2018 SAN FRANCISCO HOUSING INVENTORY
The Housing Inventory Report has been produced annually since 1967 - this year is the 49th edition.

The Report covers a range of information including: changes to San Francisco’s housing stock, such as new construction, demolitions, alterations; progress with RHNA; annual net gain in housing units; and, affordable housing.
### 2018 Highlights—Housing Production

<table>
<thead>
<tr>
<th>Year</th>
<th>Net Units Added</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td></td>
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<tr>
<td>2016</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>2018</td>
<td>2,579</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>2018</th>
<th>Change from 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Stock</td>
<td>394,615</td>
<td>▲ 0.7%</td>
</tr>
<tr>
<td>New Units</td>
<td>2,690</td>
<td>▼ 40%</td>
</tr>
<tr>
<td>Units Lost</td>
<td>111</td>
<td>▲ 59%</td>
</tr>
<tr>
<td>Net Units Added</td>
<td>2,579</td>
<td>▼ 42%</td>
</tr>
</tbody>
</table>

2018 Housing Inventory
2018 HIGHLIGHTS—HOUSING PRODUCTION

NEW CONSTRUCTION
2,309 ▼46%

NEW UNITS ADDED IN 20+ UNIT BUILDINGS
2,340

EXPANSION OF EXISTING STRUCTURES/CONVERSIONS
381 ▲58%

ADUS & LEGALIZATIONS
141 ▲42%
2018 HIGHLIGHTS—
UNITS LOST THROUGH
ALTERATIONS AND
DEMOLITIONS

<table>
<thead>
<tr>
<th>Year</th>
<th>UNITS LOST</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td></td>
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<td>2018</td>
<td>111</td>
</tr>
</tbody>
</table>

CORRECTION TO RECORDS

- 21

CONVERSION TO NON-
RESIDENTIAL USES

- 1

DEMOLOISHED UNITS

- 53

NON-CONFORMING
OR ILLEGAL UNITS REMOVED

- 31

UNITS LOST VIA MERGERS

- 5
2018 HIGHLIGHTS—AUTHORIZED UNITS

UNITS AUTHORIZED FOR CONSTRUCTION

6,097

-9%

20-Year Units Authorization Trends, 1999–2018

5-Year Units Authorization Trends, 2012–2016

5-Year Unit Demolition Trends, 2012–2016


Units Authorized for Construction Net Change in Number of Units

Units Demolished Net Change in Number of Units

Units Completed from New Construction

Net Change in Number of Units

2018 Housing Inventory
2018 HIGHLIGHTS—AUTHORIZED UNITS BY SHARE OF REGION’S PRODUCTION
2018 HIGHLIGHTS—AFFORDABLE HOUSING

NEW AFFORDABLE UNITS

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Change from 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>645</td>
<td>▼56%</td>
</tr>
<tr>
<td>INCLUSIONARY UNITS</td>
<td>▼61%</td>
</tr>
<tr>
<td>163</td>
<td></td>
</tr>
<tr>
<td>SECONDARY UNITS/ADUS</td>
<td>▲42%</td>
</tr>
<tr>
<td>141</td>
<td></td>
</tr>
</tbody>
</table>

78% MARKET RATE

24% AFFORDABLE
### 2018 Highlights—Affordable Housing by Income Level

#### Extremely Low Income (<30% AMI)
- 0

#### Very Low Income (30-50% AMI)
- 40  6%

#### Low Income (50-80% AMI)
- 401  62%

#### Moderate Income (80-120% AMI)
- 204*  32%

* 141 units are considered "secondary units" or accessory dwelling units (ADUs) and are not income-restricted.

![Pie chart showing distribution by income level]

**Graph:**
- 32% Moderate
- 62% Low
- 6% Very Low
2018 RHNA PROGRESS REPORT

PROGRESS TOWARDS RHNA MINIMUM TARGETS

17,157 units 59%

ACTUAL PRODUCTION, 2015-2022

- Very Low Income (<50% AMI): 16%
- Low Income (50–80% AMI): 9%
- Moderate Income (80–120% AMI): 70%
- Above Moderate (>120% AMI): 5%
UNITS ACQUIRED OR REHABBED
49

RAD PROGRAM UNITS
1,167

RAD PROGRAM UNITS ADDED SINCE 2016
3,443

2018 HIGHLIGHTS—RENTAL ASSISTANCE DEMONSTRATION PROGRAM

- 20% LOW INCOME
- 80% VERY LOW INCOME
2018 HIGHLIGHTS—ADDITIONAL FINDINGS

ADUS COMPLETED
79 units

ADUS LEGALIZED
62 units

TOTAL ADUS ADDED
▲ 42% CHANGE FROM 2017

2014 2015 2016 2017 2018

141 ADU UNITS ADDED
2018 HIGHLIGHTS—DENSITY BONUS

DENSITY BONUS PROJECTS IN PIPELINE

43 PROJECTS

UNITS PROPOSED BEFORE BONUS

2,600 UNITS

UNITS PROPOSED AFTER BONUS

3,645 UNITS
2018 HIGHLIGHTS—
UNITS IN THE PIPELINE

UNITS FILED

5,416 units

UNITS ENTITLED

4,552 units

UNITS AUTHORIZED

6,097 units
The Housing Inventory Reports supply data for the following reports and studies:

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