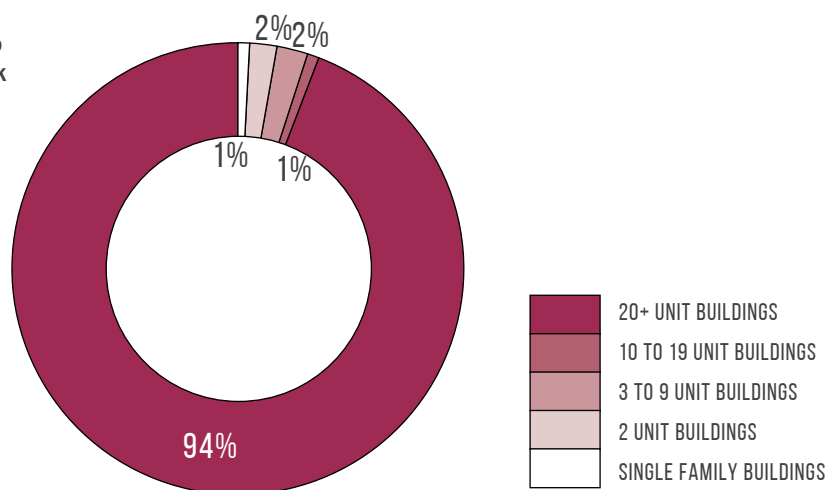
TABLE 1.
San Francisco Housing Stock by Building Type, 2010–2016

Building Type	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	Total
2010 ACS5	123,951	79,744	37,088	37,656	93,496	372,560
Net Added 2011–2016	143	335	174	417	13,968	15,037
TOTAL	124,094	80,079	37,262	38,073	107,464	387,597

Source: U.S. Census Bureau; Planning Department

* This total includes other "housing" types that the Census Bureau counts, such as mobile homes, RVs, vans, and houseboats.

FIGURE 1.
San Francisco Housing Stock by Building Type, 2016



Housing Production Trends

New Housing Construction

- » New construction unit totals for 2016 – 4,895 – is a 98% increase from 2015. New construction in 2016 is 104% above the 10-year average of 2,396 new construction units.
- » Conversion of non-residential uses resulted in 359 units added through conversion or expansion of existing structures. However, 178 units were lost due to removal of illegal units, mergers, conversion to non-residential use and to corrections to administrative records.

This means a net total of 181 units were added to the housing stock through “alterations” of existing units or buildings. This is a 64% decrease from the 507 net units added in 2015 as a result of alterations.

- » Thirty units were demolished in 2016.
- » In 2016, net addition to the City’s housing stock increased by 71% from 2015. This 2016 net new unit count of 5,046 is almost double the 10-year average of 2,557 net new units.
- » Affordable units made up 16% of new units built in 2016.
- » In 2016, the Department of Building Inspection (DBI) authorized 4,059 units for construction. This represents a 36% increase from the number of units authorized in 2015 (2,982).

Table 2 and Figures 3 and 4 show housing production trends over the past 20 years. The table and figures account for net new units gained – which is the number of units newly constructed and adjusted for alterations, which can add or subtract units, and demolitions. Figure 5 illustrates five-year housing production activity from 2012–2016.

Two of the larger projects over 300 units completed in 2015 include: 280 Beale Street (479 market-rate units and 69 affordable inclusionary units) and 399 Fremont Street (479 market rate units). The 121 unit 1751 Carroll Avenue (100% affordable, with 120 very low-income units and one manager’s unit) and Willie B. Kennedy Apartments at 1239 Turk Street (100% affordable, with 97 low-income units and one manager’s unit) are two major affordable housing projects completed in 2016.

A list of all market rate projects with 10 units or more completed in 2016 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects completed in 2016.

TABLE 2.
San Francisco Housing Trends, 1997–2016

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
1997	1,666	906	344	163	725
1998	2,336	909	54	19	874
1999	3,360	1,225	98	158	1,285
2000	2,897	1,859	61	(1)	1,797
2001	2,380	1,619	99	259	1,779
2002	1,478	2,260	73	221	2,408
2003	1,845	2,730	286	52	2,496
2004	2,318	1,780	355	62	1,487
2005	5,571	1,872	174	157	1,855
2006	2,332	1,675	41	280	1,914
2007	3,281	2,197	81	451	2,567
2008	2,346	3,019	29	273	3,263
2009	752	3,366	29	117	3,454
2010	1,209	1,082	170	318	1,230
2011	2,033	348	84	5	269
2012	3,888	794	127	650	1,317
2013	3,168	2,330	429	59	1,960
2014	3,834	3,454	95	155	3,514
2015	2,982	2,472	25	507	2,954
2016	4,059	4,895	30	181	5,046
TOTAL	53,735	40,792	2,684	4,086	42,194

Source: Planning Department

Note: Net Change equals Units Completed less Units Demolished plus Units Gained or (Lost) from Alterations.

Projects Approved and Under Review by Planning

Depending on the type of project, there are various approvals by the Planning Department that a project needs to be fully entitled. Full entitlement of a project means that the project sponsor can proceed with the next step in the development process: securing approval and issuance of a building permit.

- » In 2016, 666 projects with about 6,563 total units were filed with the Planning Department. This is over a tenfold increase from the number of projects filed in 2015 and is about 36% above the five-year average of 4,835 units.

TABLE 3.
Projects and Units Filed at Planning Department for Review, 2012–2016

Year	Projects Filed	Units Filed
2012	182	2,548
2013	288	4,840
2014	269	8,028
2015	60	2,194
2016	666	6,563
TOTAL	1,465	24,173

Source: Planning Department

- » The Planning Department approved and fully entitled 87 projects in 2016. These projects propose a total of 4,221 units.

Table 3 shows the number of housing projects filed with the Planning Department over the last five years. It is important to note that Planning may not approve all projects under review or may not approve projects at the unit levels requested. Project sponsors may also change or withdraw the project proposals. Some projects listed in Table 3 as undergoing Planning Department review may have reached their approval stage, been authorized for construction, or may have been completed. Lastly, many of the housing projects under development by the Office of Community Investment and Infrastructure (OCII) do not show up in Table 3 because the OCII is responsible for the review of those projects.

Appendix A-3 records major projects (10 units or more) that received Planning entitlements in 2016. Appendix A-4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2016.

TABLE 4.
Units and Projects Authorized for Construction by DBI by Building Type, 2012–2016

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
2012	22	66	33	107	3,660	3,888	124
2013	36	76	35	42	2,979	3,168	135
2014	49	144	70	75	3,496	3,834	240
2015	39	142	68	127	2,606	2,982	276
2016	52	151	105	192	3,559	4,059	386
TOTAL	198	579	311	543	16,300	17,931	1,161

Source: Planning Department

Units Authorized for Construction

- » In 2016, DBI authorized 4,059 units for construction, 36% more than in 2015. This number is also 13% higher than the five-year average (3,586). Since units authorized for construction is one of the indicators of future housing construction, the number of new units completed is expected to increase over the next few years.
- » There were more projects authorized in 2016: 386 compared to 276 projects in 2015. In 2016 the average project size was 15 units, below the average project size for the five years between 2012 and 2016 (19).

Table 4 summarizes the number of projects and units by building type authorized for construction by the Department of Building Inspection (DBI).

- » Majority of the units authorized for construction in 2016 (88%) are in projects with 20 units or more.
- » Major projects authorized for construction during the reporting year include: 500 Folsom Street (545 units); 150 Van Ness Avenue (431 units); and 160 Folsom Street (390 units).

Appendix A-5 lists all projects with ten or more units authorized for construction in 2016.

Demolitions

- » A total of 30 units were demolished in 2016.
- » The demolition of the 30 units in 2016 is 79% below the five-year demolition average of 141 units.

Table 5 shows the units demolished between 2011 and 2016 by building type and Table 6 shows the demolitions in 2016 by Zoning District.

It should be noted that city policies require a minimum of one to one replacement of demolished housing.

Alterations and Conversions

The majority of building permits issued by DBI are for residential alterations. These alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. The *Housing Inventory* is primarily concerned with alterations which result in a net loss or gain in the total number of units in the housing stock.

Dwelling units are gained by additions to existing housing structures, conversions to residential use, and legalization of illegal units. Dwelling units are lost by merging separate units into larger units, by conversion to commercial use, or by the removal of illegal units.

The net gain of 181 units from alterations in 2016 is comprised of 359 units added and 178 units eliminated.

- » Net units gained through alterations decreased 42% from the previous year – 359 units in 2016 compared to 623 units in 2015.
- » Of the 178 units lost through alteration in 2016, 72 were illegal units removed, 16 units were lost due to mergers, 78 were units converted, and 12 units were correction to official records. This represents a 53% increase in units lost through alterations from 2015 (116).

Table 7 shows the number of units added or eliminated through alteration permits from 2012 to 2016. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

- » The net total of 208 units lost in 2016 due to demolition or alteration is 48% more than the net total lost in 2015.

TABLE 5.
Units Demolished by Building Type, 2012–2016

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
2012	23	-	10	32	85	127
2013	11	11	-	-	418	429
2014	33	18	6	32	39	95
2015	17	15	2	0	8	25
2016	17	14	0	8	8	30
TOTAL	101	56	24	64	616	760

Source: Planning Department

TABLE 6.
Units Demolished by Zoning District, 2016

Zoning District	Buildings	Units		Total	Percent of Total
		Single Family	Multi-Family		
24th Noe	1	1	0	1	3%
NC-3	1	0	4	4	13%
RC-4	2	1	4	5	17%
RH-1	4	4	0	4	13%
RH-2	3	3	0	3	10%
RH-3	2	2	0	2	7%
RM-1	1	1	0	1	3%
RM-3	1	1	0	1	3%
RTO	1	0	8	8	27%
RTO-Mission	1	1	0	1	3%
TOTAL	17	15	10	25	100%

Source: Planning Department

TABLE 7.
Units Added or Lost Through
Alteration Permits, 2012–2016

Year	Units Added	Units Eliminated	Net Change
2012	677	27	650
2013	169	110	59
2014	200	45	155
2015	623	116	507
2016	359	178	181
TOTAL	2,028	476	1,552

Source: Planning Department

TABLE 8.
Units Lost Through Alterations and Demolitions, 2012–2016

Year	Alterations					Units Demolished	Total Units Lost
	<i>Illegal Units Removed</i>	<i>Units Merged into Larger Units</i>	<i>Correction to Official Records</i>	<i>Units Converted</i>	<i>Total Alterations</i>		
2012	2	23	1	1	27	127	154
2013	70	38	2	0	110	429	539
2014	24	20	1	0	45	95	140
2015	100	12	1	3	116	25	141
2016	72	16	12	78	178	30	208
TOTAL	268	109	17	82	476	706	1,182

Source: Planning Department

New Housing Unit Trends

New construction and residential conversions are the primary engine behind changes to the housing stock. This section examines units added to the housing stock over the past five years by looking at the types of buildings and the Zoning Districts where they occurred. For 2016, this section examines all units added to the housing stock, not just those added through new construction.

Types of Buildings

- » New housing units added over the past five years continues to be overwhelmingly (90%) in buildings with 20 or more units.
- » Sixty-six single-family units were added in 2016, 38% more than the previous year's addition. However, single-family building construction made up a very small proportion of new construction in 2016 (1%).
- » New units were added in the "2 Units," "3-9 Units" and in "10-19 Units" categories (68 units, 106 units, and 76 units, respectively).

- » The share of units added in high-density buildings (20 or more units) —94%— is higher than the five-year average of 90%.

Table 9 shows new construction from 2012 through 2016 by building type. Figure 6 shows the share of new construction by building type for 2016.

New Housing Units Added by Zoning District

About 26% of new units built in 2016 were in Commercial Districts. Eastern Neighborhoods Mixed Use Districts contributed 17%, and Production, Repair, and Distribution Districts and Downtown Residential Districts followed with 16% each.

Table 10 summarizes new construction in 2016 by generalized Zoning Districts. Table 11 lists the number of units constructed in various Zoning Districts in the City. A complete list of San Francisco's Zoning Districts is included in Appendix C.

TABLE 9.
Housing Units Built by Building Type, 2012–2016

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
2012	24	40	82	98	1,227	1,471
2013	24	0	131	122	2,222	2,499
2014	33	64	80	164	3,313	3,654
2015	48	149	90	45	2,763	3,095
2016	66	68	106	76	4,579	4,895
TOTAL	195	321	489	505	14,104	15,614
"Share of Total Units Added, 2012-2016"	1%	2%	3%	3%	90%	100%

Source: Planning Department

TABLE 10.
Housing Units Added by Generalized Zoning, 2016

General Zoning Districts	Units	Percent of Total	Rank
Eastern Neighborhoods Mixed Use (MUR, UMU)	855	17%	1
Downtown Residential (DTR)	800	16%	2
Production, Distribution, Repair (PDR)	786	16%	3
Commercial (RC, C-3-G)	600	12%	4
Residential, House and Mixed (RH, RM)	452	9%	5
Neighborhood Commercial (NC, NCD)	383	8%	6
Redevelopment Agency (MB)	317	6%	7
Neighborhood Commercial Transit (NCT)	287	6%	8
Industrial	257	5%	9
South of Market Mixed Use (RED, SLI, SLR)	155	3%	10
Residential, Transit Oriented (RTO)	3	< 1%	11
TOTAL	4,895	100%	

Source: Planning Department

TABLE 11.
Housing Units Added by Zoning District, 2016

Zoning Districts	Units	Percent of Total	Rank
UMU	819	17%	1
RH DTR	800	16%	2
P	786	16%	3
NC-3	364	7%	4
MB-RA	317	6%	5
RC-4	305	6%	6
RM-1	226	5%	7
HAYES NCT/RTO	184	4%	8
C-3-G	174	4%	9
SLR	149	3%	10
RM-3	132	3%	11
C-M	121	2%	12
HAYES NCT	41	1%	13
MUR	36	1%	14
NCT-3	35	1%	15
RH-1	32	1%	16
HP-RA	27	1%	17
RH-2	26	1%	18
NC-1	12	< 1%	19
RH-3	8	< 1%	20
NC-2	7	< 1%	21
RED	6	< 1%	22
RTO	3	< 1%	23
RH-1(D)	1	< 1%	24
TOTAL	4,895	100%	

Source: Planning Department

Condominiums

All condominium developments, whether new construction or conversions, are recorded with the Department of Public Works's (DPW) Bureau of Street-Use and Mapping (BSM). Annual condominium totals recorded by DPW do not directly correlate with annual units completed and counted as part of the *Housing Inventory* because DPW's records may be for projects not yet completed or from projects completed in a previous year. Large multi-unit developments also file for condominium subdivision when they are first built even though the units may initially be offered for rent. Condominium construction, like all real estate, is subject to market forces and varies from year to year.

New Condominium Construction

- » New condominium construction in 2016 decreased to 2,019 units from 2,099 units in 2015 (a decrease of 4%).
- » Approximately 94% of the condominiums recorded were in buildings with 20 or more units (1,895 units which represented a 6% decrease from 2015).

Table 12 shows construction of new condominiums recorded by DPW over the past ten years and Table 13 shows new condominium construction by building type over the past five years.

TABLE 12.
New Condominiums Recorded by DPW, 2007–2016

Year	Units	% Change from Previous Year
2007	3,395	29%
2008	1,897	-44%
2009	835	-56%
2010	734	-56%
2011	1,625	121%
2012	976	-40%
2013	2,586	165%
2014	1,977	-24%
2015	2,099	6%
2016	2,019	-4%
TOTAL	18,143	

Source: Department of Public Works, Bureau of Street-Use and Mapping

TABLE 13.
New Condominiums Recorded by the DPW by Building Type, 2012–2016

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
2012	34	51	22	76	793	976
2013	18	24	33	130	2,381	2,586
2014	20	30	34	26	1,867	1,977
2015	18	16	40	16	2,009	2,099
2016	18	29	0	77	1,895	2,019
TOTAL	108	150	129	325	8,945	9,657

Source: Department of Public Works, Bureau of Street-Use and Mapping

Condominium Conversions

The San Francisco Subdivision Code regulates condominium conversions. Since 1983, conversions of units from rental to condominium have been limited to 200 units per year and to buildings with six or fewer units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a subsequent year. The 200-unit cap on conversions can also be bypassed for two-unit buildings with owners occupying both units.

- » Condominium conversions decreased by 37% in 2016 (417 from 661 conversions in 2015). This number is 32% lower than the 10-year average of 611 units.
- » About 29% of units converted in 2016 occurred in three-unit buildings, followed by 28% occurring in two-unit buildings.
- » Fifty-seven percent of the condominium conversions in 2016 (238) were in buildings with two or three units, a trend repeated from 2014 and 2015.

Table 14 shows the number of conversions recorded by DPW from 2007-2016. Table 15 shows condominium conversions by building type over the past five years.

TABLE 14.
Condominium Conversions Recorded by DPW, 2007–2016

Year	Units	% Change from Previous Year
2007	784	138%
2008	845	8%
2009	803	-5%
2010	537	-33%
2011	472	-12%
2012	488	3%
2013	369	-24%
2014	730	98%
2015	661	-9%
2016	417	-37%
TOTAL	6,106	

Source: Department of Public Works, Bureau of Street-Use and Mapping

TABLE 15.
Condominium Conversions Recorded by DPW by Building Type, 2012–2016

Year	2 Units	3 Units	4 Units	5 to 6 Units	Total
2012	290	96	80	22	488
2013	198	81	68	22	369
2014	156	312	156	106	730
2015	154	267	200	40	661
2016	118	120	80	99	417
TOTAL	916	876	584	289	2,665

Source: Department of Public Works, Bureau of Street-Use and Mapping

Residential Hotels

Residential hotels in San Francisco are regulated by Administrative Code Chapter 41 – the Residential Hotel Conversion and Demolition Ordinance (HCO), enacted in 1981. The Department of Building Inspection (DBI) Housing Inspection Services Division administers the HCO. This ordinance preserves the stock of residential hotels and regulates the conversion and demolition of residential hotel units.

- » As of 2016, 19,028 residential hotel rooms are registered in San Francisco; 70% are residential rooms in for-profit residential hotels and 30% are residential in non-profit hotels.

Table 16 reports the number of residential hotel buildings and units for both for-profit and nonprofit residential hotels from 2012 through 2016.

TABLE 16.
Changes in Residential Hotel Stock, 2012–2016

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		Total	
	<i>Buildings</i>	<i>Resid. Rooms</i>	<i>Tourist Rooms</i>	<i>Buildings</i>	<i>Resid. Rooms</i>	<i>Buildings</i>	<i>Resid. Rooms</i>
2012	414	13,680	2,805	88	5,230	502	18,910
2013	414	13,903	2,942	87	5,105	501	19,008
2014	412	13,678	2,901	91	5,434	503	19,112
2015	412	13,742	2,922	90	5,424	502	19,166
2016	403	13,247	2,732	95	5,781	498	19,028

Source: Department of Building Inspection

Affordable Housing

Standards and Definitions of Affordability

Affordable housing by definition is housing that is either rented or owned at prices affordable to households with low to moderate incomes. The United States Department of Housing and Urban Development (HUD) determines the thresholds by household size for these incomes for the San Francisco HUD Metro Fair Market Rent Area (HFMA). The HFMA includes San Francisco, Marin, and San Mateo counties. The standard definitions for housing affordability by income level are as follows:

Extremely low income: Units affordable to households with incomes at or below 30% of the HUD median income for the San Francisco HFMA;

Very low income: Units affordable to households with incomes at or below 50% of the HUD median income for the San Francisco HFMA;

Lower income: Units affordable to households with incomes at or below 60% of the HUD median income for the San Francisco HFMA;

Low income: Units affordable to households with incomes at or below 80% of the HUD median income for the San Francisco HFMA,

Moderate income: Units affordable to households with incomes at or below 120% of the HUD median income for the San Francisco HFMA; and

Market rate: Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market rate units may be priced at levels that are affordable to moderate income households.

Housing affordability for units is calculated as follows:

Affordable rental unit: A unit for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco HFMA, utilities included.

Affordable ownership unit: A unit for which the mortgage payments, PMI (principal mortgage insurance), property taxes, homeowners dues, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco HFMA median income (assuming a 10% down payment and a 30-year 8% fixed rate loan).

Inclusionary Affordable Housing Program — Ownership Units: These are units for which the mortgage payments, PITI (principal, interest, taxes and insurance), and homeowners association dues equal less than 38% of the gross monthly income of a household earning between 80% and 120% of the San Francisco HFMA median income (assuming a 5% down payment and a 30-year fixed mortgage at the current market interest rate).

Inclusionary Affordable Housing Program — Rental Units: These units are rental units for households earning between 28% and 60% of Area Median Income.

Tables 17 and 18 show the incomes and prices for affordable rental and ownership units based on 2016 HUD income limits.

TABLE 17.
2016 Rental Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (30% of HUD Median Income)	1	Studio	\$22,600	\$520
	2	1 Bedroom	\$25,850	\$594
	3	2 Bedroom	\$29,100	\$659
	4	3 Bedroom	\$32,300	\$718
	5	4 Bedroom	\$34,900	\$792
	6	5 Bedroom	\$37,500	\$804
Very Low Income (50% of HUD Median Income)	1	Studio	\$37,700	\$898
	2	1 Bedroom	\$43,100	\$1,026
	3	2 Bedroom	\$48,500	\$1,144
	4	3 Bedroom	\$53,850	\$1,256
	5	4 Bedroom	\$58,150	\$1,343
	6	5 Bedroom	\$62,500	\$1,429
Lower Income (60% of HUD Median Income)	1	Studio	\$45,520	\$1,086
	2	1 Bedroom	\$51,700	\$1,241
	3	2 Bedroom	\$58,150	\$1,385
	4	3 Bedroom	\$64,600	\$1,525
	5	4 Bedroom	\$69,800	\$1,634
	6	5 Bedroom	\$74,950	\$1,740
Low Income (80% of HUD Median Income)	1	Studio	\$60,300	\$1,463
	2	1 Bedroom	\$68,900	\$1,671
	3	2 Bedroom	\$77,550	\$1,870
	4	3 Bedroom	\$86,150	\$2,064
	5	4 Bedroom	\$93,050	\$2,215
	6	5 Bedroom	\$99,950	\$2,365

Source: U.S. Department of Housing and Urban Development (HUD)

Note: Incomes are based on the 2016 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Rents are calculated based on 30% of gross monthly income.
(FMR = Fair Market Rents)

TABLE 18.
2016 Homeownership Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Low Income <i>(70% of HUD Median Income)</i>	1	Studio	\$52,800	\$1,452	\$176,776
	2	1 Bedroom	\$60,300	\$1,658	\$205,382
	3	2 Bedroom	\$67,850	\$1,866	\$234,402
	4	3 Bedroom	\$75,400	\$2,074	\$263,248
	5	4 Bedroom	\$81,400	\$2,239	\$284,670
Median Income <i>(90% of HUD Median Income)</i>	1	Studio	\$67,850	\$1,866	\$248,858
	2	1 Bedroom	\$77,550	\$2,133	\$288,001
	3	2 Bedroom	\$87,250	\$2,399	\$327,319
	4	3 Bedroom	\$96,950	\$2,666	\$366,462
	5	4 Bedroom	\$104,650	\$2,878	\$396,026
Moderate Income <i>(110% of HUD Median Income)</i>	1	Studio	\$82,950	\$2,281	\$321,179
	2	1 Bedroom	\$94,750	\$2,606	\$370,381
	3	2 Bedroom	\$106,650	\$2,933	\$420,235
	4	3 Bedroom	\$118,450	\$3,257	\$469,436
	5	4 Bedroom	\$127,950	\$3,519	\$507,621

Source: U.S. Department of Housing and Urban Development (HUD)

Note: Incomes are based on the 2016 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Monthly housing expenses are calculated based on 33% of gross monthly income. (FMR = Fair Market Rents). Maximum purchase price is the affordable price from San Francisco's Inclusionary Housing Program and incorporates monthly fees and taxes into sales price.

New Affordable Housing Construction

- » About 802 affordable units were completed in 2016, representing 16% of the new housing units added in 2016. Of these, 454 are new inclusionary units, and 65 are secondary units in existing structures.
- » Low-income units represented 45% of the new affordable units that were constructed in 2016; extremely low-income units made up 15%, very low-income units made up 16%, and moderate income units made up about 24%.

Table 19 shows the production of affordable housing by levels of affordability and Table 20 shows new affordable housing by type. These numbers do not include affordable units that result from acquiring and rehabilitating residential buildings by nonprofit housing organizations. Those units are covered later in the report.

- » The number of new affordable units (802) produced in 2016 was 52% more than in 2015 (529).
- » A total of 65 units were added to existing residential buildings in 2016. Typically, these are smaller units and are sometimes referred to as secondary or “granny” units. These are also usually affordable to households with moderate incomes, however, these units are not income-restricted.

Major affordable housing projects completed in 2016 include: 1751 Carroll Avenue (100% affordable; 120 very low-income units and one manager’s unit), Willie B. Kennedy Apartments at 1239 Turk Street (100% affordable; 98 low-income units and one manager’s unit), and 350 Friedell Street (100% affordable; 60 very low-income units and one manager’s unit).

All major (10 or more units) new affordable housing projects completed in 2016 are detailed in Appendix A-2. On-site affordable inclusionary units are listed under major market rate projects. Affordable housing projects under construction, or in pre-construction or preliminary planning with either the Mayor’s Office of Housing or the Office of Community Investment and Infrastructure are presented in Appendix A-6.

TABLE 19.
New Affordable Housing Construction by Income Level, 2012–2016

Year	Extremely Low (30% AMI)	Very Low (50% AMI)	Lower (60% AMI)	Low (80% AMI)	Moderate (120% AMI)	Total Affordable Units	Total All New Units	% of All New Units
2012	250	107	--	52	104	513	1,471	35%
2013	--	448	--	220	44	712	2,499	28%
2014	--	149	--	477	131	757	3,654	21%
2015	--	213	--	66	*250	529	3,095	17%
2016	120	128	--	364	*190	802	4,895	16%
TOTAL	370	1,045	--	1,179	719	3,330	15,614	21%

Source: Planning Department, Mayor's Office of Housing

*From 2015, 53 of these units, and from 2016, 65 of these units are considered "secondary units" and are not income-restricted

TABLE 20.
New Affordable Housing Construction by Housing Type, 2012–2016

Year	Family	Senior	Individual/SRO	Homeowner	Other	Total
2012	157	--	269	87	--	513
2013	432	100	164	16	--	712
2014	536	90	3	128	--	757
2015	282	--	--	194	53	529
2016	452	147	20	118	65	802
2016 Percent of Total	56%	18%	2%	15%	8%	100%

Source: Planning Department, Mayor's Office of Housing

Note: Family units include projects with a majority of two or more bedroom units. Individual / SRO includes projects with a majority of or one bedroom, residential care facilities, shelters, and transitional housing.
 The category "Other" signifies the units that are considered "secondary units" and are not income-restricted.

Inclusionary Housing

In 1992, the Planning Commission adopted guidelines for applying the City's Inclusionary Affordable Housing Policy. This policy required housing projects with 10 or more units that seek a conditional use (CU) permit or planned unit development (PUD) to set aside a minimum of 10% of their units as affordable units. In 2002, the Board of Supervisors legislated these guidelines into law and expanded the requirement to all projects with 10 or more units. In condominium developments, the inclusionary affordable ownership units would be available to households earning up to 100% of the AMI; below market inclusionary rental units are affordable to households earning 60% or less of the area median income (AMI). If a housing project required a conditional use permit, then 12% of the units would need to be made available at the same levels of affordability.

In August 2006, the inclusionary requirements were increased to 15% if units were constructed on-site, and to 20% if constructed off-site and is applicable to projects of five units or more. In January 2013 the inclusionary housing requirements were changed back to applying to projects with 10 or more units and that the on-site requirement went back down to 12%. These increases will only apply to new projects. All projects in the pipeline at the time these changes were adopted will be exempt from these increases, except for projects that have not yet received Planning Department approval and those that will receive a rezoning that increases the amount of housing that can be constructed on their property. Table 21 shows inclusionary units completed from 2012-2016.

- » Four hundred and forty-nine inclusionary units were completed in 2016. Two hundred and sixty of these units are low-income units, 69 are very low-income units, and 120 are moderate income units.

- » In 2016, the number of inclusionary units built (449) represented a 57% increase from that provided in 2015 (286). Moreover, the number of inclusionary housing units built in 2016 is 67% higher than the five-year annual average of 269 units.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2016 and details of inclusionary units for those projects that have them.

In Fiscal Year 2016, a total of \$2.02 million was collected as partial payments of in-lieu fees for projects. Appendix D is a summary of in-lieu fees collected since 2007.

TABLE 21.
New Inclusionary Units, 2012–2016

Year	Units
2012	125
2013	220
2014	267
2015	286
2016	449
TOTAL	1,347

Source: Planning Department, Mayor's Office of Housing

TABLE 22.
Housing Price Trends, San Francisco Bay Area, 2007–2016

Year	Rental (Two Bedroom Apartment)		For Sale (Two Bedroom House)	
	<i>San Francisco</i>	<i>Bay Area</i>	<i>San Francisco</i>	<i>Bay Area</i>
2007	\$2,750	N/A	\$699,000	\$528,020
2008	\$2,650	\$1,810	\$600,000	\$247,140
2009	\$2,695	\$1,894	\$660,000	\$346,740
2010	\$2,737	N/A	\$600,000	\$329,650
2011	\$2,573	N/A	\$510,000	\$290,480
2012	\$3,000	\$1,818	\$686,000	\$369,300
2013	\$3,300	\$1,955	\$738,000	\$473,940
2014	\$4,580	\$2,215	\$805,000	\$485,510
2015	\$4,830	\$2,213	\$993,250	\$561,170
2016	\$4,870	N/A	\$1,257,500	\$777,160

Source: Zumper.com & Priceconomics for apartment rental prices, California Association of Realtors for home sale prices

Notes: The California Association of Realtors Bay Area data do not include Napa and Sonoma Counties

Affordability of Market Rate Housing

The San Francisco Bay Area remains one of the nation's most expensive housing markets, with housing prices remaining high despite drops in average housing costs.

- » In 2016, median rental prices for a two-bedroom apartment in San Francisco increased to \$4,870 per month. While the median rent climbed for the year 2016, the 5% increase in 2016 compared to the 40% increase between the years 2014 and 2015 suggests rent trends have begun to flatten.
- » In 2016, the median price for a two-bedroom home in San Francisco went up to \$1,257,500. This price is 27% higher than the 2015 median home price (\$993,250). The 2016 median price for a two-bedroom home in the Bay Area region was \$777,160, a 39% increase from the price in 2015 (\$561,170).

- » A San Francisco family of three with a combined household income that is 110% of the HUD median income (a household which can afford a maximum sales price of \$420,235 according to Table 18) would fall about \$837,265 short of being able to purchase a median-priced two-bedroom home (\$1,257,500).
- » A three-person household with a combined household income at 80% of the median income could pay a maximum rent of \$1,870 or only about 38% of the median rent (\$4,870).

Table 22 gives rental and sales prices for 2007 through 2016. The high cost of housing continues to prevent families earning less than the median income from being able to purchase or rent a median-priced home in San Francisco.

Affordable Housing Acquisition and Rehabilitation

Acquisition and rehabilitation involves non-profit housing organizations purchasing existing residential buildings in order to rehabilitate units for low- and very low-income persons. Table 23 shows units that have been rehabilitated through funding by the Mayor's Office of Housing (MOH) and the Office of Community Investment and Infrastructure (OCII). Table 23B contains details of these units. Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While many of these units are residential hotel (single room occupancy or SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families.

The Mayor's Office of Housing implemented the first phase of the Rental Assistance Demonstration (RAD) program in 2015. RAD is a voluntary, permanent conversion of public housing to the Section 8 housing program. In 2016, 2,058 units of public housing properties were transferred to owner/developer teams to rehabilitate. Table 23A contains details of these units by income level.

The *Housing Inventory* reports units in such projects as adding to the housing stock only when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end, the SRO still has 50 units, then for the purposes of this report, these units would not be counted as adding to the housing stock.

- » In 2016, the Mayor's Office of Housing and the Office of Community Investment and Infrastructure rehabilitated 152 units.
- » In 2016, 2,042 very low-income units and 16 low-income units were turned over to private non-profit agencies for rehabilitation and management through the Rental Assistance Demonstration program.

TABLE 23.
Units Acquired or Rehabilitated, 2012–2016

Year	Units Acquired / Rehabilitated
2012	-
2013	154
2014	382
2015	104
2016	152
TOTAL	792

Source: Mayor's Office of Housing

TABLE 23A.
Rental Assistance Demonstration Program, 2016

Year	Very Low-Income Units Turned Over / Rehabilitated	Low-Income Units Turned Over / Rehabilitated
2016	2,042	16

Source: Mayor's Office of Housing

TABLE 23B.
Details of Units Acquired or Rehabilitated, 2016

Address	Total Units	Units Acquired / Rehabilitated
3329 20TH ST	10	10
70 BELCHER ST	5	5
1500 CORTLAND AVE	4	4
1353 FOLSOM ST	3	3
3840 FOLSOM ST	4	4
462 GREEN ST	6	6
1684 GROVE ST	3	3
644 GUERRERO ST	4	4
568 NATOMA ST	5	5
344 PRECITA AVE	3	3
380 SAN JOSE AVE	4	4
2 TOWNSEND ST	414	101

Source: Mayor's Office of Housing

Changes in Housing Stock by Geography

This section discusses the City's housing stock by geography. Map 1 shows San Francisco's 15 Planning Districts.

Table 24 summarizes newly constructed units completed, altered units, and units demolished in each Planning District. The table also ranks each Planning District by its position for each of the ratings categories.

- » The South of Market Planning District had the most new construction in 2016 with 2,747 units built or 56% of the total new construction. Moreover, with no units lost through demolition and an additional 85 net units added through conversion or alteration, it also had the highest net gain with 2,832 net new units or 56% of net new addition Citywide.

- » The Western Addition (678 net new housing units) and South Bayshore (428 net new housing units) Planning Districts followed South of Market in the highest net new housing units added Citywide.

- » The Mission Planning District had the highest number of units demolished, with nine units lost or 30% of the total 30 units that were demolished in 2016.

- » The Northeast Planning District did not gain net housing units in 2016, and lost a net total of three housing units resulting from one demolition and two units lost through alterations.

Figure 2 on the following page shows total new housing constructed and demolished by San Francisco Planning Districts in 2016.

MAP 1.
San Francisco Planning Districts



TABLE 24.
Housing Units Completed and Demolished by Planning District, 2016

No.	District Name	New Units Completed	Rank	Units Demolished	Rank	Units Altered	Rank	Net Gain Housing Units	Rank
1	Richmond	12	10	4	4	11	3	19	9
2	Marina	61	8	0	10	80	2	141	6
3	Northeast	0	15	1	6	(2)	12	(3)	15
4	Downtown	315	5	1	6	(6)	13	304	5
5	Western Addition	673	2	0	11	5	6	678	2
6	Buena Vista	349	4	1	7	4	7	352	4
7	Central	12	11	3	5	4	8	13	10
8	Mission	150	6	9	1	(10)	14	131	7
9	South of Market	2,747	1	0	12	85	1	2,832	1
10	South Bayshore	428	3	1	8	1	11	428	3
11	Bernal Heights	9	12	5	3	3	10	7	13
12	South Central	18	9	1	9	(14)	15	3	14
13	Ingleside	115	7	0	13	8	4	123	8
14	Inner Sunset	6	13	0	14	4	9	10	11
15	Outer Sunset	0	14	0	15	8	5	8	12
	TOTAL	4,895		30		181		5,046	

Source: Planning Department

Note: The "net gain housing units" calculation accounts for units lost/gained by alterations but those figures are not displayed.

FIGURE 2.
Units Completed
& Demolished by
Planning District,
2016

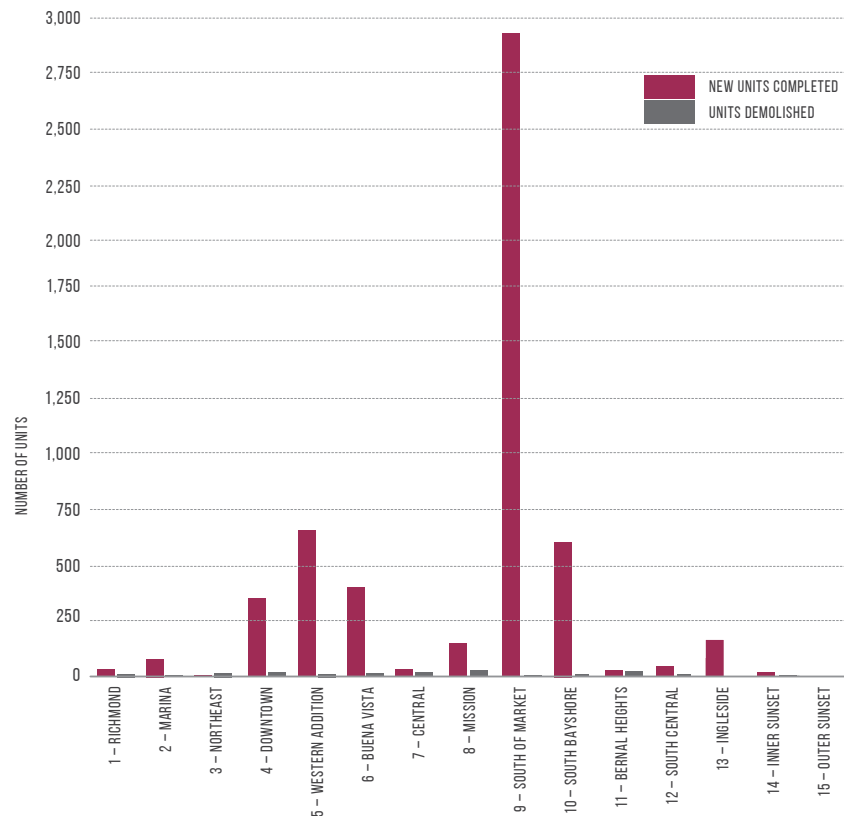
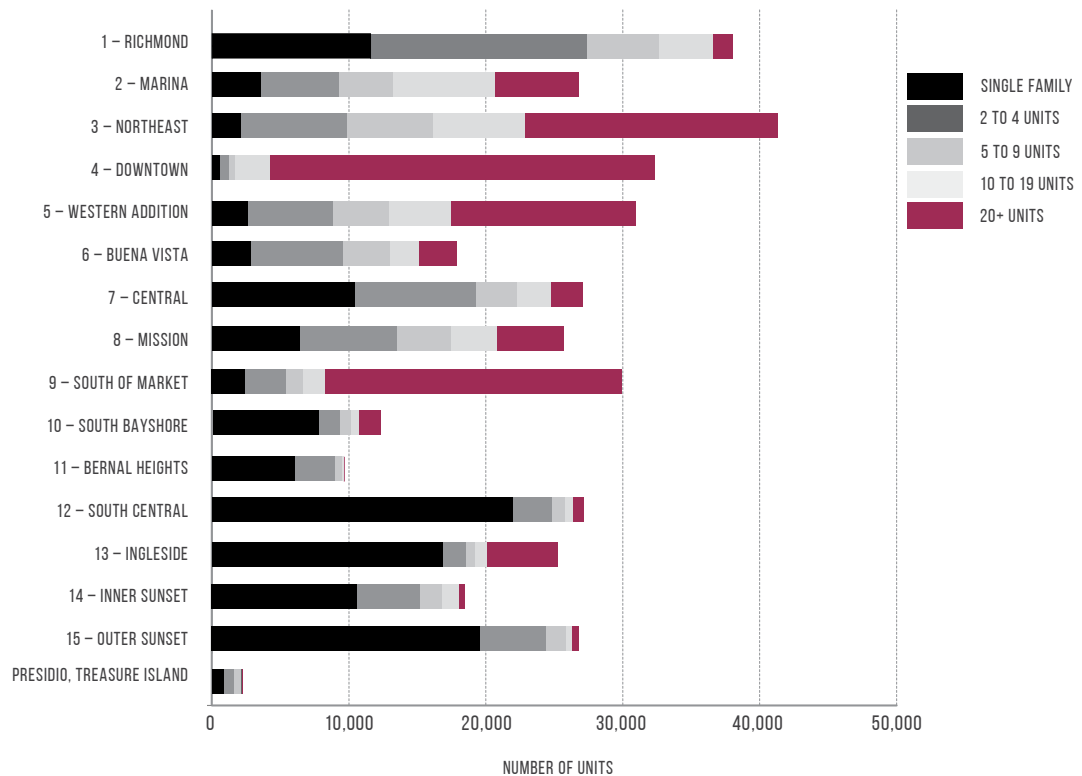


FIGURE 3.
San Francisco
Housing Stock
by Planning
District, 2016



Housing Stock by Planning District

Figure 3 shows the total overall housing stock by building type for the 15 San Francisco Planning Districts. Table 25 contains San Francisco housing stock totals by Planning District and shows the net gain since the 2010 Census.

- » The Northeast and Richmond Planning Districts continue to have the highest number of overall units, having 40,790 units and 37,473 units respectively. The Northeast District accounts for about 11% of the City's housing stock, while the Richmond Planning District accounts for a little less than 10%.
- » The South Central, Outer Sunset, and Ingleside Planning Districts remain the areas with the highest number of single-family homes in San Francisco. Together these areas account for almost 46% of all single-family homes.
- » The Richmond, Central, Northeast, and Mission Planning Districts are the areas with the highest numbers of buildings with two to four units, representing 20%, 11%, 10%, and 9% of those units respectively.
- » In the "5 to 9 Units" category, the Northeast, Richmond, Western Addition, and Marina Planning Districts have the highest numbers of those units with 17%, 14%, 11%, and 10% respectively.
- » The Marina, Northeast, Western Addition, and Richmond Planning Districts continue to have the highest share of buildings with 10 to 19 units. Fifty-eight percent of the City's multi-family buildings with 10 to 19 units are in these districts.
- » The Downtown Planning District has the largest stock of the city's high-density housing – about 27,657 units. The Northeast Planning District is second with about 18,245 units. Eighty-six percent of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 26% of all the high-density housing citywide. The Northeast Planning District, with 45% of its units in buildings with 20 units or more, claims 17% of the City's high-density housing.

TABLE 25.
San Francisco Housing Stock by Planning District, 2010–2016

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
1 - Richmond						
2010 ACS5	11,388	15,525	5,126	3,845	1,467	37,383
2011-2015	(5)	55	14	(13)	20	71
2016	(3)	11	11	-	-	19
TOTAL	11,380	15,591	5,151	3,832	1,487	37,4573
Percent of Total	30.4%	41.6%	13.7%	10.2%	4.0%	9.7%
2 - Marina						
2010 ACS5	3,469	5,636	3,824	7,404	5,817	26,165
2011-2015	(1)	7	(7)	(6)	50	43
2016	-	6	2	1	132	141
TOTAL	3,468	5,643	3,819	7,398	5,999	26,349
Percent of Total	13.2%	21.4%	14.5%	28.1%	22.8%	6.8%
3 - Northeast						
2010 ACS5	2,080	7,621	6,147	6,585	17,965	40,462
2011-2015	-	31	15	6	279	331
2016	(1)	1	(4)	-	1	(3)
TOTAL	2,079	7,653	6,158	6,591	18,245	40,790
Percent of Total	5.1%	18.8%	15.1%	16.2%	44.7%	10.5%
4 - Downtown						
2010 ACS5	547	719	494	2,460	24,967	29,348
2011-2015	2	11	(5)	23	2,407	2,438
2016	-	(4)	2	23	283	304
TOTAL	549	726	491	2,506	27,657	32,090
Percent of Total	1.7%	2.3%	1.5%	7.8%	86.2%	8.3%
5 - Western Addition						
2010 ACS5	2,535	6,065	4,055	4,381	12,283	29,319
2011-2015	-	34	9	45	378	466
2016	-	10	1	1	666	678
TOTAL	2,535	6,109	4,065	4,427	13,327	30,463
Percent of Total	8.3%	20.1%	13.3%	14.5%	43.7%	7.9%
6 - Buena Vista						
2010 ACS5	2,777	6,633	3,339	2,099	2,062	16,950
2011-2015	-	24	7	6	323	360
2016	(1)	4	-	(21)	370	352
TOTAL	2,776	6,661	3,346	2,084	2,755	17,662
Percent of Total	15.7%	37.7%	18.9%	11.8%	15.6%	4.6%

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Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
7 - Central						
2010 ACS5	10,219	8,671	2,935	2,398	2,167	26,395
2011-2015	13	41	15	18	169	256
2016	4	8	-	1	-	13
TOTAL	10,236	8,720	2,950	2,417	2,336	26,664
Percent of Total	38.4%	32.7%	11.1%	9.1%	8.8%	6.88%
8 - Mission						
2010 ACS5	6,295	7,026	3,797	3,221	4,205	24,566
2011-2015	6	52	30	113	528	729
2016	-	8	(7)	(18)	148	131
TOTAL	6,301	7,086	3,820	3,316	4,881	25,426
Percent of Total	24.8%	27.9%	15.0%	13.0%	19.2%	6.6%
9 - South of Market						
2010 ACS5	2,379	2,933	1,207	1,428	14,070	22,061
2011-2015	3	32	9	72	4,530	4,646
2016	2	6	15	40	2,769	2,832
TOTAL	2,384	2,971	1,231	1,540	21,369	29,539
Percent of Total	8.1%	10.1%	4.2%	5.2%	72.3%	7.6%
10 - South Bayshore						
2010 ACS5	7,614	1,614	700	514	890	11,404
2011-2015	(2)	(74)	(6)	93	307	318
2016	-	1	52	24	351	428
TOTAL	7,612	1,541	746	631	1,548	12,150
Percent of Total	62.7%	12.7%	6.1%	5.2%	12.7%	3.1%
11 - Bernal Heights						
2010 ACS5	5,926	2,796	537	130	199	9,629
2011-2015	8	9	-	-	-	17
2016	2	5	-	-	-	7
TOTAL	5,936	2,810	537	130	199	9,646
Percent of Total	61.5%	29.1%	5.6%	1.3%	2.1%	2.5%
12 - South Central						
2010 ACS5	21,602	3,005	858	589	800	26,866
2011-2015	(3)	(27)	10	18	-	(2)
2016	4	(12)	11	-	-	3
TOTAL	21,603	2,966	879	607	800	26,864
Percent of Total	80.4%	11.0%	3.3%	2.3%	3.0%	6.93%
13 - Ingleside						
2010 ACS5	16,497	1,565	606	900	4,832	24,424
2011-2015	35	46	-	1	246	328
2016	44	51	-	1	27	123
TOTAL	16,576	1,662	606	902	5,105	24,875
Percent of Total	66.6%	6.7%	2.4%	3.6%	20.5%	6.4%

CONTINUED >

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
14 - Inner Sunset						
2010 ACS5	10,450	4,528	1,555	1,226	1,188	18,951
2011-2015	2	14	-	15	-	31
2016	2	7	-	1	-	10
TOTAL	10,454	4,549	1,555	1,242	1,188	18,992
Percent of Total	55.0%	24.0%	8.2%	6.5%	6.3%	4.9%
15 - Outer Sunset						
2010 ACS5	19,321	4,750	1,385	442	495	26,427
2011-2015	(1)	(14)	-	-	-	(15)
2016	-	8	-	-	-	8
TOTAL	19,320	4,744	1,385	442	495	26,420
Percent of Total	73.1%	18.0%	5.2%	1.7%	1.9%	6.8%
Presidio, Treasure Island and Golden Gate Park						
2010 ACS5	852	687	523	34	89	2,185
2011-2015	-	-	-	-	-	-
2016	-	-	-	-	-	-
TOTAL	852	687	523	34	89	2,185
Percent of Total	39.0%	31.4%	23.9%	1.6%	4.1%	0.6%
Citywide						
2010 ACS5	123,951	79,774	37,088	37,656	93,496	372,535
2011-2015	57	241	91	388	9,237	10,014
2016	53	110	83	53	4,747	5,046
TOTAL	124,061	80,125	37,262	38,097	107,480	387,595
Percent of Total	32.0%	20.7%	9.6%	9.8%	27.7%	100.0%

Source: Planning Department

Housing Construction in the Bay Area

This section provides a regional context to the City's housing production trends. San Francisco is one of nine counties that make up the Bay Area.

- » In 2016, Bay Area counties authorized 21,345 units for construction, 10% more than the 2015 authorizations of 19,366 units.
- » Alameda (26%), Santa Clara (23%) and San Francisco (19%) counties accounted for 68% of the total units authorized in 2016.
- » In San Francisco, 99% of new housing is in multi-family buildings. San Mateo (74%), Santa Clara (67%) and Alameda (57%) also

have a high percentage of authorized units in multi-family structures. Single-family housing units predominate in Solano (93%), Marin (84%), Sonoma (68%), and Contra Costa (64%).

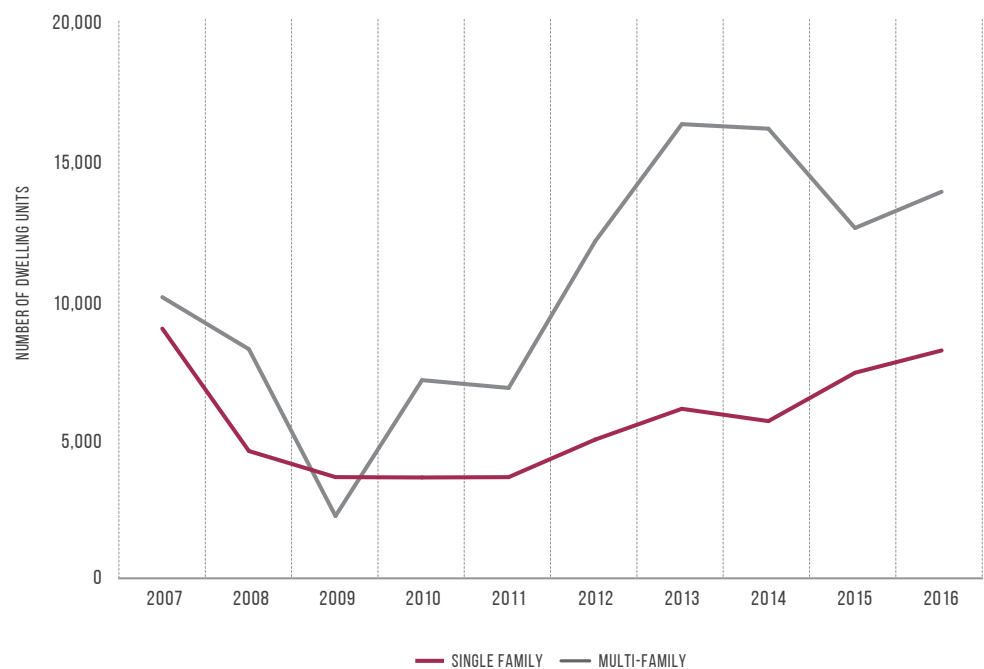
Map 2 shows the nine counties that make up the Greater San Francisco Bay Area. Table 26 shows the total number of units authorized for construction for San Francisco and the rest of the Bay Area for 2016. Figure 4 shows trends in housing construction by building type from 2007 to 2016.

TABLE 26.
Units Authorized for Construction for San Francisco and the Bay Area Counties, 2016

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	2,348	3,171	5,519	26%
Contra Costa	1,853	1,043	2,896	14%
Marin	89	17	106	0%
Napa	147	176	323	2%
San Francisco	52	4,007	4,059	19%
San Mateo	458	1,319	1,777	8%
Santa Clara	1,608	3,297	4,905	23%
Solano	873	63	936	4%
Sonoma	560	264	824	4%
TOTAL	7,988	13,357	21,345	100%

Source: Construction Industry Research Board

FIGURE 4.
Bay Area Housing
Construction Trends,
2007–2016



Source: California Housing Foundation, from 2007-2013; Construction Industry Research Board, from 2014-2016

APPENDICES: A CLOSER LOOK AT HOUSING IN SAN FRANCISCO

Appendix A: Project Lists

This Appendix details major projects in various stages of the planning or construction process: projects under Planning Department review, projects that have been authorized for construction by the Department of Building Inspection, and projects that have been completed. A project's status changes over time. During a reporting period, a project may move from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominiums, or vice versa, before a project is completed or occupied.

Table A-1 details major market-rate housing projects with ten or more units that were completed in 2016. This list also includes the number of inclusionary units in the project.

Table A-2 is comprised of major affordable housing projects with ten or more units that were completed in 2016.

Table A-3 provides information for all projects with ten or more units that were fully entitled by the Planning Department in 2016. These projects typically require either a conditional use permit, environmental review, or some other type of review by the Planning Commission or Zoning Administrator, or the Environmental Review Officer.

Table A-4 provides information for all projects with ten or more units that were filed with the Planning Department in 2016. These projects require a conditional use permit, environmental review, or other types of review by the Planning Commission, Zoning Administrator, or the Environmental Review Officer. This list does not include projects submitted for informal Planning project review and for which no applications have been filed.

Table A-5 contains residential projects with ten or more units authorized for construction by DBI in 2016.

Table A-6 is an accounting of affordable housing projects in the “pipeline”— projects that are under construction, or in pre-construction or preliminary planning with either the Mayor's Office of Housing or the Office of Community Investment and Infrastructure.

Table A-7 details 2016 housing production in Analysis Neighborhoods as defined by San Francisco Indicator Project (DPH).

Appendix B: Planning Area Annual Monitoring

Tables in **Appendix B** have been added to the *Housing Inventory* to comply in part with the requirements of Planning Code §341.2 and Administrative Code 10E.2 to track housing development trends in the recently-adopted community area plans. These plan areas also have separate monitoring reports that discusses housing production trends in these areas in greater detail.

Table B-1 details 2016 housing trends in recently adopted planning areas.

Table B-2 summarizes the units entitled by the Planning Department in 2016 by planning areas.

Table B-3 summarizes units gained from new construction in 2016 by planning areas.

Table B-4 summarizes units demolished in 2016 by planning areas.

Table B-5 summarizes units lost through alterations and demolitions in 2016 by planning areas.

Table B-6 summarizes affordable housing projects for 2016 in planning areas.

Appendix C: San Francisco Zoning Districts

Appendix D: In-Lieu Housing Fees Collected

Appendix E: Glossary

TABLE A-1.
Major Market Rate Housing Projects Completed, 2016

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
280 Beale St	479	69	One Bedroom: 56 Two Bedroom: 14	Rental	From \$916 From \$1,020
399 Fremont St	479	-	Studio: 82 One Bedroom: 34 Two Bedroom: 68 Three Bedroom: 2	Rental	From \$3,410-4,454 From \$4,490 From \$5,575-6,448
1006 16th St Potrero 1010	393	91	Studio: 2 One Bedroom: 40 Two Bedroom: 49	Rental	From \$3,010-3,360 From \$3,595-4,160 From \$4,150-4,840
350 Fremont St 340 Fremont	348	-	Studio: 91 One Bedroom: 119 Two Bedroom: 138 Three Bedroom: Unknown	Rental	From \$2,920 From \$3,805 From \$4,665
301 Beale St/201 Folsom St Lumina/Infinity	285	-	Studio: 2 One Bedroom: 63 Two Bedroom: 176 Three Bedroom: 32	Ownership	From \$ 1.7M to \$ 2.8M
1660 Pine St The Rockwell	262	31	One Bedroom: 142 Two Bedroom: 117 Three Bedroom: 1	Ownership	Not Available
1 Henry Adams	241	-	Not Available	Rental	From \$2990 From \$3,725 From \$4,875
218 Buchanan St / 55 Laguna	191	50	Not Available	Rental	BMR From \$943 BMR From \$922-1,078 BMR From \$1107-1213
701 Long Bridge St MB360	188	-	Not Available	Rental	From \$2,934-3376 From \$3,592-4,912 From \$4,367-4,846
325 Octavia St Avalon	182	-	Studio: 53 One Bedroom: 56 Two Bedroom: 73	Rental	From \$3,225 From \$3,765 From \$4,620
101 Polk St The Civic	162	19	Studio: 13 One Bedroom: 87 Two Bedroom: 62	Rental	From \$2,631-2,796 From \$3,229-4,146 From \$3,935-5,728
350 8th St LSeven	149	62	Studio: 46 One Bedroom: 196 Two Bedroom: 168	Rental	From \$2,860-4050 (\$991) From \$3,179-4,874 (\$1,133) From \$5,155-6,540 (\$1,264)
5830 3rd St	136	23	Studio: 46 One Bedroom: 64 Two Bedroom: 40	Rental	From \$2,000 From \$3,000
360 Berry St Mission Bay by Windsor	129	26	One Bedroom: 73 Two Bedroom: 42 Three Bedroom: 4	Rental	From \$3,585-3,635 From \$4,700
1415 Mission St Olume	121	11	Studio: 22 One Bedroom: 49 Two Bedroom: 50	Ownership	From \$3,308-5,068 (\$1,133) From \$3,885-5,370 (\$1,264)
100 Buchanan St Alchemy by Alta	116	-	Not Available	Rental	Not Available

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Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
2655 Bush St The District	81	-	Studio: 1 One Bedroom: 18 Two Bedroom: 62	Ownership	From \$890k to \$2.42M
2155 Webster St The Pacific	77	-	Not Available	Ownership	Not Available
480 Potrero Ave	77	11	Studio: 3 One Bedroom: 32 Two Bedroom: 27 Three Bedroom: 13	Rental	From \$2,625 From \$3,200 From \$3,700 From \$5,400
72 Townsend St Seventy2 Townsend	74	7	Not Available	Ownership	From \$1.02M to \$1.8M
346 Potrero Ave Rowan	70	11	One Bedroom: 37 Two Bedroom: 29 Three Bedroom: 2	Ownership	From \$690k to \$1.3M
450 Hayes St	41	5	One Bedroom: 24 Two Bedroom: 16 Three Bedroom: 1	Ownership	From \$900k for MR From \$212k to 380 for BMR
1 Franklin St	35	4	Studio: 10 One Bedroom: 10 Two Bedroom: 15	Ownership	From \$659k to 1.25M
1650 Broadway Luxe	34	-	One Bedroom: 9 Two Bedroom: 10 Three Bedroom: 13	Ownership	From \$1.15M to \$5.4M
50 Jerrold Ave Engel at The San Francisco Shipyard	34	9	One Bedroom: 12 Two Bedroom: 19 Three Bedroom: 3	Ownership	From \$580k to \$1.2M
1181 Ocean Ave / 280 Brighton	27	3	One Bedroom: 11 Two Bedroom: 17	Rental	From \$2,600 From \$3,600
1001 17th St	26	5	Studio: 3 One Bedroom: 12 Two Bedroom: 11	Ownership	From \$560k to \$1.1M
229 Haight St Alta by Alchemy	23	-	Not Available	Rental	Not Available
2347 Lombard St Vela	21	-	One Bedroom: 3 Two Bedroom: 18	Rental	Not Available
832 Sutter St Rubi SF	20	2	One Bedroom: 18 Two Bedroom: 2	Rental	Not Available
238 Shipley St	15	2	Not Available	Ownership	From \$1.05M
468 Clementina St	13	-	Studio: 1 One Bedroom: 9 Two Bedroom: 3	Ownership	Not Available
1328 Mission St	12	-	Not Available	Ownership	From \$825k
520 9th St The Moderne	12	-	One Bedroom: 3 Two Bedroom: 9	Rental	From \$2,975 From \$3,975
298 Coleman St Alma at The Shipyard	12	1	2 Bedroom: 4 Three Bedroom: 8	Ownership	From 920k to 1.2M
299 Friedell St Alma Friedell at The Shipyard	12	1	Two Bedroom: 4 Three Bedroom: 8	Ownership	Not Available
1155 Market St	11	-	Not Available	Rental	Not Available

Source: Planning Department, Mayor's Office of Housing; Office of Community Investment and Infrastructure

TABLE A-2.
Major Affordable Housing Projects Completed, 2016

Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI %	Type of Housing
1751 Carroll Ave	121	120	One Bedroom: 117 Two Bedroom: 4	Rental	From \$1,093 From \$1,146	VLI	Individual
1239 Turk St (Willie B. Kennedy Apartments)	98	97	Studio: 32 One Bedroom: 65	Rental	From \$943 From \$922-1,078	LI	Individual
350 Friedell St	60	59	One Bedroom: 27 Two Bedroom: 20 Three Bedroom: 12	Rental	From \$964 From \$1,073 From \$1,178	VLI	Family
1500 Page St	17	16	Studio: 16	Rental	15 Federally Funded Units: 30% of monthly income; 1 unit at \$943	VLI	Individual

Source: Planning Department, Mayor's Office of Housing; Office of Community Investment and Infrastructure

* Units affordable to middle income households (120% - 150% AMI), not counted towards meeting the City's RHNA goals

TABLE A-3.
Major Housing Projects Reviewed and Entitled by Planning Department, 2016

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2015-009690	5 THOMAS MELLON CIRCLE	The project consists of demolishing an existing office building and surface parking lot and constructing a new residential development. The new development will feature five residential buildings, below grade parking structure, open spaces, new streets, alleyways, and pedestrian walkways. The five residential buildings vary in height from, 6, 8 and 17 stories, not exceeding the maximum allowable heights of 68 feet, 85 feet and 170 feet respectively. The entire development contains 585 residential units; unit types include one bedroom, one bedroom plus den, two bedrooms, three bedrooms, two story townhomes and penthouses.	591	8/25/2016	Approved
2014-0926	1270 MISSION ST	The proposal includes the demolition of a one-story building currently being operated as a pizza shop and surface parking lot on the project site and construction of an approximately 13 story mixed-use building containing 199 dwelling units and ground floor retail space. The proposal also includes a Project Variant which includes construction of an approximately 150 foot tall, 15 story mixed-use building containing 238 dwelling units and 3,329 sq.ft. of ground floor retail space	374	3/18/2015	Approved
2013-0882	524 HOWARD ST	The proposed project is to replace the existing surface parking lot at 524 Howard Street (Block 3721, Lot 013) with a 48-story, 495-foot tall residential tower with 300,052 square feet of residential uses over 1,470 square feet of ground floor retail uses. The proposed residential tower would include 334 dwelling units, including 16 studios, 180 one bedroom, and 138 two bedroom units.	334	1/20/2016	Approved
2011-0671	790 PENNSLVANIA AVE	The proposed project includes demolition of the temporary storage containers (measuring approximately 74,500 square feet) on the subject lots, and new construction of a three-story PDR (Production, Distribution & Repair) building with approximately 47,575 gross square feet along Pennsylvania Avenue and a four-to-eight-story, residential building with approximately 236,449 gross square feet and 250 dwelling units along 22nd Street.	"263"	2/16/2016	Approved
2014-1305	1001 VAN NESS AVE	The proposed project involves the demolition of an existing 4-story commercial office building; and the construction of a new 130-foot tall, 14-story mixed-use building, totaling approximately 331,000 gross square feet. The project will contain approximately 5,000 square feet of retail space on the ground floor, 256 dwelling units in the upper floors, 220 parking spaces, and 276 bicycle spaces.	256	11/21/2016	Approved
2012-0678	19-25 MASON ST & 2-16 TURK ST	The project consists of the development of the two adjoining parking lots on either side of The Metropolis Hotel. The Metropolis will stay in place and continue as a hotel. The project would merge the three lots and replace the existing surface parking lot with a new, 12-story-over-basement, 114,118 gsf, mixed-use building, with 155 dwelling units, 68 off-street parking spaces, and approximately 2,825 sq. ft. of ground-floor retail space.	155	2/12/2016	Approved

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2014-0484	1699 MARKET ST	The proposed project involves the demolition of existing commercial building and construction of an approximately 198,151 square-foot, 84-foot tall, eight- to nine-story Planned Unit Development (PUD) that includes two mid-rise towers over a one-story podium. Proposed development would include up to 160 dwelling units with a unit mix of fifteen studios, 81 one-bedroom and 64 two-bedroom units.	160	5/20/2016	Approved
2015-009460	830 EDDY ST	New construction of a 15 story residential building with 126 units (22, studios, 65 one-bedrooms, 38 two-bedrooms, and one 3-bedroom) and 105 underground parking spaces.	126	3/8/2016	Approved
2015-005863	342-360 5TH ST & 210-212 CLARA ST	Project includes the demolition of three existing light-industrial, or Production, Distribution, and Repair (PDR) buildings and the new construction of a 45- to 85-ft. tall, up to eight-story and 132,560 sq. ft. mixed-use development that includes ground floor commercial retail use, partially underground light industrial (PDR) use, and residential use for 123 dwelling units.	123	4/12/2016	Approved
2015-000453	88 ARKANSAS ST	The proposed project at 88 Arkansas Street proposes to demolish two existing single-story buildings on separate lots in order to build a new five story 127-unit Type 1 residential apartment building with two partial levels of below grade parking and storage. The project will also have two street level commercial/retail spaces. The project will have 20% (25 units) on-site affordable dwelling units.	127	10/5/2016	Approved
2011-1122	75 HOWARD ST	The project consists of a 21-story mixed use condominium building with 120 residential units and 1 commercial unit.	120	4/6/2016	Approved
2015-001077	168 - 186 EDDY ST	The proposed project is a 113 unit affordable housing building.	113	7/25/2016	Approved
2013-0975	888 TENNESSEE ST	The proposed project is the demolition of an existing two-story building and construction of two four-story residential-over-retail building containing 128 dwelling units, 2,155 sq.ft. of retail use, and 10,073 sq.ft. of courtyard open space. The project would construct a 35,752 sf below grade parking garage with 93 off-street parking spaces.	128	2/16/2016	Approved
2012-0877	1546-1564 MARKET ST	The project consists of the demolition of an existing one-story commercial buildings and construct new 12-story, 109 unit residential building with ground floor commercial.	109	2/17/2016	Approved
2015-002837	455 FELL ST	The proposed project is to construct a 6 story building with 100% affordable housing development financed by the Mayor's Office of Housing. The project is 108 residential units, 2,100 sf of retail space, 1,470 sf of office space with no vehicle parking.	108	10/13/2016	Approved

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2012-1333	923 - 931 FOLSOM STREET	The proposed project would include demolition of an existing 3,750 sq.ft., 3-story commercial office building related to MTR Western Sus Station and construction of the site to a 4 and 8-story, 115 unit mixed-use residential building with approximately 1,800 sq.ft. of ground floor commercial space and below grade stacked residential parking with 87 off-street parking spaces (including one car share space).	115	4/12/2016	Approved
2013-1773	345 6TH ST	The proposed project is a nine-story mixed use building with 102 SRO dwelling units and a 1,727 sq ft commercial space.	102	11/3/2016	Approved
2011-0586	363 6TH ST	The project involves the demolition of an existing building and construct nine stories with 100 units of multi-family housing.	100	11/3/2016	Approved
2013-1690	1075 MARKET ST	The proposed project demolishes the existing commercial building (former adult entertainment complex) and replace with a new 8-story mixed use (retail and residential) building with approximately 7,500 sf of retail space, 90 units and 23 below grade parking spaces.	90	7/21/2016	Approved
2013-0253	655 FOLSOM ST	The project will include demolition of the existing building and construction of a new 14-story mixed use building including 89 dwelling units and 6,971 sq.ft. of ground floor retail space.	89		Approved
2015-003145	365-399 5th Street	The proposed project is to construct a new, nine-story, mixed-use, 89 unit residential building with 945 square-feet of retail space, above one floor of below grade parking located at 399 5th Street.	89	10/8/2016	Approved, Withdrawn
2013-0485	750 HARRISON ST	The project includes the demolition of an existing one-story commercial building (constructed in 1954) and construction of a new eight-story, residential building. The proposed building would consist of seven residential levels with 79 units, over ground level with a commercial space and other spaces (laundry, parking, storage, mechanical spaces) serving the residential use.	79	3/3/2016	Approved
2013-0220	815 - 825 TENNESSEE STREET	The proposed project demolishes the two-story 815-825 Tennessee buildings, retaining the brick facade, and construction of a new 6-story apartment building with subterranean parking. The project would result in a residential building with 69 dwelling units.	69	1/29/2016	Approved
2013-1404	1278 - 1298 VALENCIA ST	The proposed project would replace existing gas station with a six story mixed use residential building. The project provides retail facilities on the ground floor and 35 residential units on the remaining 5 stories above.	35	2/19/2016	Approved
2013-1757	240 PACIFIC AVE	The project site consists of three adjacent lots fronting both Battery Street and Pacific Avenue, which total 11,680 sf. The site is currently improved with surface parking lots and a single-story commercial structure. The project would demolish the existing structures and construct a seven story, 49,660 gsf residential building containing 33 dwelling units and 2,018 sf of ground floor commercial.	33	3/30/2016	Approved
2015-009928	75 ARKANSAS ST	The proposed project includes the demolition of an existing 19,250 sf industrial building and the construction of a 64,851 sf, 4-story, 48-foot-tall mixed-use building with 30 units of student housing.	30	8-Nov-16	Approved

CONTINUED >

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2014-003157	1598 BAY ST	The project includes the conversion of a former gas station that is currently a vacant and underutilized lot into a four story 40' high residential building consisting of 28 units and 42 below-grade parking spots.	28	15-Jul-16	Approved
2014-1021	530, 542, & 548 BRANNAN ST	The project consists of a change in use for 27 Units from Live/Work to Residential (530 Brannan = 10; 542 Brannan = 9; 548 Brannan = 8).	27	15-Jul-16	Approved
2013-0491	1335 LARKIN ST	The project proposes the preservation of the exterior façade of the existing 1-story building, and new construction of a 6-story residential building with 20 residential units.	20	22-Jul-16	Approved
2014-0503	2600 HARRISON ST	The project proposes a new residential building in place of the existing industrial warehouse building to be demolished. The new building would be 40 feet tall with ground floor parking and 20 residential units. A roof deck would be provided with access from the units.	20		Approved
2014-1579	595 MARIPOSA ST	" The proposed project is to build upon an existing surface parking lot and construct a 5-story residential building containing 20 residential units with a combination of private and common open space. Then net new construction would be 16,757 square feet."	20	8-Jun-16	Approved
2014-0599	540 - 552 DE HARO ST	The proposed project would demolish an existing two-story (7,147 sq. ft.) industrial building and construct a four-story, 40 feet tall residential building. The proposed new building would be 33,737 sq.ft. and include 16 dwelling units and 16 off-street parking spaces.	16	21-Oct-16	Approved
2013-0341	2293 POWELL ST/309-311 BAY ST	The proposed project would remove an existing vacant structure previously containing ground floor restaurant and second floor office and merge 2 lots into single parcel. The project would construct a new 4-story over basement concrete structure with below grade parking, ground floor restaurant less than 5,000 net sq.ft. and 15 dwelling units containing mix of one and two bedroom units.	15	10-Jun-16	Approved
2014-002414	3701 NORIEGA ST	The project proposes the demolition of an automotive service station and new construction of a mixed-use building with ground floor retail and 14 residential units.	14	24-Oct-16	Approved
2013-1022	1463 - 1465 LOMBARD ST	The proposed project consists of the demolition of an existing 2-unit residential structure, and construction of a new 4-story mixed use building containing 14 dwelling units (including three below market rate/BMR units) above ground floor retail and parking garage.	14	7-Jul-16	Approved/Withdrawn
2014-002016	17 GRACE ST	The project is part of another similar proposal for the development of a multi-story residential building. This project would include a new four-story residential building with 14 dwelling units.	13	28-Jul-16	Approved

Source: Planning Department

TABLE A-4.
Major Housing Projects Filed at Planning Department, 2016

Planning Case No.	Address / Project Name	Case Description	Net Units
201611283577	30 OTIS ST	This project entails the demolition of the existing buildings and construction of a new 250-foot tall, 27-story mixed use building with 406 dwelling units, 12,130 sf of commercial space to be used by the City Ballet School, 7,843 square feet of ground floor retail, 428 bicycle parking spaces (398 Class 1, 30 Class 2), and 91 vehicular parking spaces.	404
201612094535	11 OAK ST	This project consists of the demolition of all existing structures on site including a 3-story, 2,750sf commercial building, a 4-story, 48,225sf commercial building, and a surface parking lot with 47 spaces, and new construction of a 304-unit, 40-story residential tower with ground floor commercial space, a subsurface valet-operated parking garage containing 136 spaces for residents, bicycle parking, and construction of a public plaza (Oak Plaza).	300
201611303826	1270 MISSION ST	The project proposal includes the demolition of a one-story building currently being operated as a pizza shop and surface parking lot on the project site and construction of an approximately 120 foot tall, 13 story mixed-use building containing 199 dwelling units and ground floor retail space. The proposal also includes a Project Variant which includes construction of an approximately 150 foot tall, 15 story mixed-use building containing 238 dwelling units and 3,329 sq.ft. of ground floor retail space.	299
201607142409	1001 VAN NESS AVE	This project entails the demolition of an existing 4-story commercial office building, totaling approximately 89,000 square feet; and the construction of a new 130-foot tall, 14-story mixed-use building, totaling approximately 331,000 gross square feet. The project will contain approximately 5,100 square feet of retail/restaurant space on the ground floor, 239 dwelling units in the upper floors, 195 parking spaces, and 259 bicycle spaces.	239
201605127267	701 03RD ST	The proposed project includes demolition of the existing one-story commercial building (measuring approximately 1,716 gross square feet; dba McDonalds) and new construction of a eleven-story tourist hotel (approximately 103,051 gross square feet; measuring 105-ft tall) with 230 guest rooms, approximately 2,000 gross square feet (gsf) of ground floor retail space, and bicycle parking spaces.	230
201612165221	1601 MISSION ST	The proposed project would demolish an existing 4,429-square-foot gas station and car wash and construct a 120-foot-tall, 12-story mixed-use building containing about 200 dwelling units; 6,756 square feet of retail space; and 102 below-grade parking spaces that would be accessed from South Van Ness Avenue.	220
201603152080	302 SILVER AVENUE	Project includes the demolition of the Main/ West/ Infirmary Building, and the new construction of two 4 and 6-story buildings, which would house up to 210 Residential Care Facility for the Elderly (RCFE) units (assisted living and memory care) licensed by the California Department of Social Services, adding up to 245 additional residents. The project would bring the total number of units serving older adults (including skilled nursing and RCFE) units to 584 and resident count to 619. The Home also plans to make available approximately 45,100 square feet of existing and new facilities to The Square, providing personal services such as a fitness center, medical offices, and recreational facilities, to seniors across the City.	198
201601278125	390 01ST ST	The proposed project is to demolish the existing automobile service station and construct a new 201,079 square foot, 13-story, 130-foot tall residential building that includes 164,957 square feet of habitable space and 36,122 square feet of parking, storage and utilities space. The proposed building has three frontages and would range in height from 62 feet along Lansing Street, predominantly 110 feet along Harrison Street, to 130 feet along 1st Street and would include a total of 180 multi-family dwelling units within a mixed use building, and 89 underground parking spaces accessed by an above ground garage on 1st Street.	180

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Planning Case No.	Address / Project Name	Case Description	Net Units
201609218371	1950 MISSION ST	This project consists of the demolition of 11 modular wood framed buildings at 1950 Mission Street and the construction of 2 buildings (a 5 story and 9 story) with 157 units of affordable housing including studio, junior 1 bedroom, 1 bedroom, 2 bedroom and 3 bedroom apartments. In addition to housing, the development will include amenity space, artist's alleys, a childcare center, and community based non-profit space.	157
201603010904	210 ARKANSAS ST	The project entails the construction of a 4-story building with 1 basement, 154 residential units, and commercial space and parking.	154
201603031058	395 WISCONSIN ST	The project consists of a 4-story building with 145 residential units in a mixed-use building. The project is also proposing a mid-block pedestrian mews. The project site is located at the base of Potrero Hill.	145
201608296231	746 LAGUNA ST	The proposed project is the demolition of an existing 2-story industrial and office building, and the construction of a 19,620 square foot mixed use building of 136 residential units, with 70 parking spaces. The project includes 33,000 sf of commercial (grocery store) space on the ground floor, and a maximum of 148 off-street parking spaces.	139
201607253262	1532 HARRISON ST	The proposed project includes demolition of the surface parking lot and the new construction of a seven-story, 65-ft tall, mixed-use building (measuring approximately 113,620 gsf) with 136 dwelling units, 1,196 square feet of ground floor commercial space, 68 off-street parking spaces, two car-share parking spaces, 136 Class 1 bicycle parking spaces, and 10 Class 2 bicycle parking spaces. The dwelling unit mix includes 58 studios, 16 one-bedroom units and 62 two-bedroom units.	136
201608054294	2070 FOLSOM ST	The project consists of the construction of a new mixed-use 9-story building with approximately 134 units of affordable family housing along with community and building serving support services on the first and second floors, a ground floor cafe/retail space, and child development center.	127
201612285985	830 EDDY ST	The Project Site incorporates two parcels that were once part of a single development site and lot that was later subdivided. One parcel, located at 825 Van Ness Avenue, comprises an existing six story commercial building. The second parcel, located at 830 Eddy Street, includes a two level parking structure with 62 legally nonconforming parking spaces accessory to the commercial building at 825 Van Ness. The Project proposes to retain the existing legally non-conforming commercial building at 825 Van Ness and retain and reconfigure 40 of the 62 legally nonconforming accessory parking spaces and construct a new 15-story, 126-unit residential building at 830 Eddy, with primary pedestrian and lobby access provided from Willow Street.	126
201604013681	75 HOWARD ST	The project consists of a 21-story building with 2 basements and 120 dwelling units. The building would also include commercial space.	120
201605046495	325 FREMONT ST	The proposed project includes new construction of a 26-story, 250-ft tall, residential building of approximately 160,000 gross square feet (gsf), up to 118 dwelling units, up to 41 off-street parking spaces, and 106 Class 1 bicycle parking spaces. The project includes a dwelling unit mix consisting of 48 two-bedroom units, 47 one-bedroom units, and 23 studio units. The proposed project includes approximately 4,686 square feet of common open space via ground floor street improvements along Zeno Place, a roof deck, and private open space via private balconies.	118

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Planning Case No.	Address / Project Name	Case Description	Net Units
201607283625	2675 FOLSOM ST	The proposed Project includes demolition of the three existing buildings on the project site, and new construction of a four-story, 40-ft tall, residential building (approximately 109,917 gross square feet) with 117 dwelling units, approximately 5,291 square feet of PDR use, 65 below-grade off-street parking spaces, 1 car-share parking space, 160 Class 1 bicycle parking spaces, and 14 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 2 three-bedroom units, 45 two-bedroom units, 46 one-bedroom units, and 24 studio units. The Project includes 4,775 square feet of public open space, 5,209 square feet of common open space via ground floor courtyard and roof deck, and 3,356 square feet of private open space via balconies and terraces.	117
201602179822	210 TAYLOR ST	This project entails a change of use from a parking lot to an 8 story mixed-use residential/retail development. The building is a 100% affordable housing project proposing 113 housing units.	113
201605066751	455 FELL ST	The proposed project is to construct a 6 story building with 100% affordable housing development financed by the Mayor's Office of Housing. The project is 112 residential units, 2,100 sf of retail space, 1,470 sf of office space with no vehicle parking.	108
201602179763	345 06TH ST	The proposed project would construct an eight-story mixed use building with 89 SRO units and one 3,090 square-foot commercial space.	102
201610210918	1740 MARKET ST	The proposed project includes demolition of an existing two-story commercial building and new construction of an nine-story (eight-story or residential uses over ground-floor retail), 87,781 square foot mixed-use building with 100 dwelling units, 4,385 square feet of ground floor commercial space and 170 bicycle parking spaces.	100
201609299193	1200 VAN NESS AVE	The proposed project will be the construction of 130' high, 13-story, 272,796 gsf mixed use (retail/commercial/residential) building with a parking garage for 357 cars in five below grade levels. The proposed project will have retail which may include a grocery store, medical offices and clinics, and an eight-story residential tower with 135 dwelling units.	95
201608195545	1294 SHOTWELL ST	The project entails the demolition of an existing 1-story building and construction of new 9 story Multi-Unit Affordable Senior Housing building with 94 units, including units for formerly homeless seniors.	94
201602099171	655 FOLSOM ST	The project will include demolition of the existing 2-story commercial building and construction of a new 14 story mixed use building including 89 dwelling units, ground floor commercial space of 2,300 sf and 36 below grade parking spaces.	89
201611303815	401 ANZA ST	University of San Francisco proposes to build a student residence hall (the "Project") on its Lone Mountain campus. The Project would consist of approximately 606 beds provided in approximately 155 dwelling units in two separate buildings: the "East Building" and "West Building" connected by an elevated walkway. Together, the buildings would total approximately 205,000 square feet, not including the underground garage.	84
201612275918	555 HOWARD ST	The Project proposes to construct a new 37-story, 385-foot (plus 20 feet for rooftop screening/mechanical enclosure), approximately 430,000 gross square feet (GSF) mixed-use residential and hotel building with 80 residential units.	80

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Planning Case No.	Address / Project Name	Case Description	Net Units
201602230301	750 HARRISON ST	The proposed project would involve demolition of existing one-story commercial building (constructed in 1954) and construction of a new eight-story, residential building. The proposed building would consist of seven residential levels with 79 units, over ground level with a commercial space and other spaces (laundry, parking, storage, mechanical spaces) serving the residential use.	79
201612285987	2918 MISSION ST	The Project involves the demolition of the existing retail building and surface parking lot and the construction of a new residential and retail building. The proposed building is 64' and six stories high. Approximately 18 parking spaces plus car share space. The project includes 13 Studios, 19 one bedrooms, 20 two bedrooms and 3-three bedrooms.	75
201603172392	1101 CONNECTICUT ST	The proposed project is part of the HOPE-SF program, and consists of a new 5-story building, with 1 basement and 72 affordable units.	72
201611072110	135 HYDE ST	The project entails the conversion of a 1-story, 4,932 sf auto repair garage to commercial retail space and add a 6-story addition with 51 dwelling units as an addition of 35,357 sf.	72
201611303820	401 ANZA ST	University of San Francisco proposes to build a student residence hall (the "Project") on its Lone Mountain campus. The Project would consist of approximately 606 beds provided in approximately 155 dwelling units in two separate buildings: the "East Building" and "West Building" connected by an elevated walkway. Together, the buildings would total approximately 205,000 square feet, not including the underground garage.	71
201607192730	2100 MARKET ST	The proposed project involves the demolition of an existing 2-story mixed-used building and construct a 7-story, mixed-use residential and retail building. The proposed new building will include 62 dwelling units, and 2,600 square feet of retail commercial space on Market, 14th and Church Streets.	60
201611223357	249 PENNSYLVANIA AVE	The project consists of the removal of two existing hardware warehouses/ commercial uses and construction of new 4-story building with 3 stories of residential (59 units) and 5,026 ground floor with residential/commercial flex spaces. Proposed parking on ground floor/ basement level to provide 55 parking spaces.	59
201612225710	1491 SUNNYDALE AVE	The proposed project is part of the HOPE-SF program, and consists of a new 5-story building, with 55 affordable units.	55
201612235806	98 PENNSYLVANIA AVE	The project entails the construction of a 5-story building with 48 residential units including a mix of studios, 1-bedroom units and 2-bedroom units. A commonly accessible open space will be located on the roof.	48
201603091627	875 CALIFORNIA ST	The project proposes to demolish a parking structure at 875 California and parking lot at 770 Powell Street and construct a 52,400 gsf residential building, with 15,150 gsf parking in the basement. UPDATE 4/1/15: new building 65-feet tall, 63673gsf residential building (total 99819gsf), 44 dwelling units, 48 underground parking spaces, 86 class 1 bicycle parking spaces	44

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Planning Case No.	Address / Project Name	Case Description	Net Units
201602190104	915 MINNA ST	The project proposes to construct a 4 story residential building with 38 dwelling units and 25 off-street parking spaces at the northern portion of the property fronting Minna Street. And construction of a smaller four-story residential building with 6 dwelling units at the southern portion of the property fronting Natoma Street. The entire project would include a total of 44 dwelling units and 25 off-street underground parking spaces.	44
201612235821	235 VALENCIA ST	The project consists of the demolition of an existing retail automotive repair building and construction of a 55-ft. tall, five-story and approx. 35,000 sq. ft. mixed-use building with 5,900 sq. ft. of ground floor commercial space, 44 dwelling units, approx. 3,800 sq. ft. common residential open space, and 45 bicycle parking spaces. No auto parking is proposed, and Clinton Park to be improved as a living alley to promote pedestrian activity with bulb-out, landscaping, paving, and site furniture.	44
201604074244	1700 MARKET ST	The proposed Project includes demolition of an existing two-story commercial building and new construction of an 8-story, 31,673 square foot mixed-use building with 42 dwelling units, approximately 2,000 square feet of ground floor commercial space and 51 bicycle parking spaces. Dwelling units consist of a mix of 14 studio, 21 one-bedroom and 7 two-bedroom units all of which face onto a public right-of-way. Usable open space is provided via common roof deck. No off-street parking is provided.	42
201612225735	719 LARKIN ST	The project plans include the demolition of a one-story commercial building and construct a new 8-story mixed use building comprised of 42 dwelling units, and four ground floor commercial spaces.	42
201612285989	2465 VAN NESS AVE	The project proposes the demolition of an existing fuel canopy and retail structure at the site of a decommissioned gas station. New construction of a 7-story, 41 residential units and 2,900 square foot retail building.	41
201604285990	901 TENNESSEE ST	The proposed project would include demolition of an existing one-story warehouse and construction of a new four-story, residential building. The building shall consist of four residential levels with 40 units, over basement level with parking and mechanical spaces. The off-street parking would contain 30 off-street parking spaces.	40
201605318777	1433 BUSH ST	The project proposes to demolish an existing one-story commercial building containing an automotive rental use and new construction of a 82-foot tall, 8-story mixed-use building containing 40 dwelling units above 1830 square feet of ground floor commercial retail uses and 16 stacked residential parking spaces. The project includes 2,000 sf of common open space in the form of a roof deck.	40
201606281077	75 ARKANSAS ST	The proposed project includes the demolition of an existing 19,250 sf industrial building and the construction of a 64,851 sf, 4-story, 48-foot-tall mixed-use building with 30 units of student housing. The proposed project would include 49,212 sf of residential uses on three floors and 7,619 sf of retail and 8,020 sf of support/utility space on the ground floor.	30
201610059557	188 OCTAVIA ST	The proposed project is the construction of a (new) 5-story, mixed-use commercial and 26-unit residential building on a currently unoccupied lot. The project involves a ground-floor commercial space and a common roof deck.	26
201607142327	3620 CESAR CHAVEZ ST	The project consists of the demolition of an existing 1 story office building with surface parking, and new construction of a 29,590 sf mixed use residential building with 24 housing units, ground floor retail, 14 off-street parking spaces, and 29 bicycle spaces.	24

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Planning Case No.	Address / Project Name	Case Description	Net Units
201602260667	603 TENNESSEE ST	The project will involve demolishing an existing two story storage building and construct a new six story, 24 dwelling, 58 foot tall, multi-family residential building. The ground floor will include active space (lobby), residential, 20 parking stalls and 24 bike stalls. Four units on the second floor will have a private deck. 20 Units will share a common space roof deck of 1,490 sq ft and a common central yard of 324 sq ft.	24
201605036401	222 DORE ST	The proposed project is to demolish the existing front facade of the existing building, except the columns, demolish the interior of the building, raise and re-use the roof to a height of 40 feet, and construct 16,648 square feet of residential use and open spaces, including a proposed roof top patio and ground floor patio. The project will construct 23 residential dwelling units, including; 16 one-bedroom and 7 two-bedroom units. No parking is proposed.	23
201605056698	430 EDDY ST	The proposed Project includes the construction of an eight-story, approximately 80-foot tall, 19,900 gross square foot, mixed-use building containing 23 1-bedroom dwelling units, 930 square feet of retail space and 2,600 square feet of private and common open space in the form of a rear yard, common courtyard at the proposed second level, common roof deck and private balconies on the proposed eight floor.	23
201612285988	2301 LOMBARD ST	The project consists of new construction of a 40-foot, four-story mixed use building with 22 dwelling units, and approximately 2600 sf of ground floor retail.	22
201608155030	2750 GEARY BLVD	The project consists of the demolition of select interior walls to create 18 new units for a memory care residence.	18
201611011665	2632 MISSION ST	The proposed project involves the construction of new 5 story mixed used building with sixteen residential units (8 one bedrooms, 8 two bedrooms) over one retail space with basement storage. Sixteen bicycle parking spaces are provided on the ground floor, with zero vehicle parking spaces. Common open space is provided on the first floor mezzanine rear deck, and a common roof deck.	16
201612215597	1324 POWELL ST	The project consists of proposed new construction of a six-story building at 1324-1326 Powell St. The proposed design includes one commercial space, 14 residential units & common and private open space.	14
201601126880	15 GRACE ST	The proposed project is to construct a five-story, 45-foot tall residential building on two adjacent lots that total 2,840 square feet. The proposed 10,249 gross square foot building would be accessed exclusively off Grace Street that includes thirteen dwelling units, thirteen secure bicycle parking spaces, and no automobile parking.	13
201601126879	17 GRACE ST	The proposed project is to construct a five-story, 45-foot tall residential building on an approximately 2,831 square-foot lot. The proposed 10,463 gross square foot building could be accessed from either Grace or Washburn Street, include thirteen dwelling units, fourteen secure bicycle parking spaces, and no automobile parking.	13
201602129550	400 BAY ST	The project consists of the demolition of a 1-story restaurant building and new construction of a 13-unit residential building with a roof deck.	13

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Planning Case No.	Address / Project Name	Case Description	Net Units
201602189869	550 INDIANA ST	The proposed project expands the 4th Floor envelope and adds a 5th Floor to existing 4-story over basement self-storage building. Project proposes to create a total of 17 residential units (one 3-bedroom unit, seven 2 bedroom units, four 1-bedroom units, and five studios). Seventeen new bike parking spaces will be provided for the residential units.	12
201610261200	611 JONES ST	The project involves the demolition of a single-family home and new construction of a 13-story 12 unit residential building.	12
201611213210	2224 CLEMENT ST	The proposed project is new construction of a 4-story 12 unit residential building with retail and parking.	12
201605238117	1924 MISSION ST	The proposed project would demolish existing autobody shop and construct a new 11 unit apartment building with ground floor retail space. The proposed project will have no off street parking and 16 bicycle spaces.	11

Source: Planning Department

TABLE A-5.
Major Projects Authorized for Construction by DBI, 2016

Address	Units	Construction Type	Authorization Date
500 FOLSOM ST	545	New Construction	17-Feb-16
150 VAN NESS AV	431	New Construction	19-May-16
160 FOLSOM ST	390	New Construction	28-Dec-16
302 SILVER AV	198	New Construction	21-Nov-16
1699 MARKET ST	160	New Construction	07-Dec-16
210 ARKANSAS ST	154	New Construction	16-Sep-16
1601 MARIPOSA ST	145	New Construction	12-Sep-16
626 MISSION BAY BLVD NORTH BL	143	New Construction	22-Jan-16
88 ARKANSAS ST	127	New Construction	20-Oct-16
75 HOWARD ST	120	New Construction	28-Sep-16
1554 MARKET ST	109	New Construction	24-Oct-16
455 FELL ST	108	New Construction	17-Nov-16
1075 MARKET ST	90	New Construction	11-Aug-16
750 HARRISON ST	79	New Construction	18-Aug-16
1101 CONNECTICUT ST	72	New Construction	11-Oct-16
2290 03RD ST	71	New Construction	25-Jul-16
815 TENNESSEE ST	69	New Construction	02-Jun-16
5050 MISSION ST	61	New Construction	20-Jan-16
2100 MARKET ST	60	New Construction	29-Dec-16
777 TENNESSEE ST	59	New Construction	25-Apr-16
1198 VALENCIA ST	52	New Construction	31-May-16
1178 FOLSOM ST	42	New Construction	13-May-16
1238 SUTTER ST	37	New Construction	14-Apr-16
22 FRANKLIN ST	35	New Construction	16-Sep-16
240 PACIFIC AV	33	New Construction	28-Jun-16
1000 MISSISSIPPI ST	28	New Construction	15-Mar-16
241 10TH ST	28	New Construction	09-Mar-16
1598 BAY ST	28	New Construction	13-Oct-16
2601 VAN NESS AV	27	New Construction	21-Mar-16
100 VAN NESS AV	19	Correction	22-Mar-16
1532 HOWARD ST	15	New Construction	08-Nov-16
1463 LOMBARD ST	14	New Construction	25-Jul-16

Source: Planning Department

TABLE A-6.
Major Affordable Projects in the Pipeline as of December 31, 2016

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Complete										
350 Friedell / Hunters Pt Shyd Block 49 Amcal			59					59	60	New Construction
1751 Carroll Ave / Dr. George Davis Senior Hsg McCormack Baron Salazar & BHPSS	25	95						120	121	New Construction
1239 Turk St / Willie B Kennedy Sr Hsg Tenderloin Neighborhood Dev Corp	20	78						98	98	New Construction
477 O'Farrell / O'Farrell Towers Tenderloin Neighborhood Dev Corp		100						100	101	Rehabilitation
Arc Mercy / 1500 Page St Arc / Mercy Housing CA				16				16	17	Rehabilitation
SUBTOTALS	45	273	59	16	0	0	0	393	397	
Currently Under Construction										
200 Sixth St / Bill Sorro Community Mercy Housing CA			52	14				66	67	New Construction
588 Mission Bay Blvd / Mission Bay South Block 7W Related CA & Chinatown CDC			40		158			198	200	New Construction
800 Presidio / John Burton Advocates for Youth Hsg Complex Booker T Washington & John Stewart Co	25		24					49	50	New Construction
55 Laguna / Openhouse Community Mercy Housing CA & Openhouse	8	31						39	40	Rehabilitation
2600-2700 Arellous Walker Dr / Alice Griffith Ph 1-2 McCormack Baron Salazar / Lennar			182					182	184	New Construction
Hunters View HOPE SF Phase II Blks 7 & 11 The John Stewart Company			107					107	107	New Construction

CONTINUED >

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Hunters View HOPE SF Phase II Block 10 The John Stewart Company			71					71	72	New Construction
2500 Aurelius Walker Dr / Alice Griffith Ph 3 McCormack Baron Salazar / Lennar			122					122	122	New Construction
222 Beale St / Transbay Block 7 Mercy Housing CA			119					119	120	New Construction
1036 Mission St Tenderloin Neighborhood Dev Corp	40		42					82	83	New Construction
705 Natoma / Canon Kip Episcopal Community Services	103							103	104	Rehabilitation
250 Fremont St / Transbay Block 8 Related CA & Tenderloin Neighborhood Dev Corp			79					79	80	New Construction
626 Mission Bay Blvd North / Mission Bay South 6 East Tenderloin Neighborhood Dev Corp	29		113					142	143	New Construction
Ping Yuen / RAD Chinatown CDC			233					233	234	Rehabilitation
Ping Yuen North / RAD Chinatown CDC			199					199	200	Rehabilitation
Westside Courts / RAD Related CA			134					134	135	Rehabilitation
1750 McAllister / RAD Community Housing Partnership		96						96	97	Rehabilitation
Rosa Parks / RAD Tenderloin Neighborhood Dev Corp		202						202	203	Rehabilitation
350 Ellis / RAD Tenderloin Neighborhood Dev Corp		100						100	100	Rehabilitation
320-330 Clementina / RAD Tenderloin Neighborhood Dev Corp		274						274	276	Rehabilitation
Alemany / RAD Bernal / BRIDGE Housing			148					148	150	Rehabilitation
3850 18th St / RAD MEDA / BRIDGE Housing		106						106	107	Rehabilitation

CONTINUED >

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Mission Dolores / RAD MEDA / BRIDGE Housing		90						90	91	Rehabilitation
1760 Bush / RAD Mercy Housing CA / John Stewart Co		107						107	108	Rehabilitation
Kennedy Towers / RAD Mercy Housing CA / John Stewart Co		97						97	98	Rehabilitation
2698 California St / RAD Mercy Housing CA / John Stewart Co		39						39	40	Rehabilitation
Westbrook Apts / RAD Related CA / John Stewart Co			226					226	226	Rehabilitation
SUBTOTALS	205	1,142	1,891	14	158	0	0	3,410	3,437	
In Pre-Construction Phase										
1101 Connecticut St / Potrero HOPE SF BRIDGE Housing				62	9			71	72	New Construction
210 Taylor St / Eddy & Taylor Tenderloin Neighborhood Dev Corp	35		77					112	113	New Construction
95 Laguna Senior Mercy Housing CA & Openhouse	15	63						78	79	New Construction
270 Spear St / Transbay Block 1 Tishman Speyer						76		76	318	New Construction
455 Fell St / Central Fwy Parcel O Mercy Housing CA & SFHDC	33		74					107	108	New Construction
1950 Mission St BRIDGE Housing & Mission Housing	32				124			156	157	New Construction
2060 Folsom / 17th & Folsom Chinatown CDC & MEDA	23		53		50			126	127	New Construction
1296 Shotwell Chinatown CDC & MEDA	19	74						93	94	New Construction
1150 3rd St / Mission Bay South 3 East Chinatown CDC & Swords to Plowshares	62		33		23			118	119	New Construction
490 South Van Ness BRIDGE Housing & Mission Housing	27				62			89	89	New Construction

CONTINUED >

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
2800 Arellous Walker Dr / Alice Griffith Ph 4 McCormack Baron Salazar			31					31	31	New Construction
88 Broadway / Seawall Lot 322-1 Family BRIDGE Housing & John Stewart Co	25				78	21		124	125	New Construction
735 Davis / Seawall Lot 322-1 Senior BRIDGE Housing & John Stewart Co	10				34	7		51	52	New Construction
Balboa Park Upper Yard Related CA & Mission Housing	30				69			99	100	New Construction
SUBTOTALS	311	137	268	62	449	28	76	1,331	1,584	
In Preliminary Planning										
Hunters View HOPE SF Phase III SFHA / The John Stewart Company			54					54	54	New Construction
207 Cameron Wy / Alice Griffith Ph 5 SFHA / McCormack Baron Salazar / Lennar			36					36	36	New Construction
102-104 Octavia Blvd Central Fwy Parcels R,S and U"	30		50					80	81	New Construction
1654 Sunnydale Ave. HOPE SF Mercy Housing CA & Related CA			775		196			971	1,700	New Construction
1095 Connecticut St / 751 Missouri St Potrero Terrace & Potrero Annex BRIDGE Housing			619		181			800	1,600	New Construction
3001 24th Street / Casa de la Mission Mercy Housing CA & Mission Neighborhood Centers		49						49	50	New Construction
HPSY II-Candlestick Point 10a Tenderloin Neighborhood Dev Corp	35		49		55			139	140	New Construction
HPSY II-Candlestick Point 11a Mercy Housing CA & SFHDC	38				111			149	150	New Construction
Hunters Point Shipyard Blocks 52 & 54					99			99	100	New Construction

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Mission Bay South Block 6 West Mercy Housing			140					140	141	New Construction
500 Turk St Tenderloin Neighborhood Dev Corp	22		61		38			121	122	New Construction
4840 Mission St BRIDGE Housing	23		12		78			113	114	New Construction
1990 Folsom Tenderloin Neighborhood Dev Corp & MEDA	29		56		57			142	143	New Construction
250 Laguna Honda Blvd Christian Church Homes	30	119						149	150	New Construction
Sunnydale Block 6 Mercy Housing CA & Related CA			167					167	169	New Construction
Sunnydale Parcel Q Related CA & Mercy Housing			59					59	60	New Construction
681 Florida Tenderloin Neighborhood Dev Corp & MEDA	39		39		51			129	130	New Construction
SUBTOTALS	246	168	2,117	0	866	0	0	3,397	4,940	
TOTALS	807	1,720	4,335	92	1,473	28	76	8,531	10,358	

Source: Mayor's Office of Housing

Notes: SFHA = San Francisco Housing Authority; TNDC = Tenderloin Neighborhood Development Corporation; CHP = Catholic Healthcare Partners; BHNC = Bernal Heights Neighborhood Center

TABLE A-7.
Housing Trends by Neighborhood, 2016

Analysis Neighborhood	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units	Rank
Bayview Hunters Point	428	1	2	429	4
Bernal Heights	12	5	2	9	13
Castro/Upper Market	0	0	1	1	21
Chinatown	0	0	(23)	(23)	35
Crocker Amazon	0	0	(2)	(2)	32
Diamond Heights	0	0	1	1	22
Downtown/Civic Center	217	5	22	234	5
Excelsior	5	0	(6)	(1)	30
Financial District/South Beach	479	0	(5)	474	3
Glen Park	0	0	0	0	23
Haight Ashbury	1	1	(24)	(24)	36
Inner Richmond	2	1	13	14	12
Inner Sunset	5	0	2	7	16
Lakeshore	66	0	4	70	8
Marina	23	0	3	26	11
Mission	150	9	(10)	131	6
Nob Hill	0	1	(3)	(4)	34
Noe Valley	9	3	1	7	17
North Beach	0	0	0	0	24
Oceanview/Merced/Ingleside	48	0	3	51	9
Outer Mission	8	0	1	9	14
Outer Richmond	9	2	1	8	15
Outer Sunset	0	0	7	7	18
Pacific Heights	38	0	77	115	7
Parkside	0	0	3	3	19
Potrero Hill	29	0	4	33	10
Presidio	0	0	0	0	25
Presidio Heights	1	1	0	0	26
Russian Hill	0	0	(1)	(1)	31
Seacliff	0	0	0	0	27
South of Market	2,372	0	83	2,455	1
Treasure Island/YBI	0	0	0	0	28

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Analysis Neighborhood	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units	Rank
Twin Peaks	1	0	2	3	20
Visitacion Valley	5	1	(6)	(2)	33
West of Twin Peaks	1	0	(1)	0	29
Western Addition	986	0	30	1,016	2
SUBTOTALS	4,895	30	181	5,046	

Source: Department of Building Inspection

Note: Net Change equals Units Completed less Units Demolished plus Units Gained or Lost from Alterations

TABLE B-1.
Housing Trends by Planning Area, 2016

Planning Area	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
Balboa Park	1	27	0	2	29
Central Waterfront	206	0	0	1	1
East SoMa	82	36	0	75	111
Market and Octavia	953	570	8	51	613
Mission (EN)	88	150	5	9	154
Showplace Square/ Potrero Hill	552	675	0	(26)	649
Western SoMa (EN)	117	155	0	3	158
Rest of City	2,060	3,282	17	66	3,331
San Francisco	4,059	4,895	30	181	5,046

Source: Planning Department

Note: Net Change equals Units Completed less Units Demolished plus Units Gained or (Lost) from Alterations.

TABLE B-2.
Units Entitled by Planning Area, 2016

Planning Area	No. of Projects	Units Entitled
Central Waterfront	4	218
Downtown	6	1,077
East SoMa	7	501
Market and Octavia	8	395
Mission	13	83
Showplace Square/Potrero Hill	6	462
Western SoMa	6	246
Rest of the City	37	1,239
San Francisco	87	4,221

Source: Planning Department

TABLE B-3.
Housing Units Added by Building Type and Planning Area, 2016

Planning Area	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
Balboa Park	-	1	-	-	27	28
Central Waterfront	1	-	-	-	-	1
East SoMa	1	-	8	28	74	111
Market and Octavia	-	4	4	1	613	622
Mission (EN)	2	5	13	-	148	168
Showplace Square/ Potrero Hill	-	3	4	12	660	679
Western SoMa (EN)	-	-	9	-	149	158
Rest of City	62	55	68	35	2,908	3,128
Total	66	68	106	76	4,579	4,895

Source: Planning Department

TABLE B-4.
Units Demolished by Building Type and Planning Area, 2016

Planning Area	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
Market and Octavia	1	0	-	-	8	8
Mission	2	1	-	4	-	5
Rest of City	14	13	-	4	-	17
San Francisco	17	14	0	8	8	30

Source: Planning Department

TABLE B-5.
Units Lost Through Alterations and Demolitions by Planning Area, 2016

Planning Area	Alterations					Units Demolished	Total Units Lost
	<i>Illegal Units Removed</i>	<i>Units Merged into Larger Units</i>	<i>Correction to Official Records</i>	<i>Units Converted</i>	<i>Total Alterations</i>		
Market and Octavia	1	-	-	-	1	8	9
Mission	3	-	-	1	4	5	9
Showplace Square/ Potrero Hill	2	-	-	29	31	-	31
Rest of City	66	16	12	48	142	17	159
San Francisco	72	16	12	78	178	30	208

Source: Planning Department

TABLE B-6.
New Affordable Housing Constructed in Planning Areas, 2016

Planning Area	Affordable Units	Total Units	AMI Target	Tenure	Funding Source
Balboa Park					
1181 OCEAN AV	3	27	LI	Rental	Inclusionary
East SoMa					
870 HARRISON ST	4	26	MOD	Ownership	Inclusionary
72 TOWNSEND ST	7	74	MOD	Rental	Inclusionary
Market and Octavia					
1 FRANKLIN ST	4	35	MOD	Ownership	Inclusionary
100 VAN NESS AV	2	418	LOW	Rental	Inclusionary
218 BUCHANAN ST	50	191	LOW	Rental	Inclusionary
450 HAYES ST	5	41	MOD	Ownership	Inclusionary
Mission					
346 POTRERO AV	11	70	LOW	Rental	Inclusionary
480 POTRERO AV	11	77	LOW	Rental	Inclusionary
Showplace Square/Potrero Hill					
1001 17TH ST	5	26	MOD	Ownership	Inclusionary
1006 16TH ST	91	393	LOW	Rental	Inclusionary
Western SoMa					
350 8TH ST	62	149	LOW	Rental	Inclusionary
Rest of City					
100 AVOCET WY	1	9	MOD	Ownership	Inclusionary
101 AVOCET WY	1	9	MOD	Ownership	Inclusionary
101 POLK ST	19	162	LOW	Rental	Inclusionary
1239 TURK ST	97	98	LOW	Rental	CDLAC/TCAC
1415 MISSION ST	11	121	LOW	Rental	Inclusionary
143 Habitat Ter	1	1	MOD	Ownership	Inclusionary
145 Habitat Ter	1	1	MOD	Ownership	Inclusionary
147 Habitat Ter	1	1	MOD	Ownership	Inclusionary
148 MIDDLE POINT RD	7	7	LOW	Rental	CDLAC/TCAC
149 Habitat Ter	1	1	MOD	Ownership	Inclusionary
151 Habitat Ter	1	1	MOD	Ownership	Inclusionary
1660 Pine St	31	262	MOD	Ownership	Inclusionary
1751 CARROLL AV	120	121	EVLI	Rental	CDLAC/TCAC
280 BEALE ST	69	479	VLI	Rental	Inclusionary
298 COLEMAN ST	1	12	MOD	Ownership	Inclusionary

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299 FRIEDEL ST	1	12	MOD	Ownership	Inclusionary
350 FRIEDEL ST	59	60	VLI	Rental	CDLAC/TCAC
360 BERRY ST	26	129	MOD	Ownership	Inclusionary
421 HUDSON AV	1	9	MOD	Ownership	Inclusionary
451 HUDSON AV	1	9	MOD	Ownership	Inclusionary
50 JERROLD AV	9	34	MOD	Ownership	Inclusionary
5830 03RD ST	23	136	MOD	Ownership	Inclusionary
832 Sutter St	2	20	MOD	Ownership	Inclusionary
San Francisco	737	2,811			

Source: Planning Department

CDLAC – California Debt Allocation
TCAC – Tax Credit Allocation Committee

Note: Does not include the 65 secondary units that are not deed-restricted

TABLE C.
San Francisco Zoning Districts, as of 2016

Zoning	General Descriptions
Residential, House and Mixed Districts	
RH-1	Residential, House – One Family
RH-1(D)	Residential, House – One Family (Detached Dwellings)
RH-1(S)	Residential, House – One Family with Minor Second Unit
RH-2	Residential, House – Two Family
RH-3	Residential, House – Three Family
RM-1	Residential, Mixed – Low Density
RM-2	Residential, Mixed – Moderate Density
RM-3	Residential, Mixed – Medium Density
RM-4	Residential, Mixed – High Density
Residential Transit-Oriented Districts	
RTO	Residential Transit-Oriented
RTO-M	Residential Transit-Oriented, Mission
Residential-Commercial Districts	
RC-3	Residential-Commercial – Medium Density
RC-4	Residential-Commercial – High Density
Public District	
P	Public District
Neighborhood Commercial Districts	
NC-1	Neighborhood Commercial Cluster District
NC-2	Small-Scale Neighborhood Commercial District
NC-3	Moderate-Scale Neighborhood Commercial District
NC-S	Neighborhood Commercial Shopping Center District
NCD-24th-Noe	24th - Noe Valley Neighborhood Commercial District
NCD-Broadway	Broadway Neighborhood Commercial District
NCD-Castro	Castro Neighborhood Commercial District
NCD-Haight	Haight Neighborhood Commercial District
NCD-Inner Clement	Inner Clement Neighborhood Commercial District
NCD-Inner Sunset	Inner Sunset Neighborhood Commercial District
NCD-North Beach	North Beach Neighborhood Commercial District
NCD-Outer Clement	Outer Clement Neighborhood Commercial District
NCD-Pacific	Pacific Neighborhood Commercial District
NCD-Polk	Polk Neighborhood Commercial District
NCD-Sacramento	Sacramento Neighborhood Commercial District
NCD-Union	Union Neighborhood Commercial District
NCD-Upper Fillmore	Upper Fillmore Neighborhood Commercial District

CONTINUED >

Zoning	General Descriptions
NCD-Upper Market	Upper Market Neighborhood Commercial District
NCD-West Portal	West Portal Neighborhood Commercial District
Neighborhood Commercial Transit Districts	
NCT-1	Neighborhood Commercial Transit Cluster District
NCT-2	Small-Scale Neighborhood Commercial Transit District
NCT-3	Moderate-Scale Neighborhood Commercial Transit District
NCT-24th-Mission	24th - Mission Neighborhood Commercial Transit District
NCT-Hayes-Gough	Hayes - Gough Neighborhood Commercial Transit District
NCT-Mission	Mission Neighborhood Commercial Transit District
NCT-Ocean	Ocean Neighborhood Commercial Transit District
NCT-SoMa	South of Market Neighborhood Commercial Transit District
NCT-Upper Market	Upper Market Neighborhood Commercial Transit District
NCT-Valencia	Valencia Neighborhood Commercial Transit District
Chinatown Mixed Use Districts	
CRNC	Chinatown Residential Neighborhood Commercial District
CVR	Chinatown Visitor Retail District
CCB	Chinatown Community Business District
South of Market Mixed Use Districts	
RED	South of Market Residential Enclave District
RSD	South of Market Residential Service District
SLI	South of Market Service-Light Industrial District
SLR	South of Market Light Industrial-Residential District
SSO	South of Market Service / Secondary Office District
Eastern Neighborhoods Mixed Use Districts	
MUG	Mixed Use - General District
MUO	Mixed Use - Office District
MUR	Mixed Use - Residential District
SPD	South Park Mixed Use District
UMU	Urban Mixed Use District
Downtown Residential Districts	
DTR-RH	Downtown Residential - Rincon Hill District
DTR-SB	Downtown Residential - South Beach District
DTR-TB	Downtown Residential - Transbay District
Commercial Districts	
C-2	Community Business District
Downtown Commercial Districts	
C-3-S	Downtown Commercial - Service District
C-3-G	Downtown Commercial - General District
C-3-R	Downtown Commercial - Retail District

CONTINUED >

Zoning	General Descriptions
C-3-O	Downtown Commercial - Office District
C-3-O(SD)	Downtown Commercial - Office (Special Development) District
Industrial Districts	
M-1	Light Industrial District
M-2	Heavy Industrial District
C-M	Heavy Commercial District
PDR-1-B	Production Distribution and Repair Light Industrial Buffer District
PDR-1-G	Production Distribution and Repair General District
PDR-1-D	Production Distribution and Repair Design District
PDR-2	Core Production Distribution and Repair District
Redevelopment Agency Districts	
MB-OS	Mission Bay, Open Space
MB-O	Mission Bay, Office
MB-RA	Mission Bay Redevelopment Area Plan District
HP-RA	Bayview Hunters Point Redevelopment Area Plan District

Source: Planning Department

TABLE D.
In-Lieu Housing Fees Collected, 2007–2016

Fiscal Year	Amount Collected
2007	\$7,514,243
2008	\$43,330,087
2009	\$1,404,079
2010	\$992,866
2011	\$1,173,628
2012	\$1,536,683
2013	\$9,130,671
2014	\$29,911,959
2015	\$73,576,017
2016	\$2,016,634
TOTAL	\$170,586,867

Source: Department of Building Inspection

Appendix E: Glossary

Affordable Housing Unit: A housing unit – owned or rented – at a price affordable to low- and middle-income households. An affordable rental unit is one for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included. An affordable ownership unit is one for which the mortgage payments, PMI, property taxes, homeowners dues, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year, 8% fixed-rate loan.

Alterations: Improvements and enhancements to an existing building. At DBI, building permit applications for alterations use Forms 3 and 8. If you are not demolishing an existing building (Form 6) or newly constructing a new building (Forms 1 and 2), you are “*altering*” the building.

Certificate of Final Completion (CFC): A document issued by DBI that attests that a building is safe and sound for human occupancy.

Conditional Use Permit: A permit that is only granted with the consent of the Planning Commission, and not as of right.

Condominium: A building or complex in which units of property, such as apartments, are owned by individuals and common parts of the property, such as the grounds and building structure, are owned jointly by all of the unit owners.

Current dollars: The dollar amount for a given period or year not adjusted for inflation. In the case of income, it is the income amount in the year in which a person or household receives it. For example, the income someone received in 1989 unadjusted for inflation is in current dollars.

General Plan: Collection of Objectives, Policies, and Guidelines to direct guide the orderly and prudent use of land.

HMFA: HUD Metro FMR (Fair Market Rent) Area an urbanized county or set of counties with strong social and economic ties to neighboring communities.

PMSAs are identified within areas of one million-plus populations.

Housing Unit: A dwelling unit that can be a single family home, a unit in a multi-unit building or complex, or a unit in a residential hotel.

Inclusionary Housing Units: Housing units made affordable to lower- and moderate-income households as a result of legislation or policy requiring market rate developers to include or set aside a percentage (usually 10% to 20%) of the total housing development to be sold or rented at below market rates (BMR). In San Francisco, this is usually 15%, and it applies to most newly constructed housing developments containing five or more dwelling units.

Median Income: The median divides the household income distribution into two equal parts: one-half of the households falling below the median household income and one-half above the median.

Pipeline: All pending development projects – filed, approved or under construction. Projects are considered to be “in the pipeline” from the day they are submitted for review with the Planning Department, the Redevelopment Agency (SFRA), or the Department of Building Inspections (DBI), until the day the project is issued a Certificate of Final Completion by DBI.

Planning Code: A local law prescribing how and for what purpose each parcel of land in a community may be used.

Primary Metropolitan Statistical Area (PMSA): A PMSA is an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

Single Room Occupancy (SRO) Units: Residential hotel rooms, typically occupied by one person, lacking bathroom and/or kitchen facilities.

Temporary Certificate of Occupancy (TCO): Like a CFC, a TCO allows occupancy of a building pending final inspection.

ACKNOWLEDGMENTS

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