

Housing in the Market Octavia Plan Area

September 21, 2015

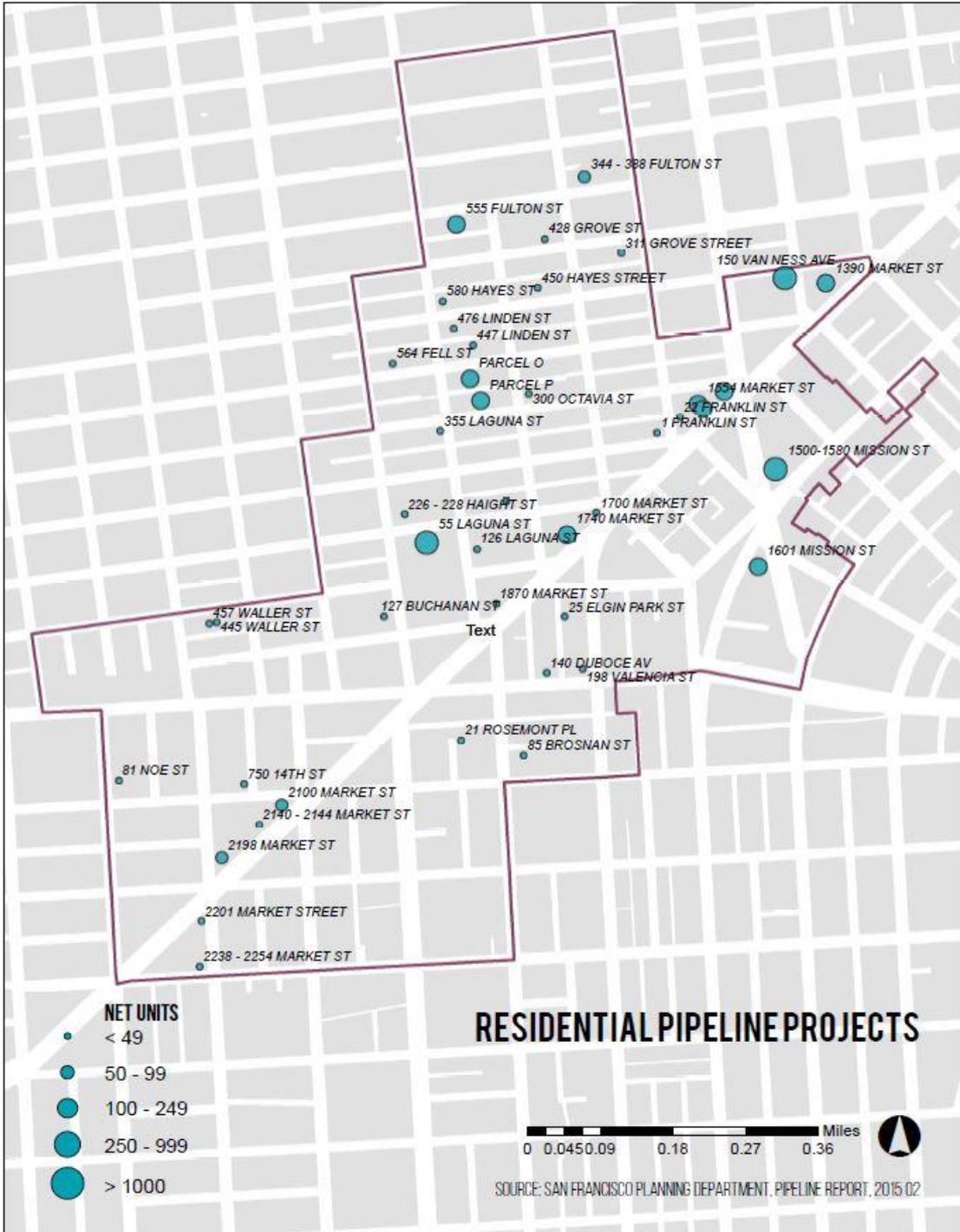
San Francisco Planning Department

Housing built to date (since 2008) in Market Octavia:

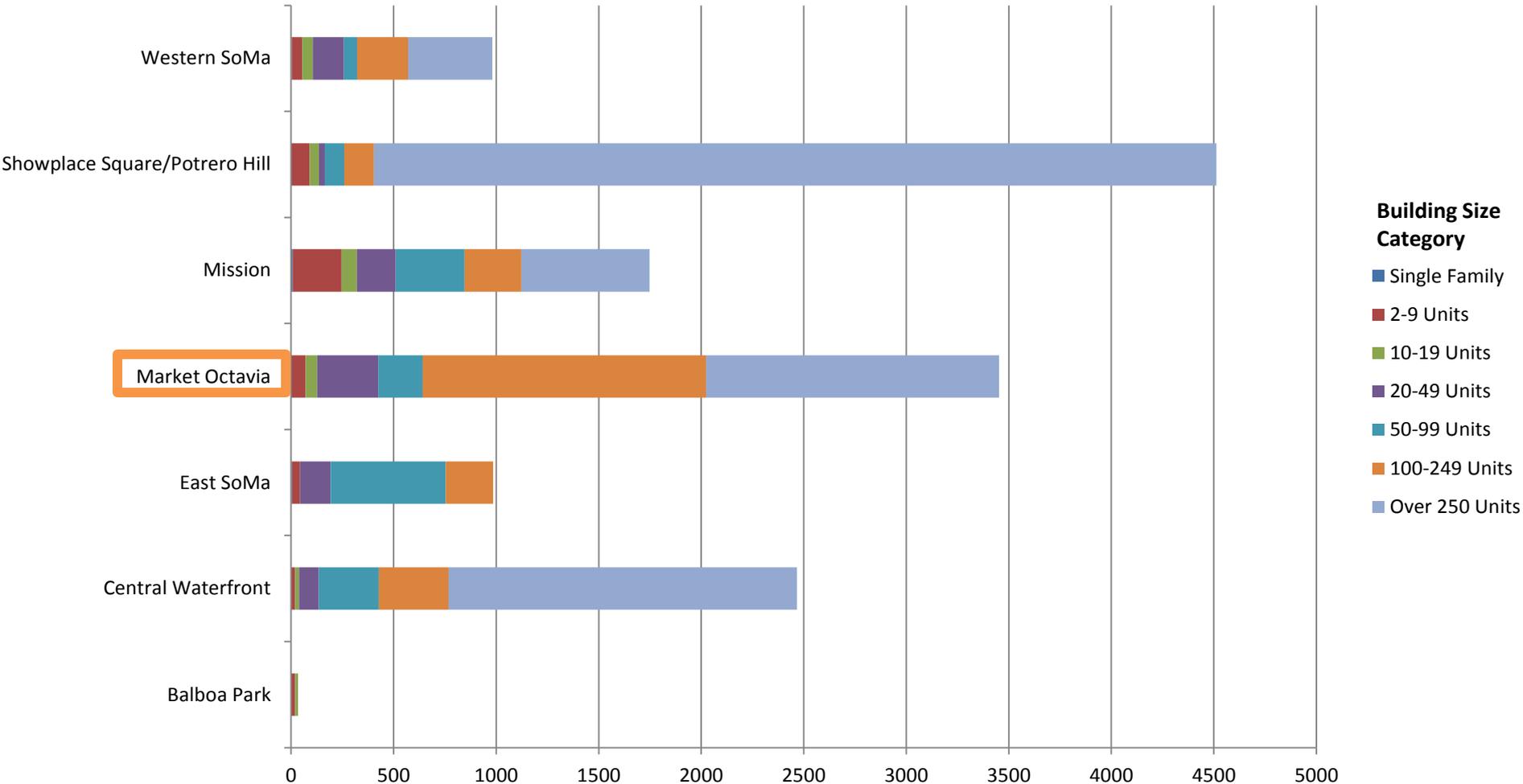
1,365 units in 60 projects

Housing in the pipeline in Market Octavia:

Approximately 3,400 units in 44 projects



Units by Building Size Cat. by Plan Area



Projects by Plan Area & Building Size

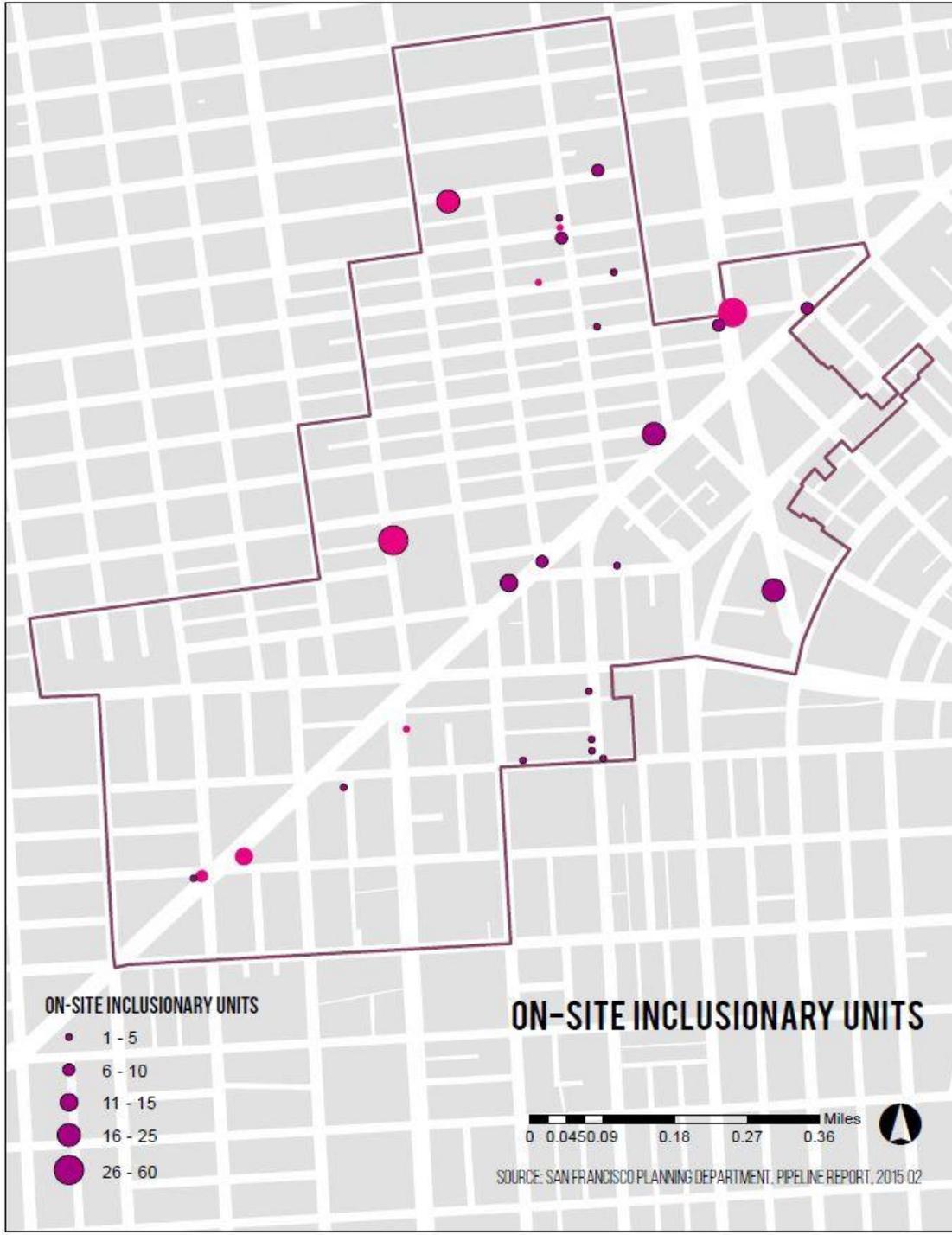
Plan Area	No. of Projects	% No. of Projects	Net Units	% Net Units	Avg. Units/Project	Net GSF
Balboa Park	5	0.4%	31	0.1%	6	(2,500)
Central Waterfront	21	2%	2,465	5%	117	3,124,834
East SoMa	40	4%	940	2%	24	657,565
Market Octavia	46	4%	3,389	6%	74	407,720
Mission	96	9%	1,606	3%	17	(8,378)
Showplace Square/Potrero Hill	48	4%	3,881	7%	81	515,576
Western SoMa	35	3%	957	2%	27	1,570,486
Rest of City	828	74%	41,284	76%	50	17,817,480
San Francisco	1,119	100%	54,553	100%	49	24,082,783

Rents in Market Octavia (January 2015 to Present)

Unit size	Average asking Price	Listings in Category
0-bedroom	\$2,261	359
1-bedroom	\$3,507	578
2-bedroom	\$4,734	428
3-bedroom	\$5,797	53
4-bedroom	\$5,888	5
Avg. Unit	\$3,655	1423

On-Site Inclusionary Units in Market Octavia (1996-2014)

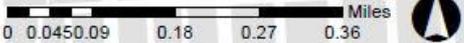
	Total On-Site Inclusionary	Total Units
Completed	111	1,042
Pipeline	171	1,207



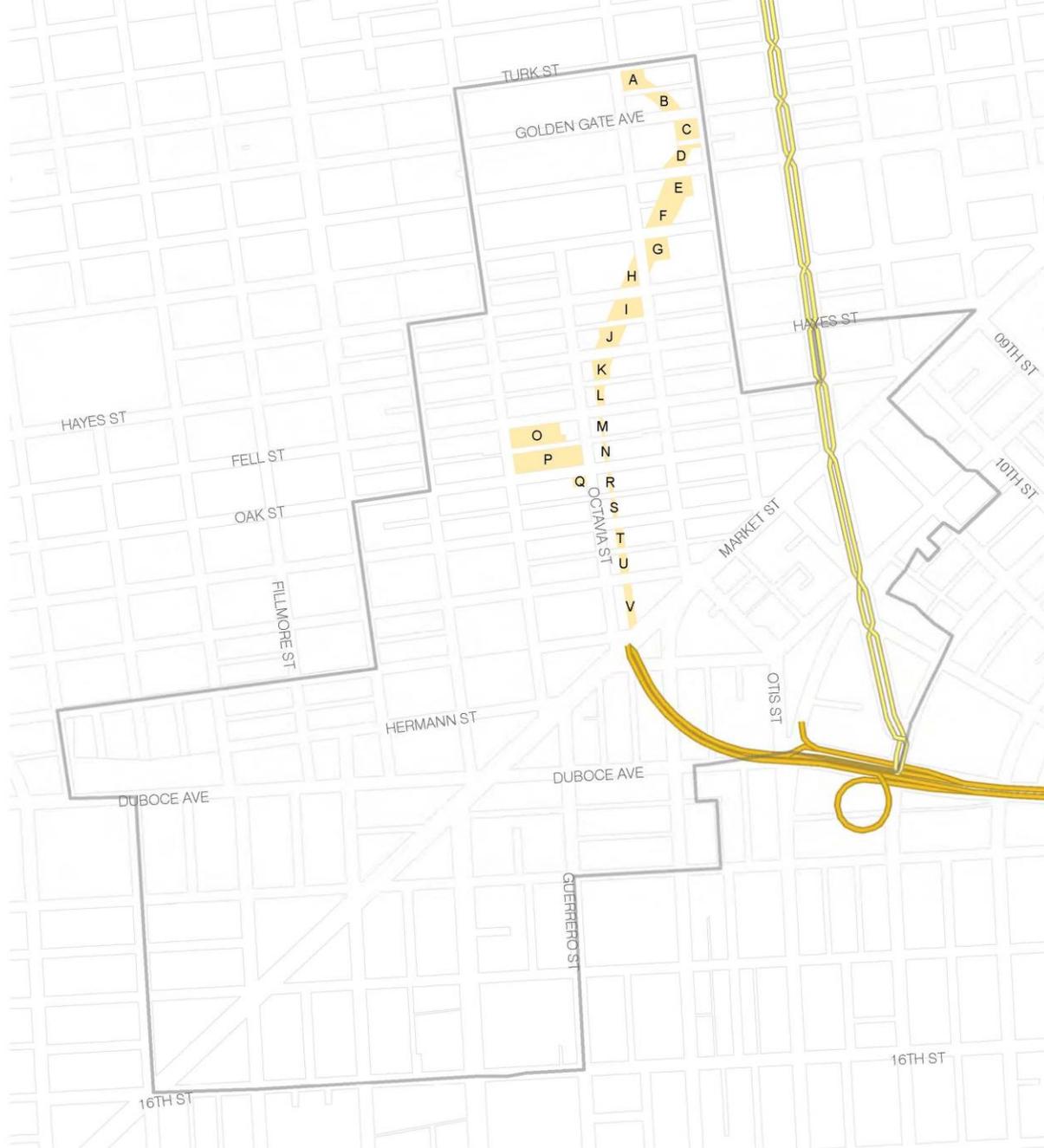
ON-SITE INCLUSIONARY UNITS

- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 25
- 26 - 60

ON-SITE INCLUSIONARY UNITS



SOURCE: SAN FRANCISCO PLANNING DEPARTMENT, PIPELINE REPORT, 2015 02



Market Octavia Freeway Parcels



0

1,500

Feet

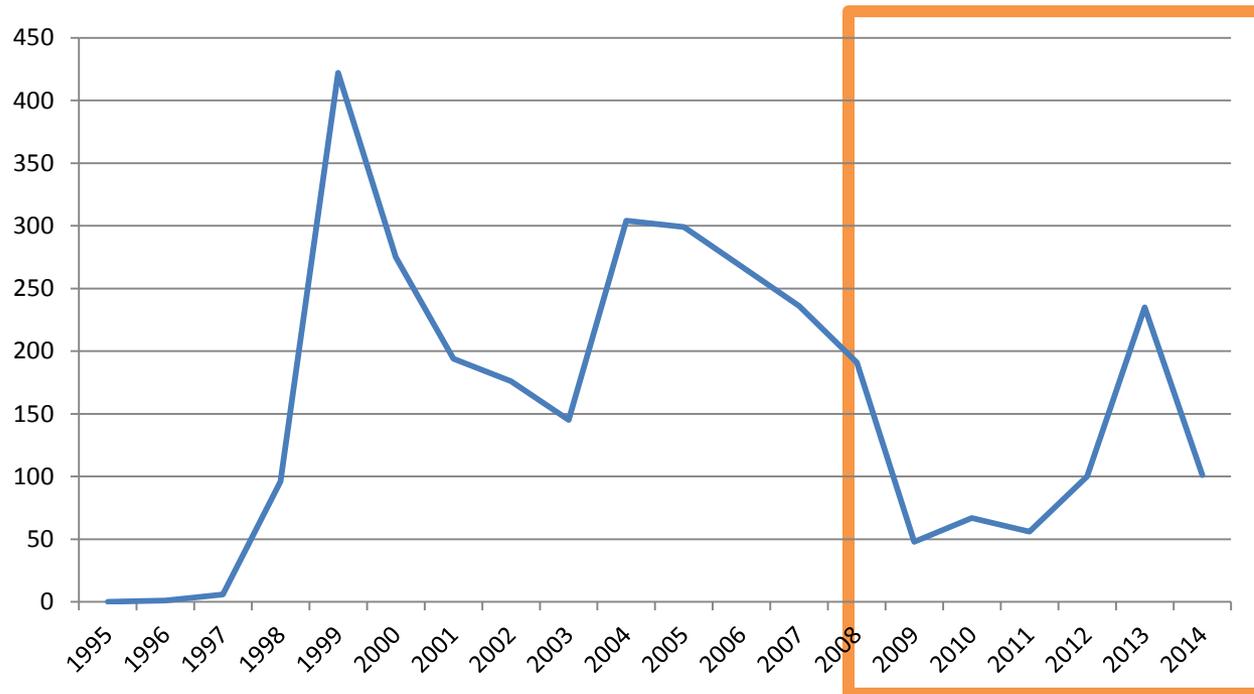
Table 3.10: Central Freeway Parcels					
	Parcel	Address	No. of Units	No. of Affordable Units	Development Status
Completed	A	881 Turk Street	101	101	Completed
	A	368 Elm Street	28	3	Completed
	C	701 Golden Gate Ave	100	100	Completed
	G	365 Fulton St	120	120	Completed
	H	527 Gough Street	21	3	Completed
	I	401 Grove St/ 300 Ivy	63	9	Completed
	Q	261 Octavia Blvd	15	15	Completed
	V	8 Octavia Blvd	47	7	Completed
	Total Completed		495	358	72%
Pipeline	F	380 Fulton	75	0	Under Construction
	J	450 Hayes Street	41	0	Under Construction
	M	360 Octavia Blvd	16	0	Under Review
	N	300 Octavia Blvd	16	0	Under Review
	P	307 Octavia/ 400 Laguna	182	0	Under Construction
	U	102-04 Octavia Blvd	30	30	Under Review
	Total Pipeline		360	30	8%
TOTALS		855	388	45%	

Evictions

Market & Octavia Area since 2008:

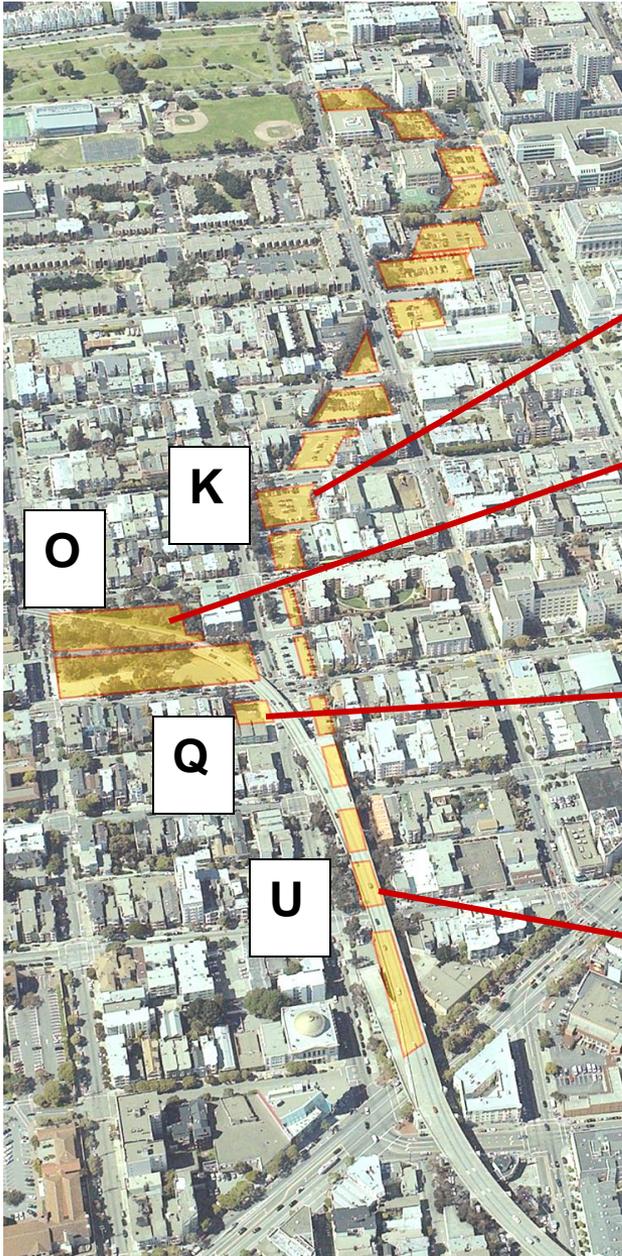
- Ellis Act Evictions: **62**
- No Fault Evictions: **103**

Citywide Ellis Act Evictions, 1995-2015



**798 Ellis Act
Evictions
Citywide since
2008**

MOHCD Projects



PROPOSED

- First-Time Home Ownership (80-120% AMI)
- 20-25 units; ground floor retail
- Development in 2021 (end of Proxy lease)

PROPOSED

- Mercy Housing California/San Francisco Housing Development Corporation
- Family Rental Housing (up to 50% AMI)
- 112 units with small corner retail
- Start construction late 2016/early 2017



Octavia Court

- West Bay Housing/Satellite Housing
- Persons with Developmental Disabilities
- 15 units

PROPOSED

- Transition-Aged Youth
- 32 units
- To be developed by MOHCD with Parcels R & S as 100% affordable (~72 units total)

Market Octavia New Condos	
Year	Condo Conversion
2008	49
2009	31
2010	15
2011	13
2012	9
2013	7
2014	17