



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 9, 2016
TO: Members, Planning Commission
FROM: John Rahaim, Director of Planning
RE: Transmittal of 2015 Housing Inventory
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The Planning Department is pleased to send you the recently published *2015 Housing Inventory*. This report is the 46th in the series and describes changes to San Francisco's housing stock.

Housing Inventory data account for new housing construction, demolitions, and alterations in a consistent format for analysis of housing production trends. Net housing unit gains are reported citywide, by zoning classification, and by planning district. Other areas of interest covered in the report include affordable housing, condominium conversions, and residential hotel stock. In addition, the report lists major projects completed, authorized for construction, approved or are under review by Planning.

Key findings discussed in the *2015 Housing Inventory* include:

- New housing production in 2015 totaled 3,095 units. This includes 2,472 units in new construction and 623 new units added through expansion of existing structures or conversions of non-residential. Most of new housing development occurred in the South of Market Planning District.
- A net total of 2,954 units were added to the San Francisco housing stock in 2015, a 16% decrease from 2014. This net addition is the result of 141 units lost through demolition (25), unit mergers (12), removal of illegal units (100), conversions (3) and a correction to official records (1).
- Affordable housing units made up 17% of new units added to the City's housing stock. Moreover, the number of new affordable housing units built in 2015 – 529 units – is about a 30% decrease from the previous year's production. Inclusionary housing accounted for 286 – or about 54% of these affordable units. About half of the new affordable units are rentals affordable to very-low and low-income households.
- Projects proposing 2,982 new units were authorized for construction in 2015. In addition, the Planning Department approved and fully entitled 23 projects with a total of 2,718 units.
- New condominium recorded – 2,099 – increased by 6% from 2014 and condominium conversions decreased by 9% to 661 units.

Copies of the *2015 Housing Inventory* are available to the public for \$10 at the San Francisco Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA 94103. It is also available for review at the San Francisco Main Public Library, Science and Government Documents Department. The *2015 Housing Inventory* can also be downloaded from:

http://sf-planning.org/index.aspx?page=1663#housing_inventory

Please contact Audrey Harris at 415.575.9136, or e-mail audrey.harris@sfgov.org, if you have any questions.

Memo

2015 SAN FRANCISCO HOUSING INVENTORY



2015 SAN FRANCISCO HOUSING INVENTORY

San Francisco Planning Department

April 2015



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INTRODUCTION: ABOUT THE 2015 HOUSING INVENTORY

The *Housing Inventory* is the Planning Department's annual survey of housing production trends in San Francisco. It has reported changes in the City's housing stock, including housing construction, demolition, and alterations, since 1967. This report is 46th in the series and presents housing production activity during the year 2015.

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 Better Neighborhoods and Eastern Neighborhoods plan 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, the San Francisco Housing Authority 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 Bay Area building permit data. The California Association of Realtors provided housing 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.

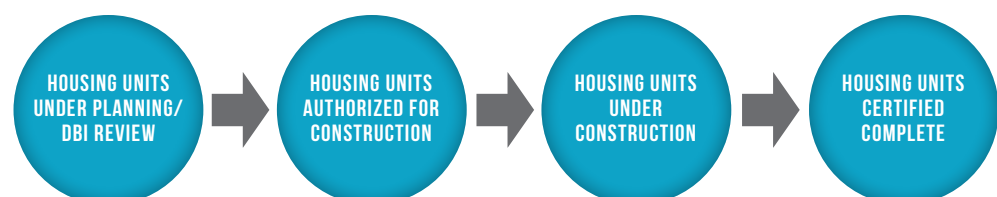
Units Certified Complete

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





HIGHLIGHTS: 2015 SNAPSHOT

SUMMARY OF HIGHLIGHTS

The production of new housing in 2015 totaled 3,095 units, a 15% decrease from 2014. This includes 2,472 units in new construction and 623 new units added through conversion of non-residential uses or expansion of existing structures. Some 141 units were lost through demolition (25), unit mergers (12), removal of illegal units (100), conversions (3), and a correction to official records (1). This figure is just one unit more than that lost in 2014. The city experienced a 74% decrease in demolitions and a four-fold increase in illegal units removed in 2015.

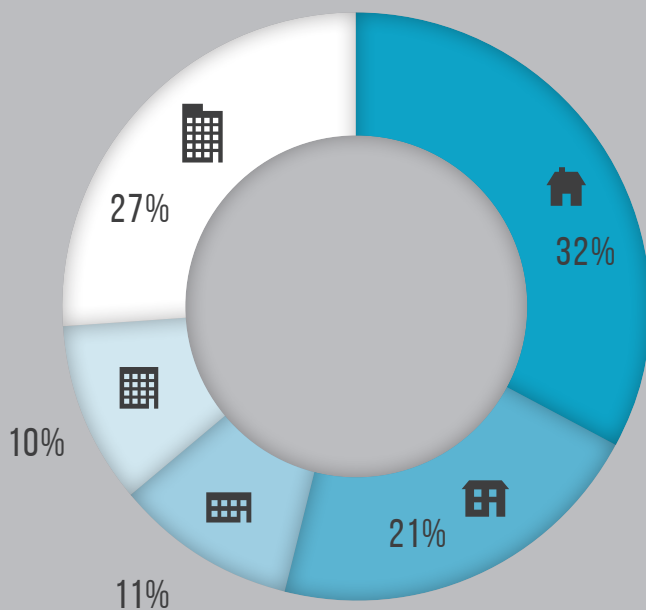
There was a net addition of 2,954 units to the City's housing stock in 2015, a 16% decrease from 2014's net addition. This however, is higher than the 10-year average of 2,244 and represents a slowed but continuing upward trend in net unit production from the lowest production point of 2011. By the end of 2015, there were approximately 382,551 dwelling units in the city.

In 2015, affordable housing production dropped down to 529 from the 757 built in 2014, representing a 30% decrease. These new affordable units made up 17% of new units added to the City's housing stock. This count includes 286 inclusionary units. About half of the new affordable units are rentals affordable to very-low and low-income households.

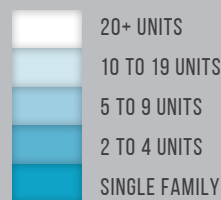
In 2015, 2,982 units were authorized for construction. This represents a 22% decrease from 2014. New housing authorized for construction over the past five years continues to be overwhelmingly (87%) in buildings with 20 or more units. The Planning Department approved and fully entitled 23 projects in 2015. These projects propose a total of 2,718 units.

HOUSING STOCK

HOUSING STOCK BY BUILDING TYPE



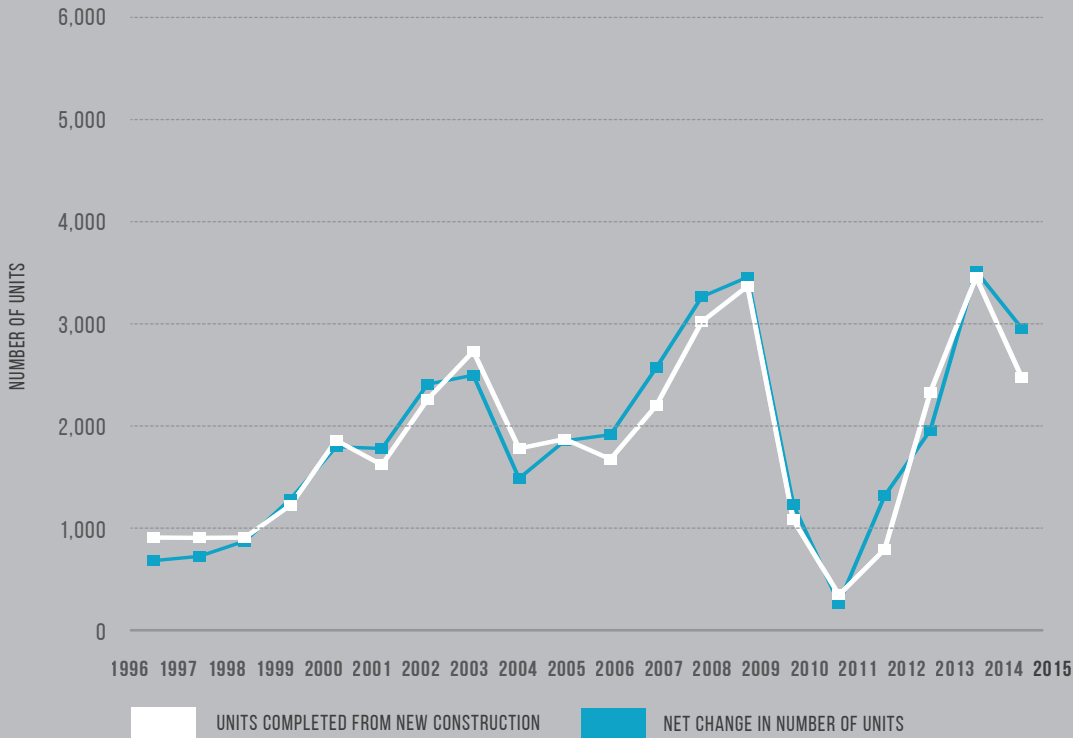
379,597 **↑ 1%**
2015 **CHANGE FROM 2014**



* ALL PERCENTAGES ARE ROUNDED TO THE NEAREST 10

NEW CONSTRUCTION TRENDS

20-YEAR NEW CONSTRUCTION TRENDS, 1996–2015

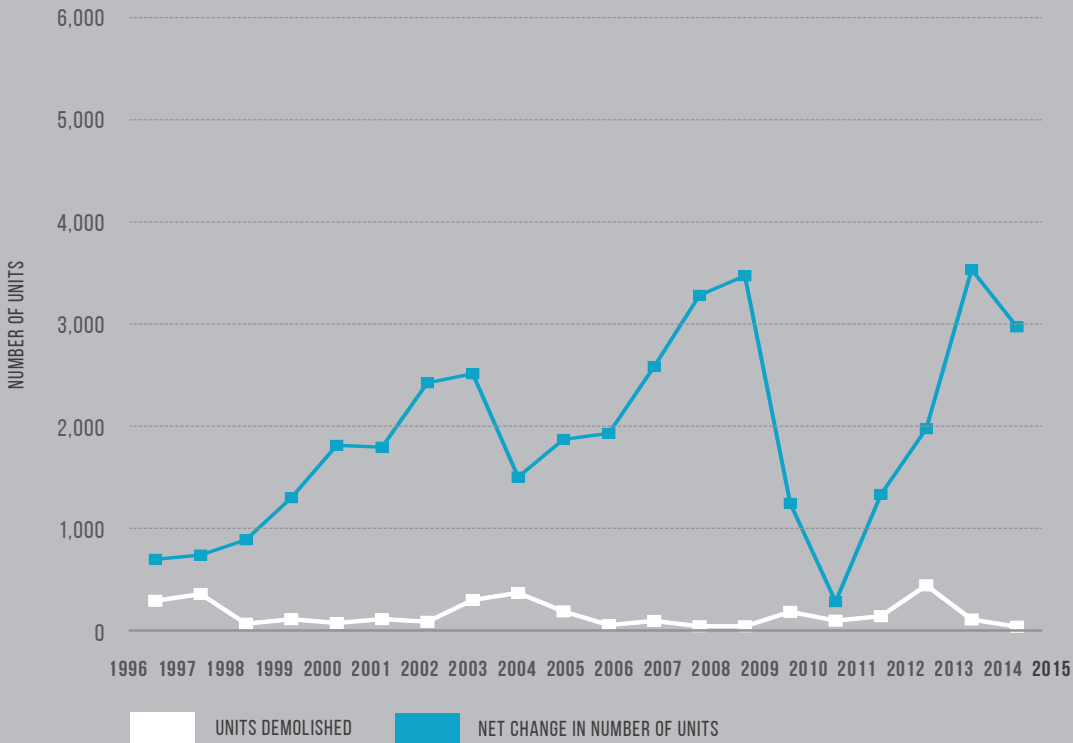


2,472 ↓ 28%
 2015 CHANGE FROM 2014

2,954 ↓ 16%
 2015 CHANGE FROM 2014

UNIT DEMOLITION TRENDS

20-YEAR UNIT DEMOLITION TRENDS, 1996–2015



25

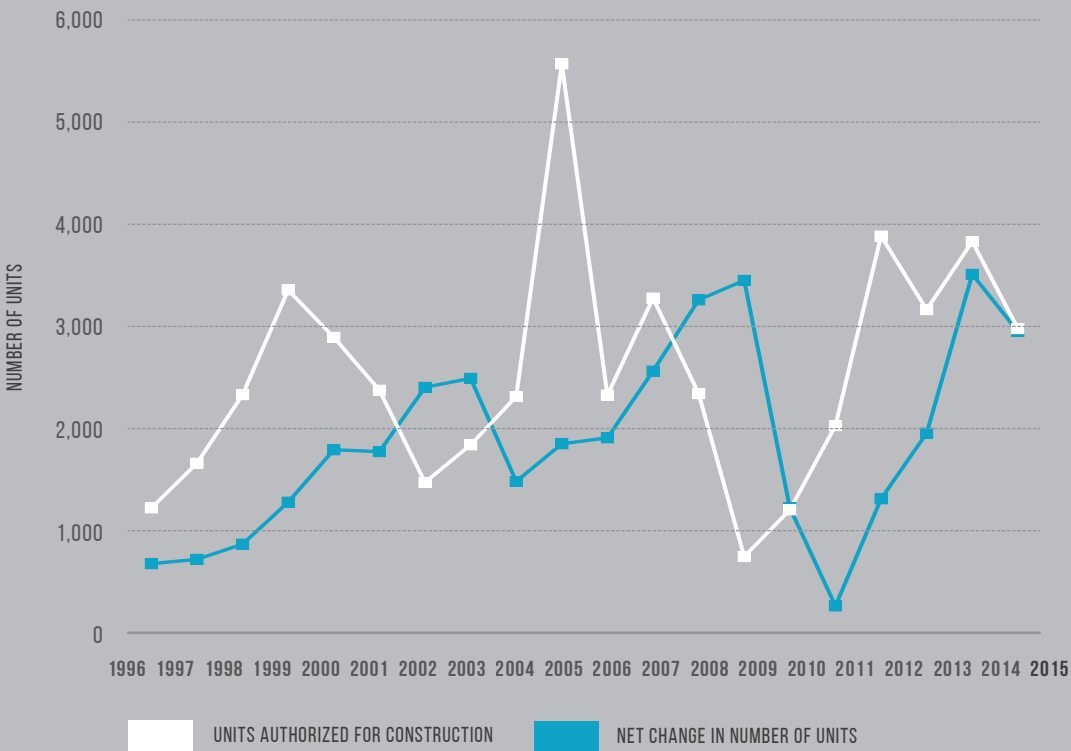
2015

↓ 74%

CHANGE FROM 2014

UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS

20-YEAR UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS, 1996–2015



2,982

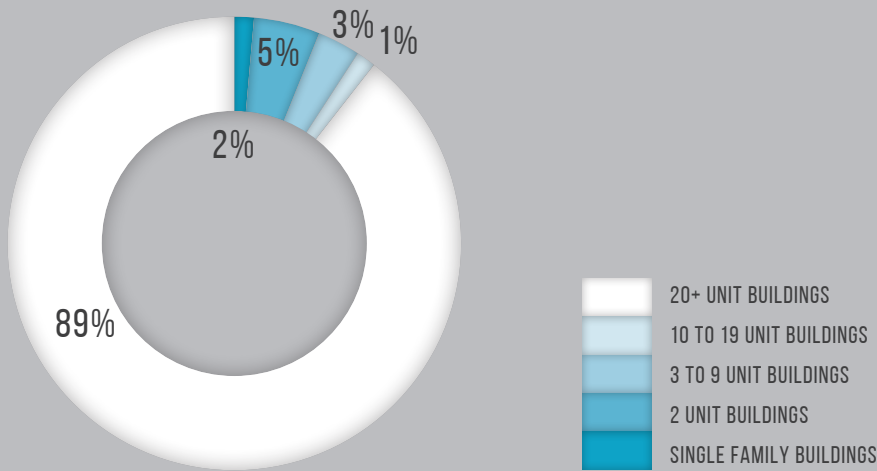
2015

↓ 22%

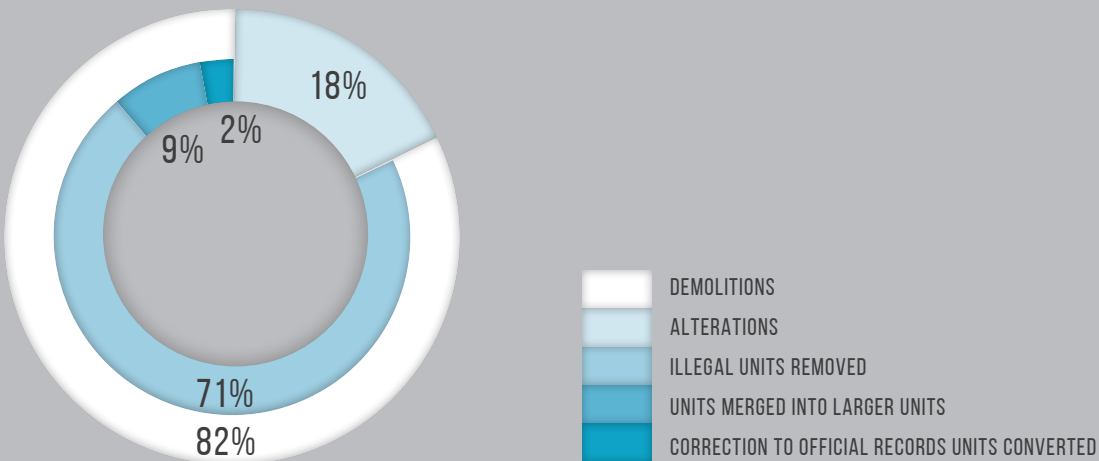
CHANGE FROM 2014

2015 HOUSING UNIT TRENDS

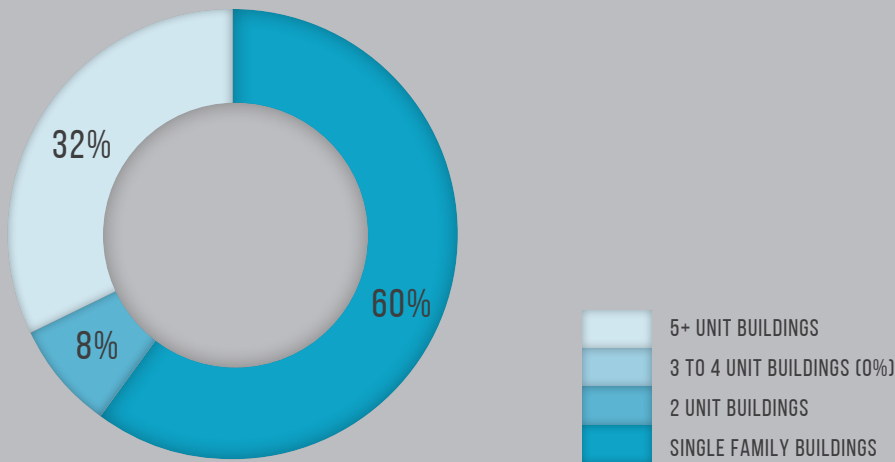
UNITS ADDED BY BUILDING TYPE, 2015



UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS BY TYPE OF LOSS, 2015

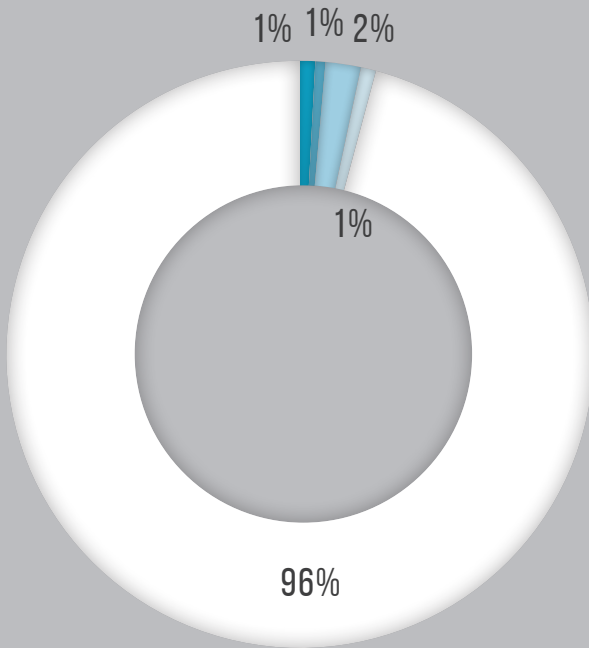


UNITS DEMOLISHED BY BUILDING TYPE, 2015



CONDOMINIUMS IN 2015

NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2015

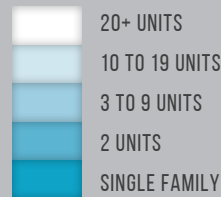


2,099

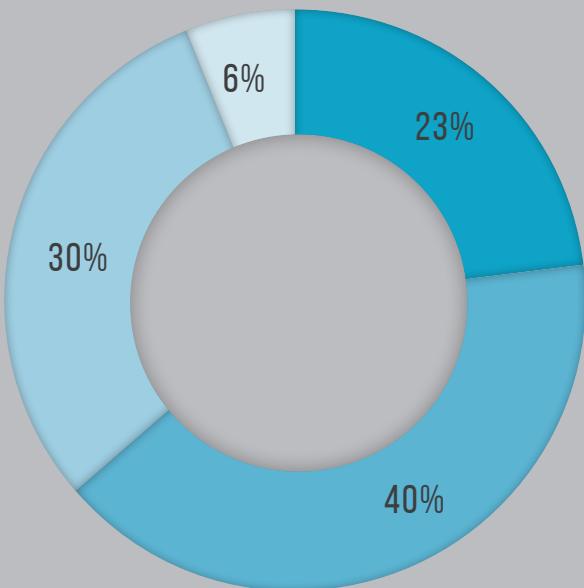
2015

↑6%

CHANGE FROM 2014



CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2015

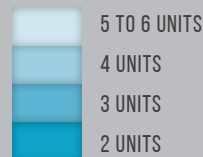


661

2015

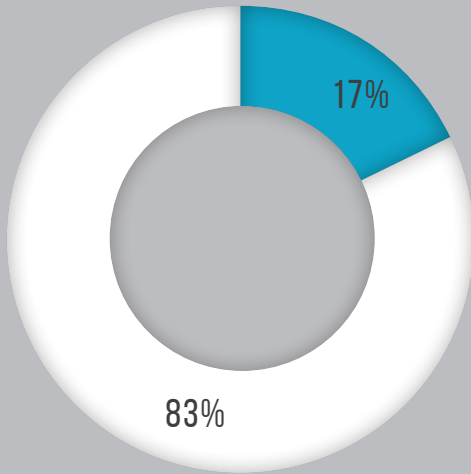
↓9%

CHANGE FROM 2014



AFFORDABLE HOUSING IN 2015

AFFORDABLE HOUSING AND MARKET-RATE HOUSING, 2015



529

2015

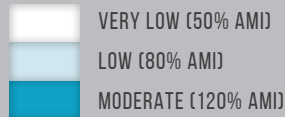
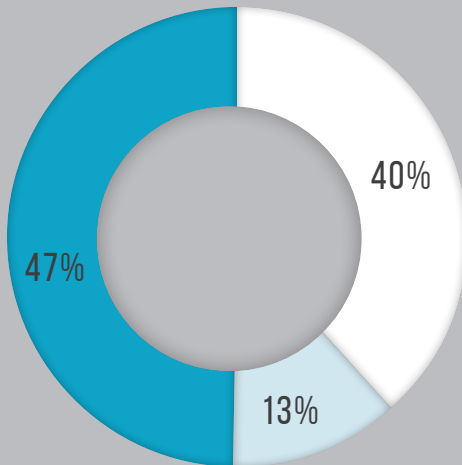
↓ 30%

CHANGE FROM 2014

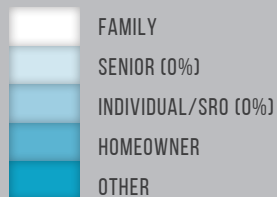
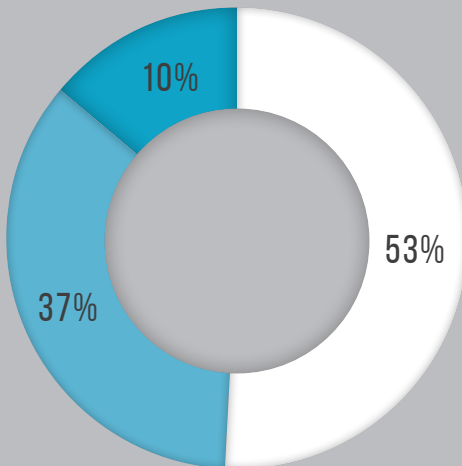


Affordable units include 100% affordable units, Inclusionary units, and units built as secondary units to existing structures.

NEW AFFORDABLE HOUSING CONSTRUCTION BY INCOME LEVEL, 2015



NEW AFFORDABLE HOUSING CONSTRUCTION BY HOUSING TYPE, 2015

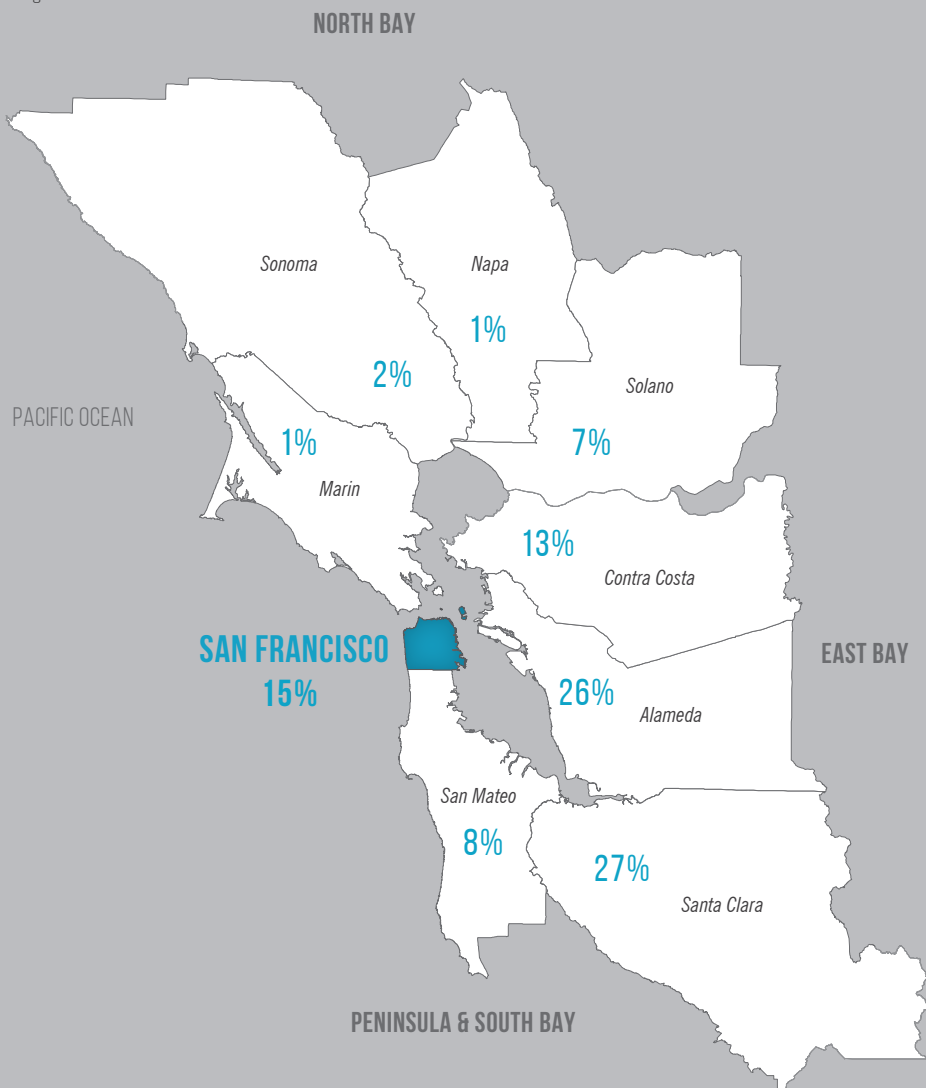


HOUSING TRENDS BY GEOGRAPHY

Units Authorized for Construction for San Francisco and the Bay Area Counties, 2015

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	1,672	3,274	4,946	26%
Contra Costa	1,885	629	2,514	13%
Marin	121	20	141	1%
Napa	141	148	289	1%
San Francisco	39	2,943	2,982	15%
San Mateo	428	1,104	1,532	8%
Santa Clara	1,675	3,477	5,152	27%
Solano	1,037	331	1,368	7%
Sonoma	236	206	442	2%
TOTAL	7,234	12,132	19,366	100%

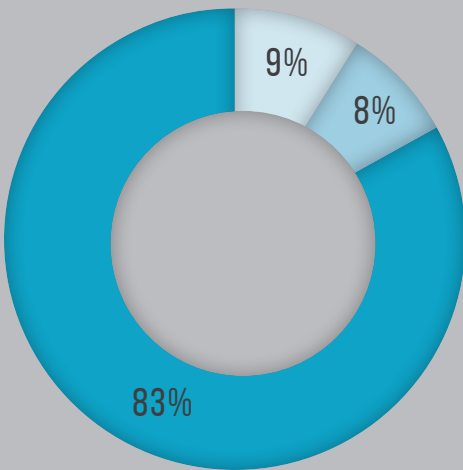
Source: California Homebuilding Foundation



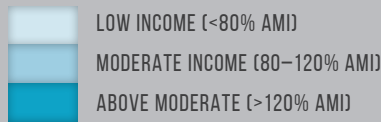
REGIONAL HOUSING NEEDS ALLOCATION, PLANNING PERIOD 2015–2022

Household Affordability	Housing Goals 2015–2022	Actual Production 2015	% of Production Target Achieved	Production Deficit as of 2015
Above Moderate (> 120% AMI)	12,536	2,566	20%	9,970
Moderate Income (80–120% AMI)	5,460	250	5%	5,210
Low Income (< 80% AMI)	10,873	279	3%	10,594
TOTALS	28,869	3,095	11%	25,774

ACTUAL PRODUCTION, 2007–2014



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. Between 2015 and 2022, over 20,000 net new housing units had been produced in San Francisco, as 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, this 2015 *Housing Inventory* uses data from the 2010 Five Year American Community Survey (2010 ACS5). Annual net unit change – the sum of units completed from new construction and alterations minus units lost from demolition and alterations – will be added to this 2010 ACS5 baseline count.

According to the 2010 ACS5 and new production over the last couple of years, housing units in San Francisco totaled 382,551, distributed between single family units (32%), moderate density buildings (two to nine units – 21%), and higher density structures (10 or more units – 47%). This distribution has been the same for

the last five 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 2015, there was a net gain of 2,954 units in the City's housing stock. As of December 2015, units in buildings with 20 or more units comprised 26% 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 2015. Figure 2 illustrates San Francisco's housing stock by building type for 2015.

TABLE 1.
San Francisco Housing Stock by Building Type, 2010–2015

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 2011–2015	90	225	91	364	9,221	9,991
TOTAL	124,041	79,969	37,179	38,020	102,717	382,551

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.

Housing Production Trends

New Housing Construction

- » New construction unit totals for 2015 – 2,472 – is a 28% decrease from 2014. New construction in 2015 is 19% over the 10-year average of 2,074 new construction units.
- » Conversion of non-residential uses resulted in 623 units added through conversion or expansion of existing structures. However, 116 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 of 507 units were added to the housing stock through “alterations” of existing units or buildings. This represents a three-fold increase from the 155 units added in 2014 as a result of alterations.

- » Twenty-five units were demolished in 2015.
- » In 2015, net addition to the City’s housing stock decreased by 16% from 2014. This 2015 net new unit count of 2,954 is higher than the 10-year average of 2,244 units.
- » Affordable units made up 17% of new units built in 2015.
- » In 2015, the Department of Building Inspection (DBI) authorized 2,982 units for construction. This represents a 22% decrease in units authorized in 2014 (3,834).

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 2011–2015.

Two of the larger projects over 300 units completed in 2015 include: 100 Van Ness (437 market-rate units and 52 affordable inclusionary units) and Jasper at 45 Lansing Street (320 market rate units). The 190 unit 1400 Mission (100% affordable, including 23 middle income units) and Broadway Sansome Apartments located at 255 Broadway (100% affordable 74 units and one manager’s unit) are two major affordable housing projects completed in 2015.

A list of all market rate projects with 10 units or more completed in 2015 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects completed in 2015.

TABLE 2.
San Francisco Housing Trends, 1996–2015

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
1996	1,228	909	278	52	683
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
TOTAL	50,904	36,806	2,932	3,957	37,831

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 2015, 702 projects with about 2,200 units were filed with the Planning Department. This number is only 28% of the count in 2014 and is about two-thirds that of the five-year average of almost 3,726 units.

TABLE 3.
Projects and Units Filed at Planning Department for Review, 2011–2015

Year	Projects Filed	Units Filed
2011	52	1,020
2012	182	2,548
2013	288	4,840
2014	269	8,028
2015	60	2,194
TOTAL	851	18,630

Source: Planning Department

TABLE 4.
Units and Projects Authorized for Construction by DBI by Building Type, 2010–2015

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
2011	24	77	66	121	1,710	1,998	152
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
TOTAL	170	505	272	472	14,451	15,870	927

Source: Planning Department

- » The Planning Department approved and fully entitled 23 projects in 2015. These projects propose a total of 2,718 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 2015. Appendix A-4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2015.

Units Authorized for Construction

- » In 2015, DBI authorized 2,982 units for construction, 22% less than 2014. This number is nevertheless 15% higher than the five-year average (2,583). 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 2015: 276 compared to 240 projects in 2014. In 2015 the average project size was 11 units, below the average project size for the five years between 2011 and 2015 (17).

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 2015 (88%) are in projects with 20 units or more.
- » Major projects authorized for construction during the reporting year include: 245 1st Street (546 units); 80 Indiana Street (326 units); and 1201 Tennessee Street (259 units).

Appendix A-5 lists all projects with five or more units authorized for construction in 2015.

Demolitions

- » A total of 25 units were demolished in 2015. This is a decrease in the number of units demolished from 2014 (74%).
- » The demolition of the 25 units in 2015 is 84% below the five-year demolition average of 181 units.

Table 5 shows the units demolished between 2011 and 2015 by building type and Table 6 shows the demolitions in 2015 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 507 units from alterations in 2015 is comprised of 623 units added and 116 units eliminated.

- » Net units gained through alterations tripled from net units gained the previous year – 507 units in 2015 compared to 155 units in 2014.
- » Of the 116 units lost through alteration in 2015, 100 were illegal units removed, 12 units were lost due to mergers, three conversions, and one unit was a correction to official records. This represents about a three-fold increase in units lost through alterations from 2014 (45).

Table 7 shows the number of units added or eliminated through alteration permits from 2011 to 2015. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

- » The net total of 141 units lost in 2015 due to demolition or alteration is one unit more than that in 2014.

TABLE 5.
Units Demolished by Building Type, 2011–2015

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
2011	17	12	6	-	66	84
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
TOTAL	101	56	24	64	616	760

Source: Planning Department

TABLE 6.
Units Demolished by Zoning District, 2015

Zoning District	Buildings	Units		Total	Percent of Total
		Single Family	Multi-Family		
RC-4	1	0	8	8	32%
RH-1	4	4	0	4	16%
RH-2	7	7	0	7	28%
RH-3	1	1	0	1	4%
RM-1	2	2	0	2	8%
RM-4	1	1	0	1	4%
SPD	1	0	2	2	8%
TOTAL	17	15	10	25	100%

Source: Planning Department

TABLE 7.
Units Added or Lost Through
Alteration Permits, 2011–2015

Year	Units Added	Units Eliminated	Net Change
2011	70	65	5
2012	677	27	650
2013	169	110	59
2014	200	45	155
2015	623	116	507
TOTAL	1,739	363	1,376

Source: Planning Department

TABLE 8.
Units Lost Through Alterations and Demolitions, 2011–2015

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>		
2011	39	22	1	3	65	84	149
2012	2	23	1	1	27	127	154
2013	70	38	2		110	429	539
2014	24	20	1		45	95	140
2015	100	12	1	3	116	25	141
TOTAL	235	115	6	7	363	760	1,123

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 2015, 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 (89%) in buildings with 20 or more units.
- » Forty-eight single-family units were added in 2015, 45% more than the previous year's addition. However, single-family building construction made up a very small proportion of new construction in 2015 (2%).
- » New units were added in the "2 Units," "3-9 Units" and in "10-19 Units" categories (149 units, 90 units and 45 units, respectively).

- » The share of units added in high-density buildings (20 or more units) - 89%- is just about the same as the five-year average of 88%.

Table 9 shows new construction from 2011 through 2015 by building type. Figure 6 shows the share of new construction by building type for 2015.

New Housing Units Added by Zoning District

Just over 40% of new units built in 2015 were in Commercial Districts. Redevelopment Agency Districts and Downtown Residential Districts followed with 23% and 10%, respectively.

Table 10 summarizes new construction in 2015 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, 2011–2015

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
2011	20	60	69	48	221	418
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
TOTAL	149	313	452	477	9,746	11,137
"Share of Total Units Added, 2011-2014"	1%	3%	4%	4%	88%	100%

Source: Planning Department

TABLE 10.
Housing Units Added by Generalized Zoning, 2015

General Zoning Districts	Units	Percent of Total	Rank
Commercial (RC, C-3-G)	1,274	41%	1
Redevelopment Agency (MB)	698	23%	2
Downtown Residential (DTR)	320	10%	3
Residential, House and Mixed (RH, RM)	282	9%	4
Neighborhood Commercial Transit (NCT)	235	8%	5
Eastern Neighborhoods Mixed Use (MUR, UMU)	121	4%	6
"Neighborhood Commercial Transit (NCT)"	60	2%	7
Residential, Transit Oriented (RTO)	51	2%	8
South of Market Mixed Use (RED, SLI, SLR)	31	1%	9
Neighborhood Commercial (NC, NCD)	21	1%	10
Production, Distribution, Repair (PDR)	2	0%	11
TOTAL	3,095	100%	

Source: Planning Department

TABLE 11.
Housing Units Added by Zoning District, 2015

Zoning Districts	Units	Percent of Total	Rank
MB-RA	673	22%	1
C-3-G	650	21%	2
RC-4	387	13%	3

CONTINUED >

Zoning Districts	Units	Percent of Total	Rank
RH DTR	320	10%	4
C-3-S	160	5%	5
RM-1	159	5%	6
MISSION ST NCT	156	5%	7
C-2	77	2%	8
OCEAN AVE NCT	71	2%	9
TB DTR	70	2%	10
RH-2	48	2%	11
RTO	44	1%	12
RH-1	40	1%	13
NCT-3	34	1%	14
SLR	27	1%	15
RSD	26	1%	16
HP-RA	25	1%	17
RH-3	25	1%	18
UMU	22	1%	19
VALENCIA ST NCT	18	1%	20
NCT-2	8	0.3%	21
NC-2	7	0.2%	22
RTO-MISSION	7	0.2%	23
HAYES NCT	6	0.2%	24
24TH-NOE NCD	4	0.1%	25
FILLMORE	4	0.1%	26
RM-2	4	0.1%	27
RH-1(D)	3	0.1%	28
RM-3	3	0.1%	29
HAYES NCT/RTO	2	0.06%	30
MUG	2	0.06%	31
NC-1	2	0.06%	32
NC-3	2	0.06%	33
RED	2	0.06%	34
SPD	2	0.06%	35
CASTRO	1	0.03%	36
INNER SUNSET NCD	1	0.03%	37
MUR	1	0.03%	38
PDR-1-G	1	0.03%	39
PDR-2	1	0.03%	40
TOTAL	3,095	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 2015 increased to 2,099 units from 1,977 units in 2014 (a increase by 6%).
- » Approximately 96% of the condominiums recorded were in buildings with 20 or more units (2,009 units or a 8% increase from 2014).

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, 2006–2015

Year	Units	% Change from Previous Year
2006	2,466	57%
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%
TOTAL	18,590	

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

TABLE 13.
New Condominiums Recorded by the DPW by Building Type, 2011–2015

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
2011	28	52	37	58	1,450	1,625
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
TOTAL	118	173	166	306	8,500	9,263

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 9% in 2015 (661 from 730 conversions in 2014). This number is only 3% higher than the 10-year average of 642 units
- » About 23% of units converted in 2015 occurred in two-unit buildings, only a 2 unit decrease from 2014.
- » Sixty-four percent of the condominium conversions in 2015 (421) were in buildings with two or three units, a trend repeated from 2014.

Table 14 shows the number of conversions recorded by DPW from 2006-2015. Table 15 shows condominium conversions by building type over the past five years.

TABLE 14.
Condominium Conversions Recorded by DPW, 2006–2015

Year	Units	% Change from Previous Year
2006	727	1%
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%
TOTAL	6,416	

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

TABLE 15.
Condominium Conversions Recorded by DPW by Building Type, 2010–2015

Year	2 Units	3 Units	4 Units	5 to 6 Units	Total
2011	302	87	72	11	472
2012	290	96	80	22	488
2013	198	81	68	22	369
2014	156	312	156	106	730
2015	154	267	200	40	661
TOTAL	1,100	843	576	201	2,720

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 2015, 19,166 residential hotel rooms are registered in San Francisco; 72% are residential rooms in for-profit residential hotels and 28% are residential in non-profit hotels.
- » Please note that in 2015, DBI has corrected data in the past five years due to a successful transition to the Accela Software implementation.

Table 16 reports the number of residential hotel buildings and units for both for-profit and nonprofit residential hotels from 2011 through 2015.

TABLE 16.
Changes in Residential Hotel Stock, 2011–2015

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>
2011	417	13,680	2,805	88	5,230	505	18,910
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

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 2015 HUD income limits.

TABLE 17.
2015 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	\$21,400	\$485
	2	1 Bedroom	\$24,450	\$564
	3	2 Bedroom	\$27,500	\$626
	4	3 Bedroom	\$30,550	\$681
	5	4 Bedroom	\$33,000	\$720
	6	5 Bedroom	\$35,450	\$759
Very Low Income (50% of HUD Median Income)	1	Studio	\$35,700	\$853
	2	1 Bedroom	\$40,750	\$972
	3	2 Bedroom	\$45,850	\$1,084
	4	3 Bedroom	\$50,950	\$1,191
	5	4 Bedroom	\$55,050	\$1,271
	6	5 Bedroom	\$59,100	\$1,351
Lower Income (60% of HUD Median Income)	1	Studio	\$42,800	\$1,030
	2	1 Bedroom	\$47,900	\$1,176
	3	2 Bedroom	\$55,000	\$1,313
	4	3 Bedroom	\$61,150	\$1,446
	5	4 Bedroom	\$66,050	\$1,546
	6	5 Bedroom	\$70,900	\$1,646
Low Income (80% of HUD Median Income)	1	Studio	\$57,100	\$1,298
	2	1 Bedroom	\$65,200	\$1,482
	3	2 Bedroom	\$73,350	\$1,658
	4	3 Bedroom	\$81,500	\$1,828
	5	4 Bedroom	\$88,050	\$1,959
	6	5 Bedroom	\$94,550	\$2,089

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

Note: Incomes are based on the 2014 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.
2015 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	\$49,950	\$1,374	\$163,207
	2	1 Bedroom	\$57,050	\$1,569	\$189,777
	3	2 Bedroom	\$64,200	\$1,766	\$216,583
	4	3 Bedroom	\$71,350	\$1,962	\$243,388
	5	4 Bedroom	\$77,050	\$2,119	\$263,369
Median Income <i>(90% of HUD Median Income)</i>	1	Studio	\$64,200	\$1,766	\$230,274
	2	1 Bedroom	\$73,350	\$2,017	\$266,493
	3	2 Bedroom	\$82,550	\$2,270	\$302,946
	4	3 Bedroom	\$91,700	\$2,522	\$339,165
	5	4 Bedroom	\$99,050	\$2,724	\$366,911
Moderate Income <i>(110% of HUD Median Income)</i>	1	Studio	\$78,500	\$2,159	\$267,819
	2	1 Bedroom	\$89,650	\$2,465	\$308,887
	3	2 Bedroom	\$100,850	\$2,773	\$350,167
	4	3 Bedroom	\$112,100	\$3,083	\$391,659
	5	4 Bedroom	\$121,050	\$3,329	\$423,408

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

Note: Incomes are based on the 2014 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

- » Some 529 affordable units were completed in 2015, representing 17% of the new housing units added in 2015. Of these, 84 are on-site inclusionary affordable units and 202 are off-site inclusionary affordable units.
- » Low-income units represented 13% of the new affordable units that were constructed in 2015; very low-income units made up 40%, and moderate income units made up about 47%.

Figure 7 shows affordable housing construction compared to market-rate housing construction from 2011 to 2015 by year and as a total.

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 (529) produced in 2015 was 30% less than in 2014 (757).
- » A total of 53 units were added to existing residential buildings in 2015. 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 2015 include: 1400 Mission (100% affordable 190 units, including 23 middle income units), Broadway Sansome Apartmentmets located at 255 Broadway (100% affordable 74 units and one manager’s unit), 1100 Ocean (100% affordable 71 units and one manager’s unit), and 280 Beale (100% affordable 70 units and one manager’s unit).

All major (10 or more units) new affordable housing projects completed in 2015 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, 2011–2015

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
2011	127	13	--	21	57	218	418	52%
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%
TOTAL	377	930	0	836	586	2,729	11,137	25%

Source: Planning Department, Mayor's Office of Housing

*53 of these units are considered "secondary units" and are not income-restricted

TABLE 20.
New Affordable Housing Construction by Housing Type, 2011–2015

Year	Family	Senior	Individual/SRO	Homeowner	Other	Total
2011	67	--	140	11	--	218
2012	157	--	269	87	--	513
2013	432	100	164	16	--	712
2014	536	90	3	128	--	757
2015	282	--	--	194	53	529
2015 Percent of Total	53%	0%	0%	37%	10%	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 one bedroom, residential care facilities, shelters, and transitional housing.

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 2011-2015.

» Two hundred and eighty-six inclusionary units were completed in 2015. Eighty-four units were the result of the on-site affordable housing requirement and 202 were the result of affordable housing made available off-site, or at other locations other than the original housing project.

» In 2015, the number of inclusionary units built (286) represented a 7% increase from that provided in 2014 (267). Moreover, the 2015 inclusionary housing units are about 48% higher than the five-year annual average of 182 units.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2015 and details of inclusionary units for those projects that have them.

In 2015, a total of over \$73.5 million was collected as partial payments of in-lieu fees for projects. Appendix D is a summary of in-lieu fees collected since 2006.

TABLE 21.
New Inclusionary Units, 2011–2015

Year	Units
2011	11
2012	125
2013	220
2014	267
2015	286
TOTAL	909

Source: Planning Department, Mayor’s Office of Housing

TABLE 22.
Housing Price Trends, San Francisco Bay Area, 2006–2015

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>
2006	\$2,400	N/A	\$705,000	\$587,930
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

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 2015, rental prices for a two-bedroom apartment in San Francisco increased by almost 40% to \$4,580 from \$3,300 in 2014.
- » In 2015, the median price for a two-bedroom home in San Francisco went up to \$798,910 or 12% more than 2014 (\$714,840). The 2015 median price for a two-bedroom home in the Bay Area region was \$550,200 or an 8% increase from the price in 2014 (\$508,620).
- » 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 \$366,720 according to Table 18) would fall about \$432,190 short of being able to purchase a median-priced two-bedroom home (\$798,910).

- » A three-person household with a combined household income at 80% of the median income could pay a maximum rent of \$1,686 or only about 37% of the median rent (\$4,580).

Table 22 gives rental and sales prices for 2005 through 2015. 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). 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 *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 2015, the 104 unit Franciscan Towers at 217 Eddy St. was rehabilitated.

In addition, the Mayor's Office of Housing implemented the first phase of the Rental Assistance Demonstration (RAD) program. RAD is a voluntary, permanent conversion of public housing to the Section 8 housing program. In November 2015, 1,425 units in 15 public housing properties were transferred to eight owner/developer teams to rehabilitate.

TABLE 23.
Units Rehabilitated, 2011–2015

Year	Units Acquired / Rehabilitated
2011	329
2012	-
2013	154
2014	382
2015	104
TOTAL	969

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

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 2015 with 1,526 units built or 62% of the total new construction. Moreover, with only three units lost through demolition and additional two net units added through conversion or alteration, it also had the highest net gain with 1,525 net new units or 52% of net new addition Citywide.

- » The Downtown Planning District had the highest number of units demolished, with eight units lost or 32% of the total 25 units that were demolished in 2015. It also had the highest number of net additions through conversions or alterations (472), representing 93% of the total net new addition from conversions and alterations citywide.

Figure 8 shows total new housing constructed and demolished by San Francisco Planning Districts in 2015.

MAP 1.
San Francisco Planning Districts



TABLE 24.
Housing Units Completed and Demolished by Planning District, 2015

No.	District Name	Units Completed	Rank	Units Demolished	Rank	Units Altered	Rank	Net Gain Housing Units	Rank
1	Richmond	9	9	4	3	3	6	8	10
2	Marina	7	10	1	8	(8)	15	(2)	14
3	Northeast	75	6	1	6	0	9	74	6
4	Downtown	350	2	8	1	472	1	814	2
5	Western Addition	49	7	1	7	8	3	56	7
6	Buena Vista	4	12	0	12	7	4	11	8
7	Central	13	8	5	2	1	8	9	9
8	Mission	178	3	0	10	48	2	226	3
9	South of Market	1,526	1	3	4	2	7	1,525	1
10	South Bayshore	103	5	0	11	(3)	12	100	5
11	Bernal Heights	3	13	0	14	0	10	3	12
12	South Central	6	11	1	9	(22)	15	(17)	15
13	Ingleside	147	4	1	5	(4)	13	142	4
14	Inner Sunset	0	15	0	13	5	5	5	11
15	Outer Sunset	2	14	0	15	(2)	11	0	13
	TOTAL	2,472		25		507		2,954	

Source: Planning Department

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

FIGURE 1.
Units Completed & Demolished by Planning District, 2015

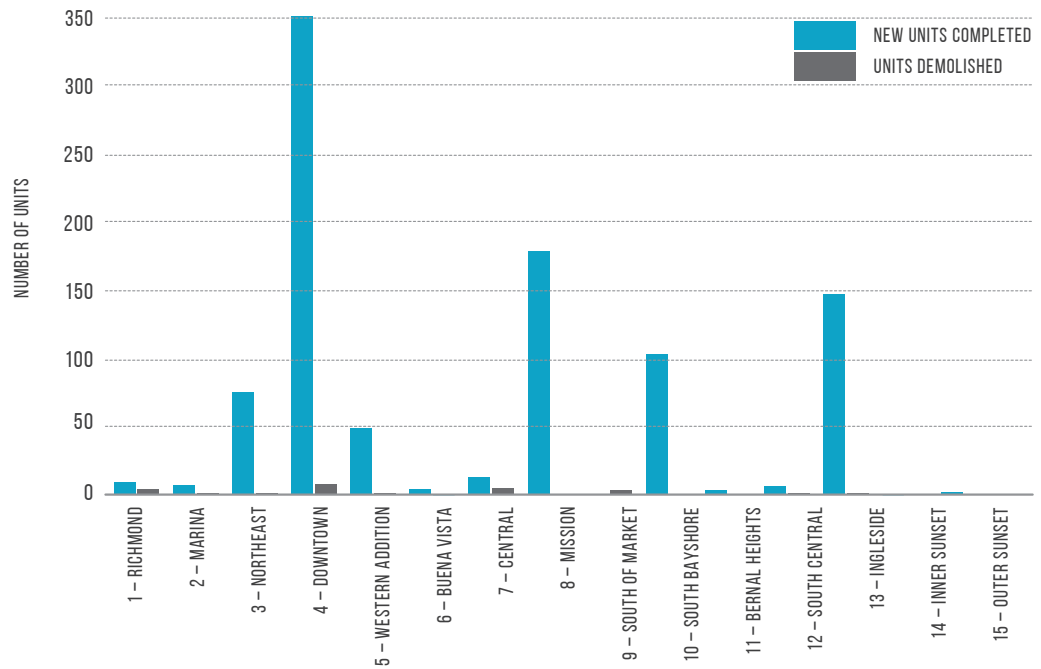
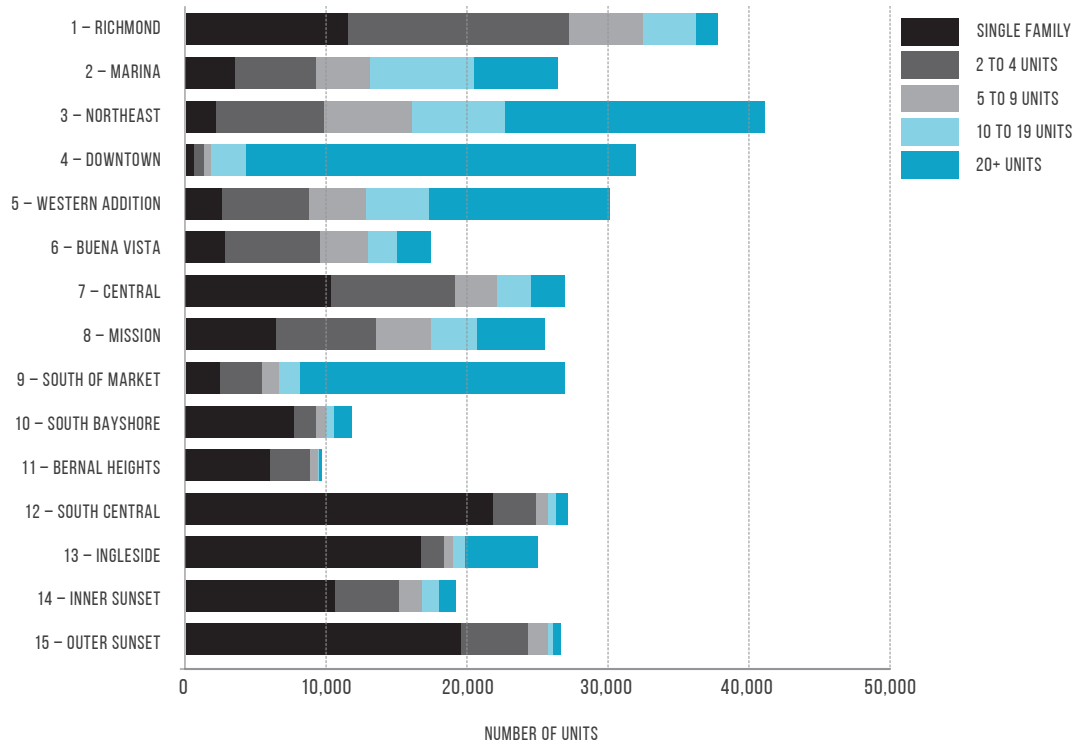


FIGURE 2.
San Francisco
Housing Stock
by Planning
District, 2015



Housing Stock by Planning District

Figure 9 shows the total overall housing stock by building type for the fifteen 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 40,793 units and 37,454 units respectively. The Northeast District accounts for about 11% of the City’s housing stock, while the Richmond Planning District accounts for 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 and Northeast Planning Districts are the areas with the highest numbers of buildings with two to four units, representing 20%, 11% and 10% of those units respectively.
- » In the “5 to 9 Units” category, the Northeast, Richmond and Western Addition Planning Districts have the highest numbers of those units with 17%, 14% and 11% respectively.
- » The Marina, Northeast, and Western Addition Planning Districts continue to have the highest share of buildings with 10 to 19 units. Forty-nine 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 27,374 units. The Northeast Planning District is second with about 18,244 units. Eighty-six percent of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 27% of all the high-density housing citywide. The Northeast Planning District, with 45% of its units in buildings with 20 units or more, claims 18% of the City’s high-density housing.

TABLE 25.

San Francisco Housing Stock by Planning District, 2010–2015

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
2011-2014	(3)	51	8	(13)	20	63
2015	(2)	4	6	-	-	8
TOTAL	11,383	15,580	5,140	3,832	1,487	37,454
Percent of Total	30.4%	41.6%	13.7%	10.2%	4.0%	9.8%
2 - Marina						
2010 ACS5	3,469	5,636	3,824	7,404	5,817	26,165
2011-2014	(1)	9	(7)	(6)	50	45
2015	-	(2)	-	-	-	(2)
TOTAL	3,468	5,643	3,817	7,398	5,867	26,208
Percent of Total	13.2%	21.5%	14.6%	28.2%	22.4%	6.9%
3 - Northeast						
2010 ACS5	2,080	7,621	6,147	6,585	17,965	40,462
2011-2014	1	31	15	6	204	257
2015	(1)	-	-	-	75	74
TOTAL	2,080	7,652	6,162	6,591	18,244	40,793
Percent of Total	5.1%	18.8%	15.1%	16.2%	44.7%	10.7%
4 - Downtown						
2010 ACS5	547	719	494	2,460	24,967	29,348
2011-2014	-	9	2	13	1,600	1,624
2015	2	2	(7)	10	807	814
TOTAL	549	730	489	2,483	27,374	31,786
Percent of Total	1.7%	2.3%	1.5%	7.8%	86.1%	8.3%
5 - Western Addition						
2010 ACS5	2,535	6,065	4,055	4,381	12,283	29,319
2011-2014	-	17	3	44	346	410
2015	-	17	6	1	32	56
TOTAL	2,535	6,099	4,064	4,426	12,661	29,785
Percent of Total	8.5%	20.5%	13.6%	14.9%	42.5%	7.8%
6 - Buena Vista						
2010 ACS5	2,777	6,633	3,339	2,099	2,062	16,950
2011-2014	(1)	20	1	6	323	349
2015	1	4	6	-	-	11
TOTAL	2,777	6,657	3,346	2,105	2,385	17,310
Percent of Total	16.0%	38.5%	19.3%	12.2%	13.8%	4.5%

CONTINUED >

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
2011-2014	15	31	15	17	169	247
2015	(2)	10	-	1	-	9
TOTAL	10,232	8,712	2,950	2,416	2,336	26,651
Percent of Total	38.4%	32.7%	11.1%	9.1%	8.8%	6.97%
8 - Mission						
2010 ACS5	6,295	7,026	3,797	3,221	4,205	24,566
2011-2014	3	38	29	95	338	503
2015	3	14	1	18	190	226
TOTAL	6,301	7,078	3,827	3,334	4,733	25,295
Percent of Total	24.9%	28.0%	15.1%	13.2%	18.7%	6.6%
9 - South of Market						
2010 ACS5	2,379	2,933	1,207	1,428	14,070	22,061
2011-2014	3	23	-	57	3,038	3,121
2015	-	9	9	15	1,492	1,525
TOTAL	2,382	2,965	1,216	1,500	18,600	26,707
Percent of Total	8.9%	11.1%	4.6%	5.6%	69.6%	7.0%
10 - South Bayshore						
2010 ACS5	7,614	1,614	700	514	890	11,404
2011-2014	(5)	(74)	(15)	93	219	218
2015	3	-	9	-	88	100
TOTAL	7,612	1,540	694	607	1,197	11,722
Percent of Total	64.9%	13.1%	5.9%	5.2%	10.2%	3.1%
11 - Bernal Heights						
2010 ACS5	5,926	2,796	537	130	199	9,629
2011-2014	7	7	-	-	-	14
2015	1	2	-	-	-	3
TOTAL	5,934	2,805	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
2011-2014	(6)	(7)	10	18	-	15
2015	3	(20)	-	-	-	(17)
TOTAL	21,599	2,978	868	607	800	26,864
Percent of Total	80.4%	11.1%	3.2%	2.3%	3.0%	7.02%
13 - Ingleside						
2010 ACS5	16,497	1,565	606	900	4,832	24,424
2011-2014	14	(2)	-	1	173	186
2015	21	48	-	-	73	142
TOTAL	16,532	1,611	606	901	5,078	24,752
Percent of Total	66.8%	6.5%	2.4%	3.6%	20.5%	6.5%

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
2011-2014	2	9	-	15	-	26
2015	-	5	-	-	-	5
TOTAL	10,452	4,542	1,555	1,241	1,188	18,982
Percent of Total	55.1%	23.9%	8.2%	6.5%	6.3%	5.0%
15 - Outer Sunset						
2010 ACS5	19,321	4,750	1,385	442	495	26,427
2011-2014	(3)	(12)	-	-	-	(15)
2015	2	(2)	-	-	-	-
TOTAL	19,320	4,736	1,385	442	495	26,412
Percent of Total	73.1%	17.9%	5.2%	1.7%	1.9%	6.9%
Presidio, Treasure Island and Golden Gate Park						
2010 ACS5	852	687	523	34	89	2,185
2011-2014	-	-	-	-	-	-
2015	-	-	-	-	-	-
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
2011-2014	26	150	61	343	6,480	7,060
2015	31	91	30	45	2,757	2,954
TOTAL	124,008	80,015	37,179	38,044	102,733	382,549
Percent of Total	32.4%	20.9%	9.7%	9.9%	26.9%	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 2015, Bay Area counties authorized 19,366 units for construction, 8% less than the 2014 authorizations of 21,090 units.
- » Santa Clara (27%), Alameda (26%) and San Francisco (15%) counties accounted for almost three-quarters (68%) of the units authorized.
- » In San Francisco, 99% of new housing is in multi-family buildings. San Mateo (72%), Santa Clara (67%) and Alameda (66%) also

have a high percentage of authorized units in multi-family structures. Single-family housing units predominate in Marin (86%), Solano (76%) and Contra Costa (75%).

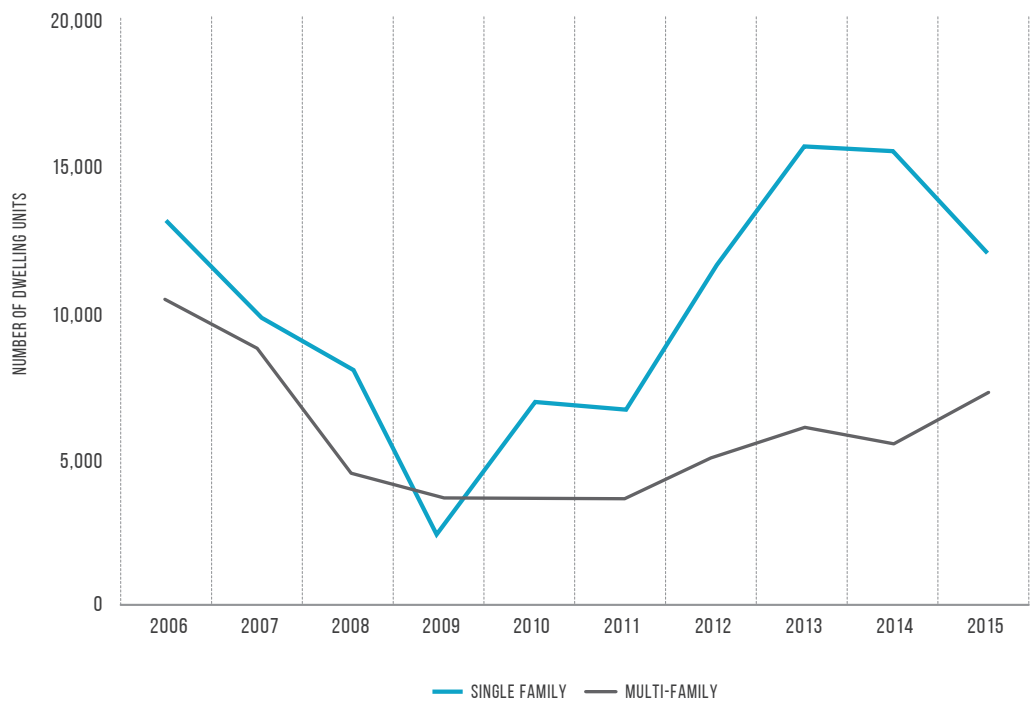
Map 2 shows the nine counties that make up the Greater San Francisco Bay Area. Table 26 shows the total number of units authorized for construction for San Francisco and the rest of the Bay Area for 2015. Figure 10 shows trends in housing construction by building type from 2006 to 2015.

TABLE 26.
Units Authorized for Construction for San Francisco and the Bay Area Counties, 2015

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	1,672	3,274	4,946	26%
Contra Costa	1,885	629	2,514	13%
Marin	121	20	141	1%
Napa	141	148	289	1%
San Francisco	39	2,943	2,982	15%
San Mateo	428	1,104	1,532	8%
Santa Clara	1,675	3,477	5,152	27%
Solano	1,037	331	1,368	7%
Sonoma	236	206	442	2%
TOTAL	7,234	12,132	19,366	100%

Source: California Homebuilding Foundation

FIGURE 3.
Bay Area Housing
Construction Trends,
2006–2015



Source: California Housing Foundation, from 2006-2013; Construction Industry Research Board, from 2014-2015

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 2015. 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 2015.

Table A-3 provides information for all projects with ten or more units that were fully entitled by the Planning Department in 2015. 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 2015. 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 2015.

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 2015 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 2015 housing trends in recently adopted planning areas.

Table B-2 summarizes the units entitled by the Planning Department in 2015 by planning areas.

Table B-3 summarizes units gained from new construction in 2015 by planning areas.

Table B-4 summarizes units demolished in 2015 by planning areas.

Table B-5 summarizes units lost through alterations and demolitions in 2015 by planning areas.

Table B-6 summarizes affordable housing projects for 2015 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, 2015

Project Name / Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
100 VAN NESS AV / 100 Van Ness	399	48	Studio: 46 One Bedroom: 202 Two Bedroom: 151	Rental	From \$2,800 From \$3,300 From \$4,500
45 LANSING ST / Jasper	320	-		Rental	
690 LONG BRIDGE ST / Azure Apartments	273	-	One Bedroom: 164 Two Bedroom: 109	Rental	From \$4,060 From \$4,625
718 LONG BRIDGE ST / Arden / MB Block 12E	267	-	One Bedroom: 17 Two Bedroom: 205 Three Bedroom: 45	Ownership	
338 MAIN ST / Lumina	245	-	Studio: One Bedroom: Two Bedroom: Three Bedroom:	Ownership	From \$ 1.35M to \$ 49M
1321 MISSION ST / The Panoramic	160	-		Rental - Student Housing	Beds from \$1495/month Rooms from \$1995/month Studios from \$2980/month
1200 04TH ST / Essex / 360 MB Phase 2	133	-		Rental	From \$3,300 - \$4,000 From \$3,600 - \$4,200 From \$4,400 - \$5,000
2558 MISSION ST / Vida	114	-	One Bedroom: 63 Two Bedroom: 51	Ownership	From \$628K - \$1.2 M
333 BEALE ST / Lumina	80	-	Studio: One Bedroom: Two Bedroom: Three Bedroom:	Ownership	From \$ 1.35M to \$ 49M
101 DONAHUE ST / Merchant / HPNS 1 Block 51	63	6		Ownership	
527 STEVENSON ST / Stevenson Lofts	60	9	Junior One Bedroom: Studio:	Rental	From \$2,810 From \$2,310
318 MAIN ST / Lumina	59	-	Studio: One Bedroom: Two Bedroom: Three Bedroom:	Ownership	From \$ 1.35M to \$ 49M
1875 MISSION ST / M@1875	39	6	Studio: 10 One Bedroom: 14 Two Bedroom: 15	Ownership	From \$589,000 - \$675,000 From \$745,000 - \$905,000 From \$865,000 - \$1.25M
35 DOLORES ST / Thirty Five Dolores	37	4	One Bedroom: 16 Two Bedroom: 15	Ownership	From \$245,519 to \$ 1.4M
400 GROVE ST / 400 Grove	34	4		Ownership	
870 HARRISON ST / 870 Harrison	26	4		Ownership	

Project Name / Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
201 DONAHUE ST / Olympia / HPNS 1 Block 50	25	3		Ownership	
310 CAROLINA ST / Onyx	21	-		Ownership	
899 VALENCIA ST / V20	18	-		Ownership	
252 09TH ST / Sapphire	15	-	One Bedroom: 8 Two Bedroom: 7	Ownership	From \$739,000 From \$799,000
140 09TH ST /	10	-		Ownership	

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

TABLE A-2.
Major Affordable Housing Projects Completed, 2015

Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI % Targets	Type of Housing
1400 MISSION ST / 1400 Mission	190	190	Studio: 5 One Bedroom: 65 Two Bedroom: 102 Three Bedroom: 18	Rental & Some Ownership	\$2,664 \$3,043 \$3,414 \$3,870 \$225,749 \$268,976 \$302,659 \$327,577	167 MOD/ 23 MID*	Family
255 BROADWAY * / Broadway Sansome Apts	75	74	Studio: 10 One Bedroom: 36 Two Bedroom: 24 Three Bedroom: 5	Rental	\$577 max \$989 max \$1,104 max	VLI	Family
1100 OCEAN AV / 1100 Ocean	71	70	One Bedroom: 11 Two Bedroom: 21 Three Bedroom: 13 (plus 25 transitional aged youth homes and 1 staff unit)	Rental	\$949 max \$1,087 max \$1,191 max	VLI	Family
280 BEALE ST / 280 Beale / Transbay Block 6	70	69	One Bedroom: 56 Two Bedroom: 14	Rental	\$916 max \$1,020 max	VLI	Family

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, 2015

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2013.0973	150 VAN NESS AV	The proposed project is a 13 story, 420 unit residential bldg. on Hayes Street between Van Ness Avenue and Polk Street. The project would contain 512,010 gsf, including 410,760 sf of residential, 90,600 of subsurface parking and 9,000 sf of retail on the Van Ness frontage. Project would require demolition of an existing 13,410 sf surface parking lot, and a vacant office building totalling approximately 149,049 sf.	429	4/13/2015	BP FILED
2013.0256	41 TEHAMA ST	The proposed project at 41 Tehama Street would construct a 360-foot tall, 35 story, 402, 217 square-foot building, with 398 dwelling units. The project site is currently a surface parking lot with a one-story, 400 square-foot structure used as a valet parking office. 7/24/14- Project was revised to a 386,600 sf. 418 dwelling unit project. The remainder of the project would remain 35-story, 382-sf foot tall building.	403	5/14/2015	CONSTRUCTION
2011.1374	800 INDIANA ST	The proposed project includes demolition of the existing two-story industrial warehouse and one-story office (measuring approximately 74,847 square feet) on the subject lot, and new construction of a five-story residential building (approximately 431,020 gross square feet) with 326 dwelling units, 4 car-share parking spaces, 260 off-street parking spaces, 195 Class 1 bicycle parking spaces, 16 Class 2 bicycle parking spaces, and 147 addition bicycle parking spaces. The project includes a dwelling unit mix consisting of nine three-bedroom units, 121 two-bedroom units, 86 one-bedroom units, and 110 studio units. The proposed project includes common open space (approximately 22,235 square feet), private open space for 73 dwelling units via private decks and balconies, and a publically-accessible plaza (measuring approximately 3,510 sq ft). The project will also incorporate a public dog park underneath the overpass along 20th Street.	326	10/2/2015	BP ISSUED
2012.0493	1201 - 1225 TENNESSEE STREET	The proposed project includes demolition of the existing two-story commercial/warehouse buildings and automotive service station (measuring approximately 65,336 square feet) on the subject lot, and new construction of a six-story, residential building (approximately 249,000 gross square feet) with 259 dwelling units, ground floor corner retail (approximately 2,260 square feet), 2 car-share parking spaces, 147 off-street parking spaces, and 259 Class 1 bicycle parking spaces. The project includes a dwelling unit mix consisting of six three-bedroom units, 105 two-bedroom units, 49 one-bedroom units, and 99 studio units. The proposed project includes common open space (approximately 23,220 square feet), private open space for seventeen dwelling units via private decks, and a publically-accessible mid-block alley (measuring approximately 9,700 sq ft) along the north lot line with 37-ft of frontage along 3rd Street and 65-ft of frontage along Tennessee Street. UPDATE (12/22/15) - Increase in Number of Dwelling Units from 259 to 263	259	12/22/2015	CONSTRUCTION

CONTINUED >

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2011.0671	1395 22ND ST	The in-kind proposal is to provide a public easement along the north side of the site for a public stair that would connect 22nd Street in the Dogpatch / Central Waterfront neighborhoods with the Potrero Annex (Hope SF) project and the Potrero Recreation Center park. The area for the stair would include 5,900 square feet.	256	12/3/2015	BP FILED
2013.0159	525 HARRISON ST	The proposed project includes demolition of the existing two-story former industrial building (27,500 gsf), and the new construction of a 23-story residential building (approximately 255,468 gross square feet; up to 250-ft tall) with up to 205 dwelling units, 1,000 square feet of ground floor café/retail, 103 off-street parking spaces, 127 Class 1 bicycle parking spaces, and 20 Class 2 bicycle parking spaces. The project includes a dwelling unit mix consisting of 94 two-bedroom units, 69 one-bedroom units, and 42 studio units. The project includes approximately 15,683 square feet of open space via ground floor street improvements, private balconies, a podium level roof deck, and a rooftop terrace. The entrance to the below-grade parking levels via a 22-ft wide entrance off of Harrison Street. The project also includes streetscape improvements, including installation of a signalized pedestrian crosswalk with continental striping along Harrison and Essex Streets, as well as sidewalk widening, new street trees, landscaping and corner bulb outs.	179	9/24/2015	PL APPROVED
2012.0678	19 - 25 MASON ST & 2 - 16 TURK ST	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.	110	8/14/2015	PL APPROVED
2013.0784	2171 03RD ST	The proposal is to demolish the two existing industrial/office buildings on the 29,438-square-foot subject lots and construct one seven-story, 68-foot tall mixed-use residential building over a podium. The proposed new building includes approximately 154,509 gross square feet of space and would include 109 dwelling units, 3,143 square feet of ground-floor retail space, and 91 parking spaces. Parking would be provided at two basement levels with access from 19th Street. The project would include common open space on a podium level above the parking level and on the roof, with pedestrian bridges connecting the two buildings at each level including the roof.	109	12/16/2015	BP FILED
2006.0383	1545 PINE ST	Demolish five existing buildings and construct two buildings, a 12-story building and a six-story building containing a total of 103 dwelling units, 84 parking spaces, and 10,000 sq. ft. of ground floor commercial. The new building would be approximately 128,200 gross sq. ft. at 65 and 130 feet in height. 12/05/09 modified design: 86 residential units (110,130 sf); 5,200sf of retail space; and 93 off-street parking spaces (86 residential & 7 commercial).	107	12/4/2015	BP ISSUED

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2011.0586	363 06TH ST	Remove existing 2-story commercial building and construct a new 9-story mixed-use building.	87	11/2/2015	PL APPROVED
2012.1362	2198 MARKET ST	New construction of a 4 to 6 story (40' - 65') tall mixed use building consisting of 87 dwelling units, approximately 5,115 sf of ground floor retail space on Market Street. Parking in a below grade garage for 36 independent stalls which includes 2 car share spaces and 89 Class 1 bicycle parking spaces. The subject lot is currently vacant.	87	10/28/2015	CONSTRUCTION
2012.0086	101 HYDE ST	New construction of a residential building, eight stories and approximately 80 feet in height, containing 85 dwelling units, 4,923 square feet of ground floor retail space, and 15 off-street parking spaces at 101 Hyde Street, northwest of the intersection with Golden Gate Avenue, within the C-3-G (Downtown General Commercial) District and a 80-X Height and Bulk District.	85	8/11/2015	BP FILED
2012.1553	1174 - 1178 FOLSOM ST	The proposed project includes demolition of the two existing industrial buildings (approximately 9,600 gsf) and the new construction of a six-story, 65-ft tall, mixed-use building (approximately 42,675 gsf) with two ground floor commercial spaces (collectively measuring approximately 3,980 gsf), a second floor office space (approximately 5,908 gsf), and 42 single-room occupancy (SRO) units on the third, fourth, fifth and sixth floors. Each of the SRO units are between 290 and 350 square feet in size. The project includes private useable open space for six units and 1,658 square feet of open space via an inner court on the third floor and a common roof deck on the sixth floor for the remaining units. The proposed project also includes 48 Class 1 bicycle parking spaces, 6 Class 2 bicycle parking spaces, and nine off-street parking spaces located within a below-grade garage accessible off of Clementina Street.	42	12/29/2015	BP FILED
2013.1179	1700 MARKET ST	The proposed Project includes the demolition of an existing two-story commercial building and new construction of an 8-story, 31,673 square foot residential building with 42 dwelling units, 1,753 square feet of ground floor commercial space and 42 bicycle parking spaces. The Project Sponsor seeks Conditional Use Authorization pursuant to Planning Code Sections 303 and 207.6 to modify the required 40 percent two-bedroom or greater unit mix by providing six two-bedrooms, fourteen studios, and 22 one-bedroom units. The Project is located on a triangular shaped lot at the corner of Market, Haight and Gough Streets with frontage on all three sides. The Project features basement tenant storage, a residential lobby with access on Market Street through to Haight Street, a bike room fronting on Market Street and a commercial space that wraps the eastern corner with entry on Market Street. Dwelling units consist of a mix of approximately 26 studio and 22 one-bedroom units all of which face onto a public right-of-way. Usable open space is provided via a common roof deck. No off-street parking is provided.	42	7/27/2015	BP FILED

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2013.0321	901 TENNESSEE ST	The proposed project consists of the demolition of the existing one-story warehouse building, and the new construction of a new, four-story (40-ft tall) with basement residential building (approximately 41,200 square feet). The proposed project includes 44 dwelling units, 33 off-street parking spaces, 88 new Class 1 bicycle parking spaces, and 2 Class 2 bicycle parking spaces. The dwelling unit mix includes 3 studios, 23 one-bedroom units, 15 two-bedroom units (including 5 "flexible-occupancy" units), and 3 three-bedroom units. The project incorporates approximately 3,697 square feet of common open space via a roof deck.	39	5/21/2015	PL APPROVED
2012.0673	119 07TH ST	A new 8-story residential development consisting of 39dwelling units, 1 level of below-grade parking with 14 spaces, and 1,974 sf of ground floor retail.	39	1/2/2015	BP ISSUED
2004.0093	SAN FRANCISCO OVERLOOK	The proposed project would involve the construction of 29 dwelling units and 58 off-street parking spaces in four new buildings on an undeveloped site. The residential buildings would three to four stories in height, approximately 10 - 40 feet in height from grade. Total residential gsf would be 62,340. The project would also involve the construction of a new road that would connect to Crestmont Drive.	34	5/14/2015	PL APPROVED
2013.0614	600 SOUTH VAN NESS AV	The proposed project would construct a 5-story mixed use building with residential above retail and private garage. The project would involve demolition of existing an single story auto motive repair structure. The mixed-use building would contain 27 residential units above ground floor retail, with 20 off-street parking spaces.	27	9/18/2015	CONSTRUCTION
2013.0318	233 - 237 SHIPLEY ST	The proposal is to demolish the existing 1,875 square foot industrial building (Lot 095) and construct a 4-story, 45-foot tall residential building. Lot 096, also 1,875 square feet, is currently vacant and used for automobile storage. The proposed new building would include 21 single occupancy dwelling units, approximately 2,200 square feet of common open space split between the rear yard and the roof deck, and bicycle parking. No automobile parking is proposed.	22	5/28/2015	CONSTRUCTION
2013.0341	2293 POWELL 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 17 dwelling units containing mix of one and two bedroom units. The project would have a garage containing 17 off-street parking spaces and 26 bicycle parking spaces.	17	12/9/2015	PL APPROVED
2014.0428	5 SHIPLEY ST / 935 FOLSOM ST / 77 FALMOUTH ST	Construction of new 4 story, 17-unit mixed-use residential building with two residential/commercial "Flex" space units on the ground floor and mezzanine with approximately 1,800 sf. It proposes 9 on-site, non-tandem parking spaces on mechanical parking lifts which includes one surface HC parking space.	15	6/25/2015	CONSTRUCTION

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2009.1177 C V	2353 LOMBARD ST	Demo of existing 2-story restaurant and construction of a new 4-story mixed use building. New building will consist of underground parking, ground floor commercial w/ parking and 3 stories of residential units.	21	14-Apr-14	Approved
2012.0258 C	1500 PAGE ST	Renovation of building previously used as a residential hotel/SRO to provide up to 17 dwelling units and one manager's unit of affordable housing, community space for residents, bicycle parking and open space. Work includes interior modifications, new e	17	14-Jan-14	Approved
2012.1572 V	3420 18TH STREET	The proposed project would demolish existing one-story commercial building and construct new five-floor building containing 16 residential units on four floors over ground floor garage containing 8 off-street parking spaces.	16	13-Aug-14	Granted w/conditions
2010.0947 C	735 MONTGOMERY ST	Build a 10-unit apartment house over 5,000 sq.ft. of retail space in the Jackson Square Historic District	10	28-Apr-14	Approved

Source: Planning Department

TABLE A-4.
Major Housing Projects Filed at Planning Department, 2015

Planning Case No.	Address / Project Name	Case Description	Net Units
2015-005848PRJ	1601 - 1637 MARKET ST / 53 COLTON ST	The proposed project is redevelopment of site for a mixed-use, mixed-income project, including a supportive affordable housing building. New units include 107 affordable, supportive housing efficiency units. "Other" use is the Local 38 Plumbers Union hall, collective bargaining space, and Pension Trust Fund offices.	584
2015-002604PRJ	667 FOLSOM ST, 120 HAWTHORNE ST, 126 HAWTHORNE ST	The proposal entails demolition of 126 Hawthorne Street, a 2 story concrete building and 667 Folsom Street, a 2 story concrete building. The 19,589 square foot project site comprises three adjoining rectangular lots. Following demolition, the proposal entails construction of a 130-foot-tall, 13-story mixed-use building containing 250 dwelling units; 11,179 square foot of commercial retail space.	250
2015-004109PRJ	333 12TH ST	The proposed project is to demolish both the existing building and the parking lot and redevelop the site, per the State's Density Bonus law (California Government Code Sections 65915-65918), into an "affordable-by-design / workforce" rental housing project. The project sponsor is proposing a "Base Project" and a "Bonus Project". The Base Project describes the maximum density permitted per the San Francisco Planning Code. the Bonus Project describes the maximum density permitted per California Sate Law.	219
2015-005862PRJ	975 BRYANT ST	The proposed project is to demolish the existing 32,407 square foot Formula Retail building and to construct a new 5-story over basement, 120 unit residential building with basement parking containing 117 parking spaces with a total of 211,000 gross square feet (160,000 sf residential and 51,000 sf for the garage). The existing building on the 51,562 square foot lot was constructed in 1928 and has 50 parking spaces and approximately 25 feet in height. The proposed building will be 48 feet in height and will require approximately 15 feet of excavation for the basement garage.	182
2015-008058PRJ	555 HOWARD ST	Demolish two existing 2-story buildings and construct new mixed-use tower with ~194,000 GSF residential (127 units) and ~167,000 GSF hotel (223 rooms). The project will have 2 levels of below-grade parking (76 spaces).	127
2015-000453PRJ	88 ARKANSAS ST	Priority Processing application for both Affordable Housing and LEED Platinum. 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
2014-000601PRJ	2675 FOLSOM ST	The proposal is to demolish the existing 22,111 square foot warehouse building and construct a 4-story, 40-foot tall residential building. The proposed new building would include approximately 117 dwelling units with 90 off-street parking spaces at the basement level.	117
2015-002837PRJ	PARCEL O	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, 1,200 sf of retail space, 2,028 sf of office space with no vehicle parking.	112

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Planning Case No.	Address / Project Name	Case Description	Net Units
2014-001674PRJ	1145 POLK ST	Demolition of existing building; construction of mixed-use building with retail space on first floor and 5 floors above of residential space consisting of 54 units of studio apartments. Modification of existing basement to create subterranean parking lot, with addition of a parking lot entrance on Hemlock Street.	54
2012.0865	1198 VALENCIA ST	Demo gas station structure and construct 42 dwelling units over commercial ground floor.	52
2015-002600PRJ	915 - 935 MINNA ST	The proposal is to construct a 4 story residential building with 38 dwelling units and 21 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 21 off-street underground parking spaces.	44
2015-005329PRJ	719 LARKIN ST	Demolish existing one-story over basement commercial building and construct a new mixed use 8-story building consisting of a basement level storage and residential parking garage, 1,400 SF ground floor retail, and 42 residential units.	42
2015-004085PRJ	349 08TH ST	Construct a new 5-story mixed-use residential building consisting of 38 residential units with associated private and common open space.	38
2015-009279PRJ	1433 BUSH ST	The proposed project is to demolish an existing one-story commercial building containing an automotive rental use and new construction of a 117-foot tall, 11 story mixed-use building containing 47 dwelling units, 9 residential parking spaces and 1110 square feet of ground floor commercial retail uses. The project includes 2,314sf of common open space in the form of a roof deck. The Project triggers the requirement under Planning Code section 253 to obtain conditional use authorization for the construction of a structure over 50 feet in height in an RC District.	34
2015-009459PRJ	3620 CESAR CHAVEZ ST	Demolish Existing 1 story office Building with surface parking. New Construction of a 29,590 sf mixed use Residential Building with 28 units, 940 sf of ground floor retail, 6 off-street parking spaces, and 28 Class I parking spaces.	28
2014-003157PRJ	1598 BAY ST	To permit 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 parking spots.	28

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Planning Case No.	Address / Project Name	Case Description	Net Units
2014-002181PRJ	2670 GEARY BLVD	Construction of a seven story mixed-use building composed of three stories with 21, two-four bedroom residential dwelling units, three stories of office space, one story commercial space and 3 levels of subterranean parking. The proposed building conforms to the maximum floor area allowed for the commercial and office spaces and the residential stories conform to the bulk requirements per NC-3 zoning. Qualifying private open space is included for each residence as well as a common roof top deck. The proposed project will seek a variance to reduce the required parking count to approx. 50% of what is required for mixed use building in NC-3 zoning.	21
2014-001676PRJ	2224 CLEMENT STREET	New construction of a 16 unit condominium building comprised of a parking garage at 5' below grade and four floors of units on podium at 5' above grade. The site is currently used as a parking lot.	16
2014-002330PRJ	300 OCTAVIA ST (BP SET 1 OF 2)	The proposed project includes construction of two 5-story, approximately 55-foot-tall building with a combined 24 residential units over ground floor commercial uses with bicycle parking.	16
2014-002414PRJ	3701 NORIEGA ST	Demolish automotive service station. Construct mixed use building with ground floor retail (grocery) and 14 upper floor dwelling units.	14

Source: Planning Department

TABLE A-5.**Major Projects Authorized for Construction by DBI, 2015**

Address	Units	Construction Type	Authorization Date
245 01ST ST	546	New Construction	10-Dec-15
800 INDIANA ST	326	New Construction	9-Oct-15
1201 TENNESSEE ST	259	New Construction	1-Apr-15
706 MISSION ST	169	Alteration	27-Oct-15
360 BERRY ST	129	New Construction	19-Feb-15
2500 ARELIIOUS WALKER DR	122	New Construction	9-Nov-15
923 FOLSOM ST	115	New Construction	12-May-15
1140 FOLSOM ST	112	New Construction	30-Dec-15
1527 PINE ST	103	New Construction	27-Oct-15
645 TEXAS ST	94	New Construction	27-Jan-15
255 FREMONT ST	85	New Construction	23-Jun-15
490 SOUTH VAN NESS AV	84	New Construction	1-Jun-15
1036 MISSION ST	83	New Construction	11-Sep-15
346 POTRERO AV	70	New Construction	18-Feb-15
570 JESSIE ST	47	New Construction	20-Feb-15
369 18TH AV	41	Expansion	11-Jun-15
119 07TH ST	39	New Construction	11-May-15
180 JONES ST	37	New Construction	9-Sep-15
1 FRANKLIN ST	35	New Construction	4-Mar-15
580 HAYES ST	29	New Construction	31-Mar-15
600 SOUTH VAN NESS AV	27	New Construction	2-Nov-15
1450 15TH ST	23	New Construction	29-May-15
233 SHIPLEY ST	21	New Construction	16-Mar-15
1741 POWELL ST	18	New Construction	24-Feb-15
1490 OCEAN AV	15	New Construction	19-Mar-15
1 STANYAN ST	13	New Construction	22-Oct-15
520 09TH ST	12	New Construction	19-Feb-15

Source: Planning Department

TABLE A-6.
Major Affordable Projects in the Pipeline as of December 31, 2015

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
Currently Under Construction										
Hunters Point Shipyard Block 49			59					59	60	New Construction
5800 3rd Street / Carroll Avenue Senior Housing McCormack Baron Salazar & BHPSS	25	95						120	121	New Construction
1239 Turk St / Rosa Parks II SFHA / TND	20	78						98	98	New Construction
200 Sixth St / Bill Sorro Community Mercy Housing CA			52	14				66	67	New Construction
1500 Page St Mercy Housing CA				16				16	17	Rehabilitation
588 Mission Bay Blvd / Mission Bay South Block 7W Related CA & Chinatown CDC					198			198	200	New Construction
800 Presidio/ Booker T Washington & John Stewart Co	24		25					49	50	New Construction
55 Laguna Senior Mercy Housing CA & Openhouse		39						39	40	Rehabilitation
207 Cameron Wy / Alice Griffith Ph 1-2 SFHA / McCormack Baron Salazar / Lennar			182					182	184	New Construction
Hunters View HOPE SF Phase II Blks 7 & 11 SFHA / The John Stewart Company			106					106	107	New Construction
Hunters View HOPE SF Phase II Block 10 SFHA / The John Stewart Company			71					71	72	New Construction
SUBTOTALS	69	212	495	30	198	0	0	1,004	1,016	
In Pre-Construction Phase										
1036 Mission St TND	40		42					82	83	New Construction

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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
238 Taylor St / 168-186 Eddy St TNDC	30		123					153	153	New Construction
222 Beale St / Transbay Block 7 Mercy Housing CA			119					119	120	New Construction
95 Laguna Senior Mercy Housing CA & Openhouse		69						69	70	New Construction
207 Cameron Wy / Alice Griffith Ph 3 SFHA / McCormack Baron Salazar / Lennar			140					140	141	New Construction
250 Fremont St / Transbay Block 8 TNDC			149					149	150	New Construction
270 Spear St / Transbay Block 1 Tishman Speyer						112		112	318	New Construction
1300 4th St / Mission Bay South 6 East TNDC	29		113					142	143	New Construction
705 Natoma / Canon Kip Episcopal Community Services	103							103	104	Rehabilitation
455 Fell St / Central Fwy Parcel O Mercy Housing CA & SFHDC			80					80	80	New Construction
1950 Mission St Mission Housing Development Co & BRIDGE	23		91					114	115	New Construction
17th & Folsom Chinatown CDC & MEDA	20		80					100	101	New Construction
1296 Shotwell Chinatown CDC & MEDA	20	75						95	96	New Construction
550 Mission Rock St / Mission Bay South Parcel 3 East Chinatown CDC & Swords to Plowshares	50				50			100	101	New Construction
Ping Yuen / RAD Chinatown CDC			234					234	234	Rehabilitation
Ping Yuen North / RAD Chinatown CDC			200					200	200	Rehabilitation
Westside Courts / RAD Related CA			136					136	136	Rehabilitation

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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
1750 McAllister / RAD Community Housing Partnership		97						97	97	Rehabilitation
Rosa Parks / RAD TND		198						198	198	Rehabilitation
350 Ellis / RAD TND		100						100	100	Rehabilitation
320-330 Clementina / RAD TND		276						276	276	Rehabilitation
Alemany / RAD Bernal / BRIDGE Housing			158					158	158	Rehabilitation
3850 18th St / RAD MEDA / BRIDGE Housing		107						107	107	Rehabilitation
Mission Dolores / RAD MEDA / BRIDGE Housing		92						92	92	Rehabilitation
1760 Bush / RAD Mercy Housing CA / John Stewart Co		108						108	108	Rehabilitation
Kennedy Towers / RAD Mercy Housing CA / John Stewart Co		98						98	98	Rehabilitation
2698 California St / RAD Mercy Housing CA / John Stewart Co		40						40	40	Rehabilitation
Westbrook Apts / RAD Related CA / John Stewart Co			226					226	226	Rehabilitation
SUBTOTALS	315	1,260	1,891	0	50	112	0	3,628	3,845	
In Preliminary Planning										
Hunters View HOPE SF Phase III SFHA / The John Stewart Company			62					62	63	New Construction
207 Cameron Wy / Alice Griffith Ph 4 SFHA / McCormack Baron Salazar / Lennar			47					47	47	New Construction
207 Cameron Wy / Alice Griffith Ph 5 SFHA / McCormack Baron Salazar / Lennar			131					131	132	New Construction
102-104 Octavia Blvd Central Fwy Parcel U	35							35	35	New Construction

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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
1654 Sunnyside Ave, HOPE SF SFHA / Mercy Housing CA & Related CA			625		344			969	1,700	New Construction
1095 Connecticut St / 751 Missouri St Potrero Terrace & Potrero Annex SFHA / BRIDGE Housing			606		152			758	1700	New Construction
3001 24th Street / Casa de la Mission		35						35	35	New Construction
Hunters Point Shipyard Block 54			39					39	40	New Construction
Candlestick Point-03 Block 10a	28		111					139	140	New Construction
Candlestick Point-03 Block 11a	30		119					149	150	New Construction
Transbay Block 4			99					99	100	New Construction
Broadway & Front St / Seawall Lot 322-1 Family	24		65			30		119	120	New Construction
Davis & Broadway / Seawall Lot 322-1 Senior	10		27		12			49	50	New Construction
Geneva & San Jose / Balboa Park Upper Yard	18		69					87	88	New Construction
Mission Bay South Block 6 West	21		84					105	106	New Construction
490 South Van Ness	14		57					71	72	New Construction
SUBTOTALS	180	35	2,141	0	508	30	0	2,894	4,578	
TOTALS	607	2,498	5,252	30	839	172	0	9,398	11,316	

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 B-1.
Housing Trends by Planning Area, 2015

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	16	71			71
Central Waterfront	586	8			8
East SoMa	187	4	2	1	3
Market and Octavia	70	79		406	485
Mission (EN)	226	140		48	188
Showplace Square/ Potrero Hill	128	27	1		26
Western SoMa (EN)	123	41		14	55
Rest of City	1,646	2,102	22	38	2,118
San Francisco	2,982	2,472	25	507	2,954

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, 2015

Planning Area	No. of Projects	Units Entitled
Central Waterfront	4	298
East SoMa	5	480
Market and Octavia	4	760
Mission (EN)	1	22
Showplace Square/ Potrero Hill	1	107
Western SoMa (EN)	1	27
Rest of City	7	1,024
San Francisco	23	2,718

Source: Planning Department

TABLE B-3.
Housing Units Added by Building Type and Planning Area, 2015

Planning Area	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
Balboa Park	-	-	-	-	71	71
Central Waterfront	-	-	8	-	-	8
East SoMa	1	4	-	-	-	5
Market and Octavia	-	2	12	1	470	485
Mission (EN)	3	7	11	18	153	192
Showplace Square/ Potrero Hill	1	2	3	-	21	27
Western SoMa (EN)	-	-	4	25	26	55
Rest of City	43	134	52	1	2,022	2,252
Total	48	149	90	45	2,763	3,095

Source: Planning Department

TABLE B-4.
Units Demolished by Building Type and Planning Area, 2015

Planning Area	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
East SoMa	1	-	2	-	-	2
Showplace Square/ Potrero Hill	1	1	-	-	-	1
Rest of City	15	14	-	-	8	22
San Francisco	17	15	2	0	8	25

Source: Planning Department

TABLE B-5.
Units Lost Through Alterations and Demolitions by Planning Area, 2015

Planning Area	Alterations					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
Mission (EN)	4	-	-	-	4	-	4
East SoMa	-	-	-	-	-	2	2
Showplace Square/ Potrero Hill	-	-	-	-	-	1	1
Rest of City	96	12	1	3	112	22	134
San Francisco	100	12	1	3	116	25	141

Source: Planning Department

TABLE B-6.
New Affordable Housing Constructed in Planning Areas, 2015

Planning Area	Affordable Units	Total Units	AMI Target	Tenure	Funding Source
Balboa Park					
1100 OCEAN AV	71	70	VLI	Rental	CDLAC/ TCAC
Market-Octavia					
100 VAN NESS AV	48	399	LI	Rental	Inclusionary
35 DOLORES ST	4	37	MOD	Ownership	Inclusionary
400 GROVE ST	4	34	MOD	Ownership	Inclusionary
Mission (EN)					
1875 MISSION ST	6	39	MOD	Ownership	Inclusionary
Western SoMa (EN)					
870 HARRISON ST	4	26	MOD	Ownership	Inclusionary
Rest of City					
1400 MISSION ST	190	190	167 MOD/23 MID	Ownership	Inclusionary
527 STEVENSON ST	9	60	LI	Rental	Inclusionary
101 DONAHUE ST	6	63	LI	Ownership	Inclusionary
201 DONAHUE ST	3	25	LI	Ownership	Inclusionary
280 BEALE ST	69	70	VLI	Rental	CDLAC/ TCAC
255 BROADWAY *	74	75	VLI	Rental	CDLAC/ TCAC
119-141 HABITAT TR	12	12	MOD	Ownership	Inclusionary
San Francisco	500	1,100			

Source: Planning Department

CDLAC – California Debt Allocation
 TCAC – Tax Credit Allocation Committee

TABLE C.
San Francisco Zoning Districts, as of 2015

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

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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, 2006–2015

Fiscal Year	Amount Collected
2006	\$19,225,864
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
TOTAL	\$187,796,097

Source: Planning Department

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.

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