

2017 SAN FRANCISCO HOUSING INVENTORY

San Francisco
Planning



ABOUT

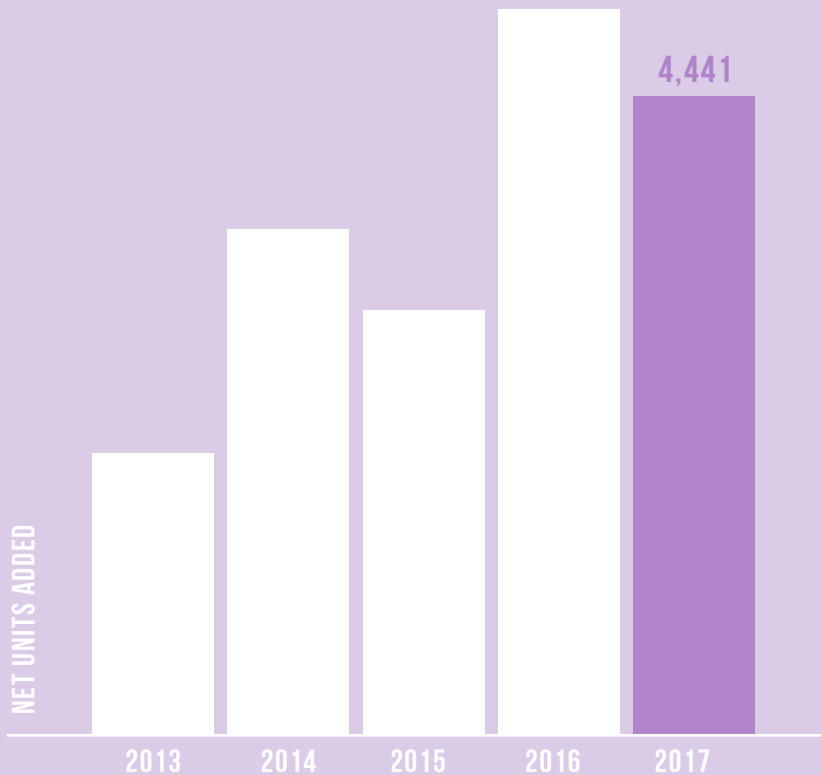
The Housing Inventory Report has been produced annually since 1967 - this year is the 48th edition.

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.

2017 SAN FRANCISCO HOUSING INVENTORY



2017 HIGHLIGHTS— HOUSING PRODUCTION



HOUSING STOCK

CHANGE FROM 2016

392,038

▲ 1%

NEW UNITS

CHANGE FROM 2016

4,511

▼ 8%

UNITS LOST

CHANGE FROM 2016

70

▼ 66%

NET UNITS ADDED

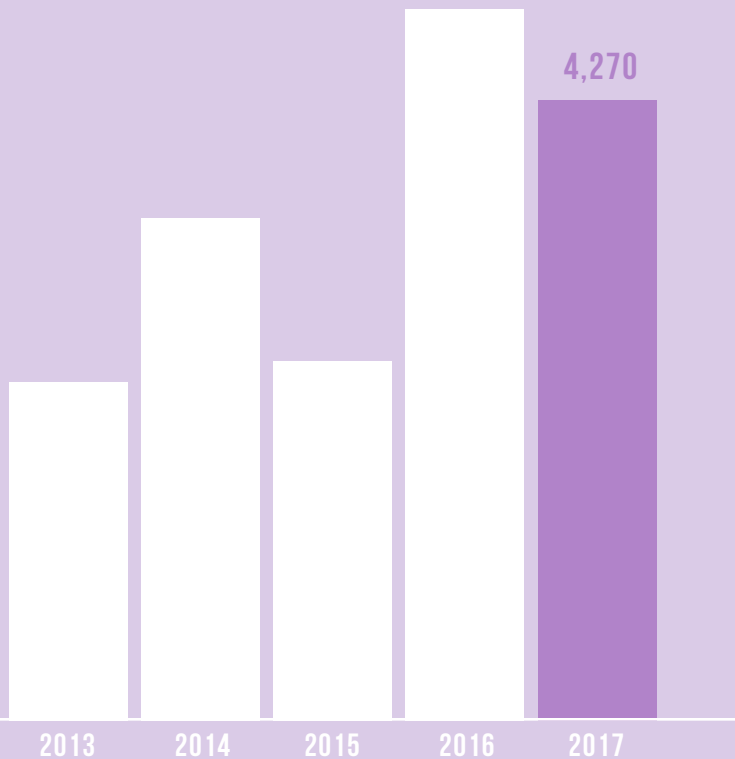
CHANGE FROM 2016

4,441

▼ 12%

2017 HIGHLIGHTS— HOUSING PRODUCTION

NEW CONSTRUCTION UNITS



NEW CONSTRUCTION

CHANGE FROM 2016

4,270

▼ 13%

EXPANSION OF EXISTING STRUCTURES/ CONVERSIONS

CHANGE FROM 2016

241

▼ 30%

DEMOLISHED UNITS

CHANGE FROM 2016

18

▼ 40%

UNITS LOST VIA LEGALIZATION

CHANGE FROM 2016

44

▼ 39%

UNITS LOST VIA MERGERS

CHANGE FROM 2016

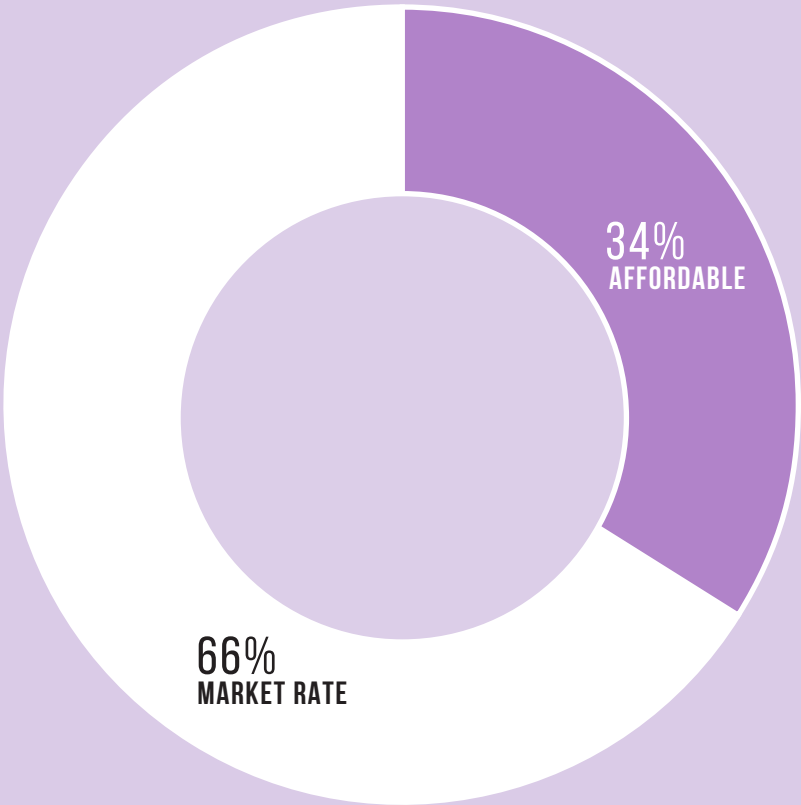
4

▼ 75%

UNITS LOST VIA CONVERSIONS

2

2017 HIGHLIGHTS— AFFORDABLE HOUSING



NEW AFFORDABLE UNITS

CHANGE FROM 2016

1466

▲ 83%

INCLUSIONARY UNITS

CHANGE FROM 2016

421

▼ 6%

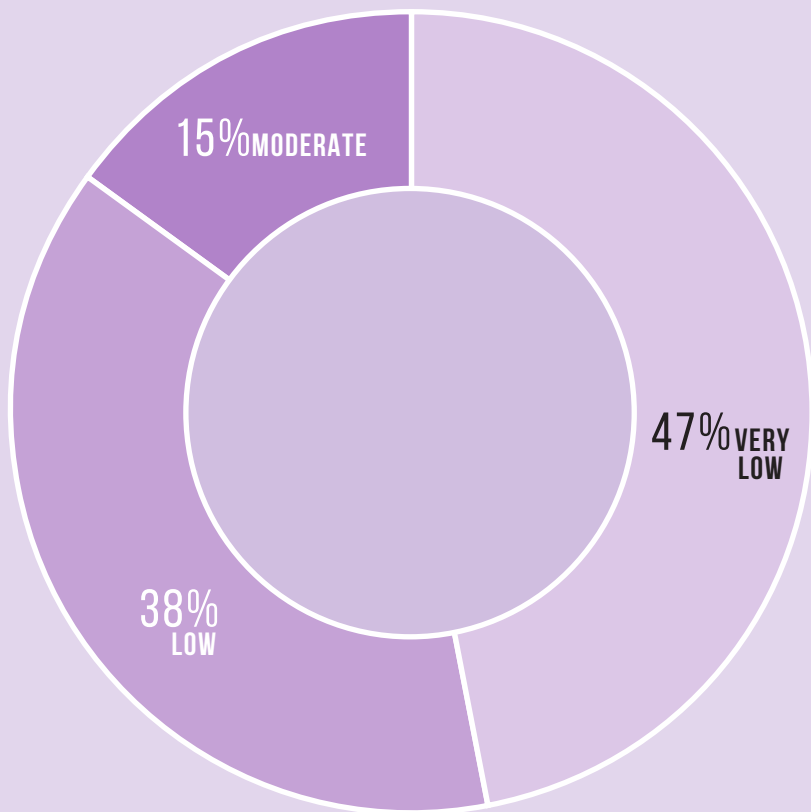
SECONDARY UNITS

CHANGE FROM 2016

99

▲ 52%

2017 HIGHLIGHTS— AFFORDABLE HOUSING BY INCOME LEVEL



EXTREMELY LOW INCOME (<30% AMI)

0

VERY LOW INCOME (50% AMI)

686

47%

LOW INCOME (80% AMI)

558

38%

MODERATE INCOME (120% AMI)

222*

15%

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

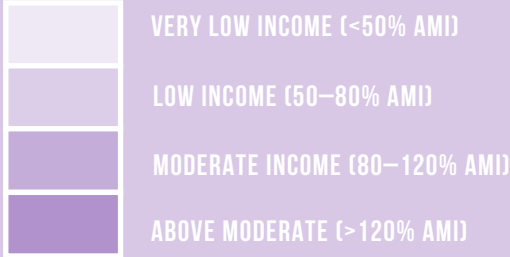
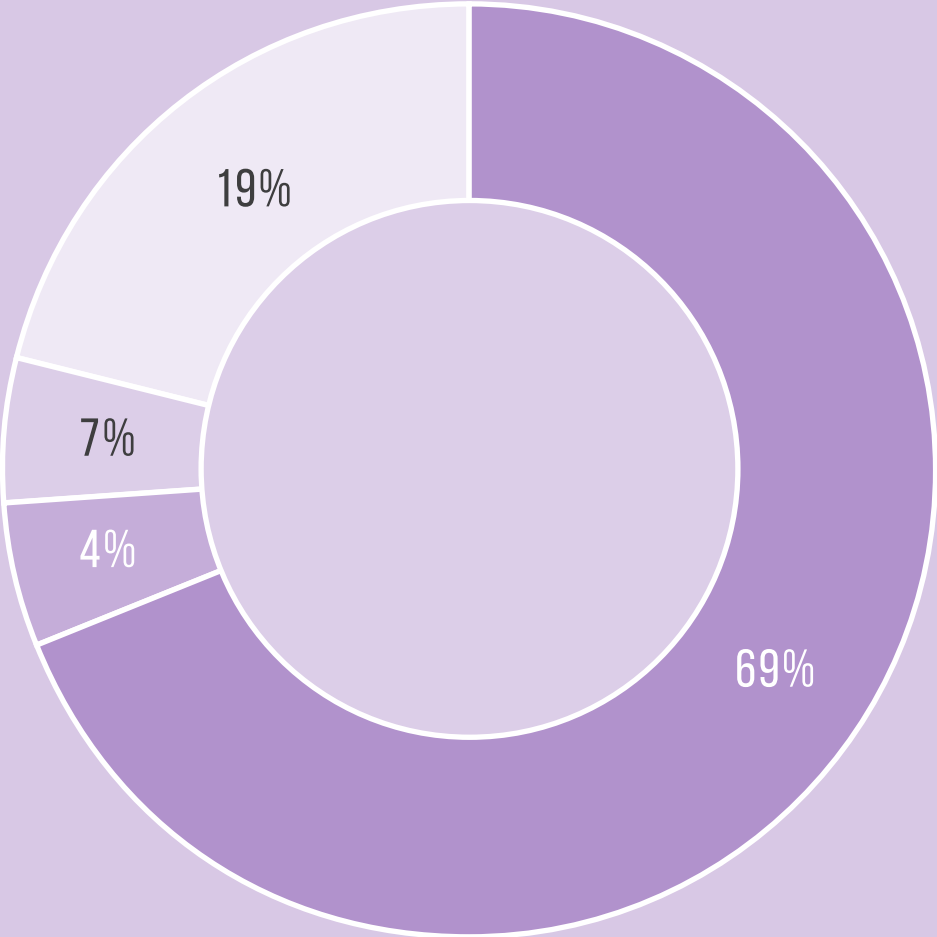
2017 RHNA-RELATED REPORT

PROGRESS TOWARDS RHNA

14,467 UNITS

50%

ACTUAL PRODUCTION, 2015-2022

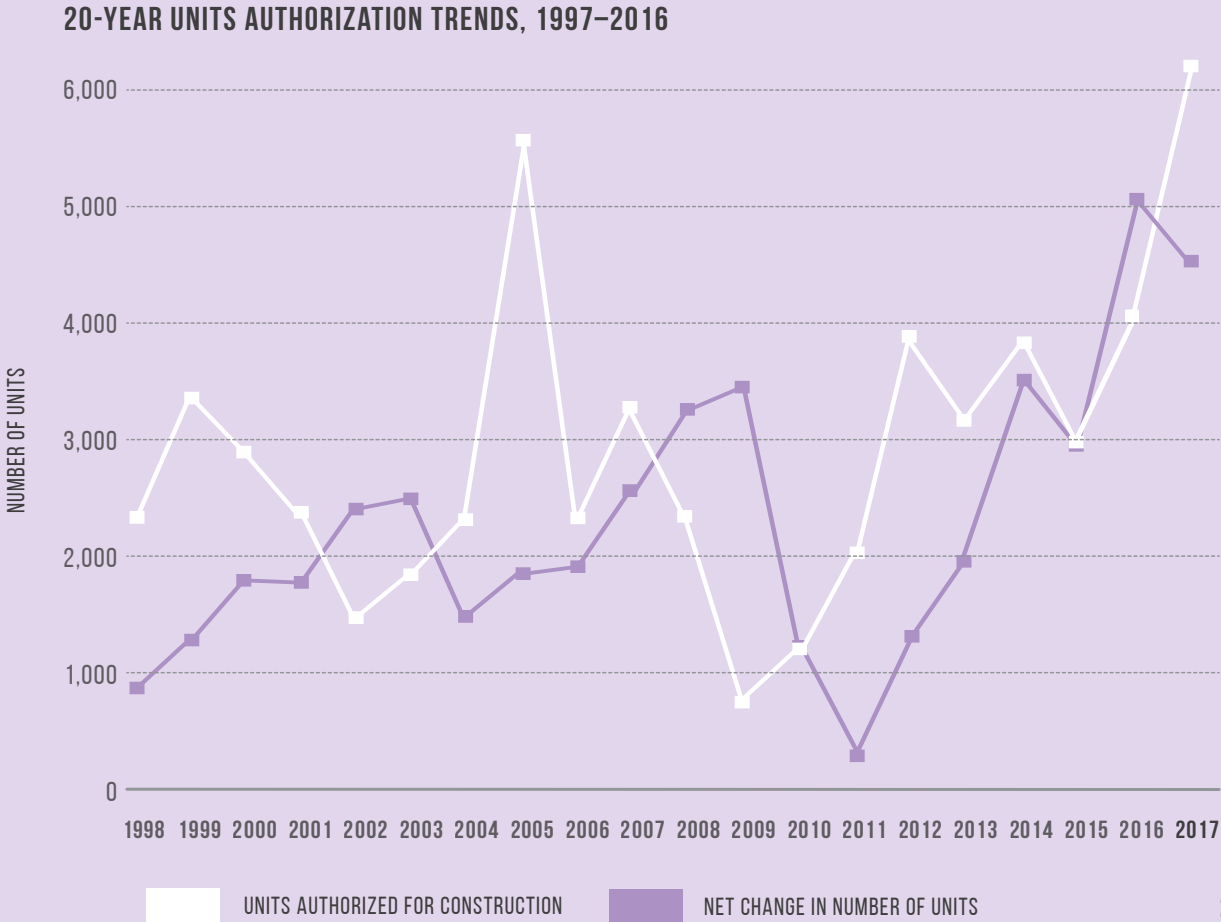


2017 HIGHLIGHTS— AUTHORIZED UNITS

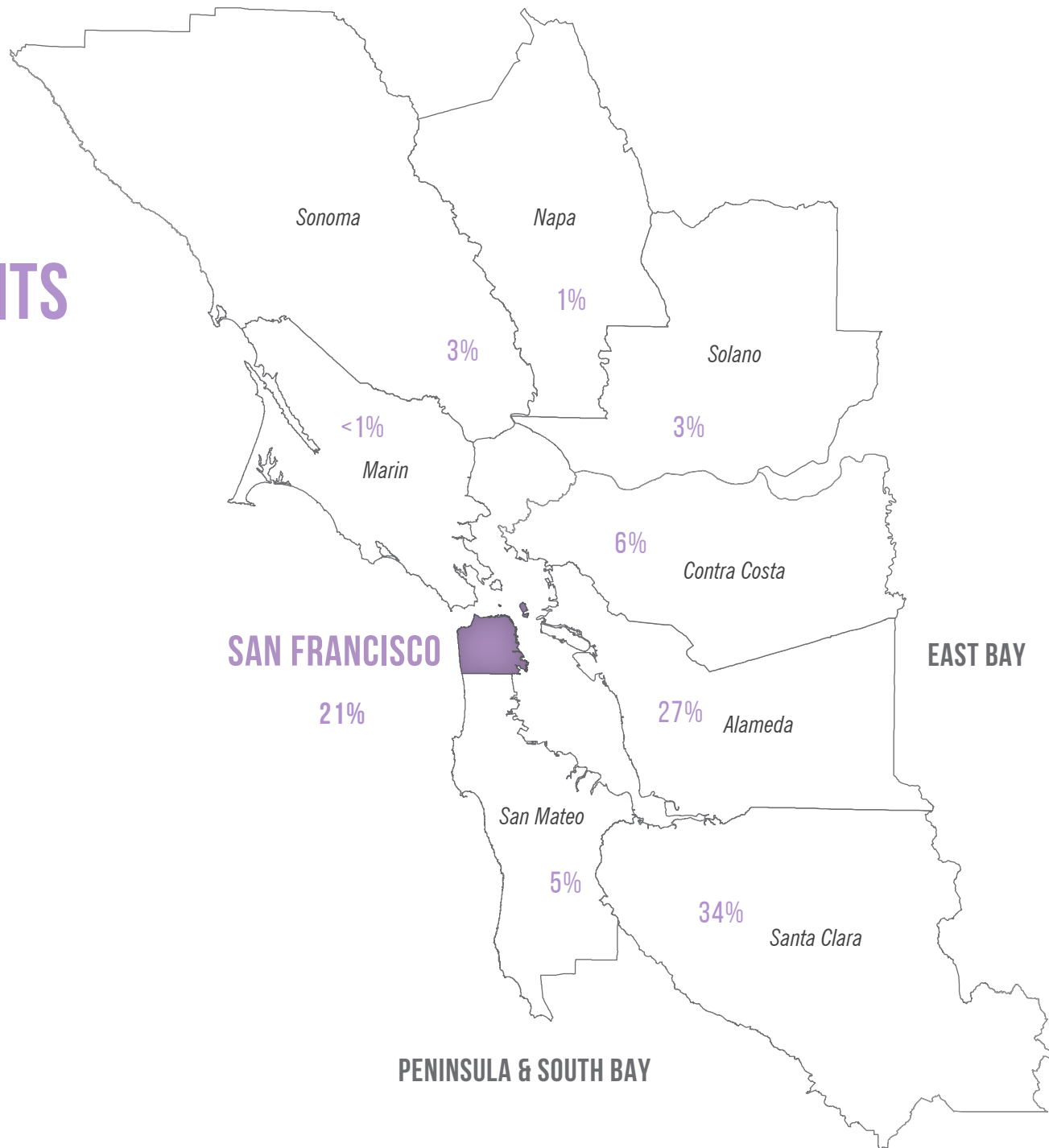
UNITS AUTHORIZED FOR CONSTRUCTION

6,731

▲ 66%



2017 HIGHLIGHTS— AUTHORIZED UNITS BY COUNTY



2017 HIGHLIGHTS— ENTITLEMENTS

UNITS ENTITLED

7,679

CHANGE FROM 2016

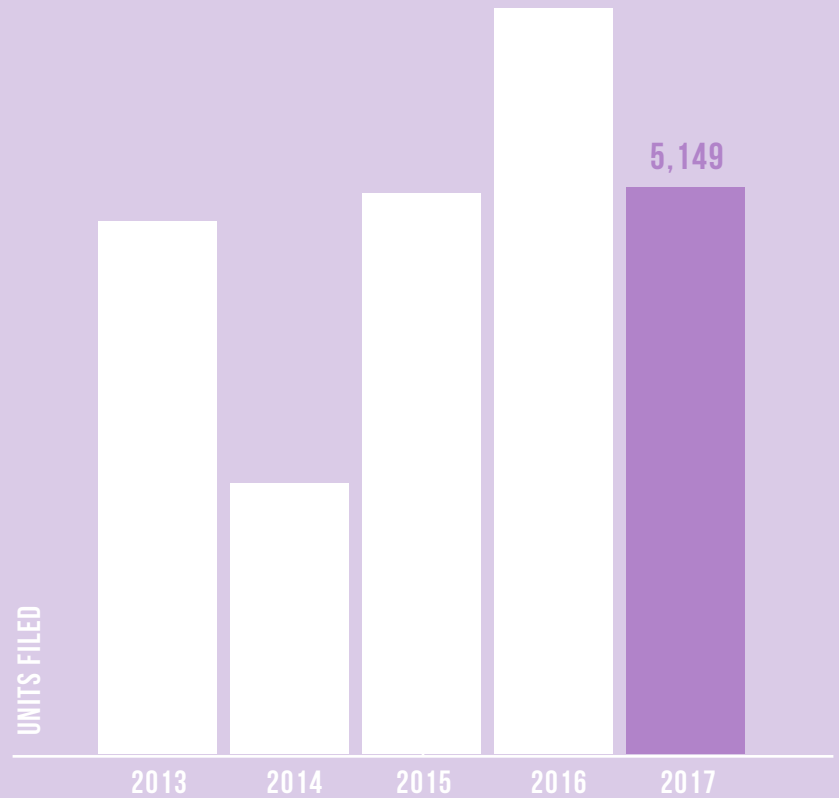
▲ 82%

UNITS FILED

5,149

CHANGE FROM 2016

▼ 24%



2017 HIGHLIGHTS— ADDITIONAL FINDINGS

NEW CONDO CONSTRUCTION CHANGE FROM 2016

▲ 59%

CONDO CONVERSIONS CHANGE FROM 2016

▼ 29%

SRO ROOMS CHANGE FROM 2016

▲ 11_{ROOMS}

REHABILITATED UNITS

119_{UNITS}



2017 HIGHLIGHTS— ADDITIONAL FINDINGS

ADUS COMPLETED

23 UNITS

ADUS LEGALIZED

76 UNITS





HOUSING INVENTORY DATA

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

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

REPORT AND DATA AVAILABLE

PLANNING DEPARTMENT WEBSITE

SFPLANNING.ORG

DATA SF

DATASF.ORG



**THANK
YOU.**

COMMENTS AND QUESTIONS?

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