



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: 8 October 2019
TO: City Planning Commission
FROM: John Rahaim, Director of Planning
RE: HOUSING BALANCE REPORT No. 9
1 July 2009 – 30 June 2019

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SUMMARY

This report is submitted in compliance with Ordinance No. 53-15 requiring the Planning Department to monitor and report on the housing balance between new market rate and new affordable housing production. One of the stated purposes of the Housing Balance is “to ensure that data on meeting affordable housing targets Citywide and within neighborhoods informs the approval process for new housing development.” This report is the ninth in the series and covers the ten-year period from 1 July 2009 through 30 June 2019. The report is published twice annually in April and October.

The ordinance defines the “Housing Balance” as the proportion of all new affordable housing units to the total number of all new housing units for a 10-year “Housing Balance Period”, accounting for any loss of units removed from “protected status.” In addition, the reporting must include a calculation of “Projected Housing Balance” which is focused exclusively on forward-looking housing production and includes residential projects that have received approvals from the Planning Commission or Planning Department, including projects under construction, permitted for construction, and those entitled but that have not yet received permits to commence construction.

In the 2009 Q3 -2019 Q2 Housing Balance Period, the Cumulative Housing Balance is 20.5%, which is higher than the previous period (17.3% for 2009Q1 – 2018 Q4). The expanded Citywide Cumulative Housing Balance is a little over 27%, although this varies by Supervisor district. Distribution of the expanded Cumulative Housing Balance over the 11 Board of Supervisor Districts ranges from -225% (District 4) to 68% (District 5). This variation, especially with negative housing balances, is due to the larger number of units permanently withdrawn from rent control protection relative to the number of total net new units and net affordable units built in those districts.

The Projected Housing Balance Citywide is 22.3%. The ordinance specifically directs the exclusion of master planned multi-phase development projects from the projected housing

balance calculations until site permits are obtained. In addition to three named projects in the ordinance (Treasure Island/Yerba Buena Island, Candlestick Point/Hunters Point Shipyard, and Parkmerced), another six master planned development projects were identified for exclusion as well: Pier 70, HopeSF (Potrero and Sunnydale), India Basin, Schlage Lock, and Mission Rock. Remaining phases from all eight projects will yield an additional 31,520 net new units, of which 23% (or about 7,101 units) would be affordable to low- and moderate-income households.

The Projected Housing Balance methodology as required by the ordinance is not necessarily an accurate predictor of current or future affordable housing production as it does not account for the expected (but not yet entitled or permitted) affordable housing projects with funding either in hand or expected by the City. Examples of these projects include those funded through inclusionary fees paid by housing projects otherwise included in the Balance calculation, jobs-housing linkage fees paid by commercial development, and other sources of funding. For the past ten years, affordable housing production has accounted for 25.4% of overall production. As of 2019 Q2, 29.5% of units currently under construction are affordable.

BACKGROUND

On 21 April 2015, the Board of Supervisors passed Ordinance No. 53-15 amending the *Planning Code* to include a new *Section 103* requiring the Planning Department to monitor and report on the Housing Balance between new market rate housing and new affordable housing production. The *Housing Balance Report* will be submitted bi-annually by April 1 and October 1 of each year and will also be published on a visible and accessible page on the Planning Department's website. *Planning Code Section 103* also requires an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with the City's housing production goals. (See *Appendix A* for complete text of Ordinance No. 53-15.) This hearing typically accompanies the April report.

The stated purposes for the Housing Balance Monitoring and Reporting are: a) to maintain a balance between new affordable and market rate housing Citywide and within neighborhoods; b) to make housing available for all income levels and housing need types; c) to preserve the mixed-income character of the City and its neighborhoods; d) to offset the withdrawal of existing housing units from rent stabilization and the loss of single-room occupancy hotel units; e) to ensure the availability of land and encourage the deployment of resources to provide sufficient housing affordable to households of very low, low, and moderate incomes; f) to ensure adequate housing for families, seniors and the disabled communities; g) to ensure that data on meeting affordable housing targets Citywide and within neighborhoods informs the approval process for new housing development; and h) to enable public participation in determining the appropriate mix of new housing approvals.

Housing production targets adopted by the state and the Association of Bay Area Governments, and reflected in the City's *Housing Element*, last adopted in April 2015, calls for a minimum of 28,870 new units to be built in San Francisco between 2015 and 2022, including a minimum of

16,333 affordable units (57%¹ of the total). As mandated by law, the City provides the State Department of Housing and Community Development an annual progress report.² In addition, in November 2014, San Francisco’s voters endorsed Proposition K, which set as city policy a goal to help construct or rehabilitate at least 30,000 homes by 2020, at least 33% of which will be affordable to low- and moderate-income households.³ While the *Housing Balance Report* is intended to supplement analysis towards adopted City housing goals, the report and its calculations do not specifically track performance toward meeting goals set by the City’s *Housing Element/RHNA* and Proposition K and are not comparable because the metrics and methodologies differ.

This *Housing Balance Report* was prepared from data gathered from other published sources including the Planning Department’s annual *Housing Inventory* and quarterly *Pipeline Report* data, San Francisco Rent Board data, and data from the Mayor’s Office of Housing and Community Development.

¹ The Ordinance inaccurately stated that “22% of new housing demands to be affordable to households of moderate means”; San Francisco’s Regional Housing Needs Assessment (RHNA) allocation for moderate income households is 19% of total production goals.

² Printed annual progress reports submitted by all California jurisdictions can be accessed here – <http://www.hcd.ca.gov/community-development/housing-element/annual-progress-reports/index.php> .-- or by calling HCD at 916-263-2911 for the latest reports as many jurisdictions now file reports online.

³ For tracking of the Prop K affordable housing goal, see <https://sfmohcd.org>.

CUMULATIVE HOUSING BALANCE CALCULATION

Planning Code Section 103 calls for the Housing Balance “be expressed as a percentage, obtained by dividing the cumulative total of extremely low, very low, low, and moderate income affordable housing (all units 0-120% AMI) minus the lost protected units, by the total number of net new housing units within the Housing Balance Period.” The ordinance requires that the “Cumulative Housing Balance” be provided using two calculations: a) one consisting of net housing built within a 10 year Housing Balance period, less units withdrawn from protected status, plus net units in projects that have received both approvals from the Planning Commission or Planning Department and site permits from the Department of Building Inspection, and b) the addition of net units gained through acquisition and rehabilitation of affordable units, HOPE SF and RAD units. “Protected units” include units that are subject to rent control under the City’s Residential Rent Stabilization and Arbitration Ordinance. Additional elements that figure into the Housing Balance include completed HOPE SF and RAD public housing replacement, substantially rehabilitated units, and single-room occupancy hotel units (SROs). The equation below shows the second, expanded calculation of the Cumulative Housing Balance.

$$\begin{array}{r}
 \text{[Net New Affordable Housing +} \\
 \text{Completed Acquisitions \& Rehabs + Completed} \\
 \text{HOPE SF + RAD Public Housing Replacement +} \\
 \text{Entitled \& Permitted Affordable Units]} \\
 \text{– [Units Removed from Protected Status]} \\
 \hline
 \text{[Net New Housing Built + Net Entitled \& Permitted Units]}
 \end{array}
 =
 \begin{array}{l}
 \text{CUMULATIVE} \\
 \text{HOUSING} \\
 \text{BALANCE}
 \end{array}$$

The first “Housing Balance Period” is a ten-year period starting with the first quarter of 2005 through the last quarter of 2014. Subsequent housing balance reports will cover the 10 years preceding the most recent quarter. This report covers July 2009 (Q3) through June 2019 (Q2).

Table 1A below shows the Cumulative Housing Balance for 10-year 2009 Q3 – 2019 Q2 period is 20.5% Citywide. With the addition of RAD units, the expanded Cumulative Housing Balance is 27.4%. The expanded Cumulative Housing Balance for the previous 10-year 2009 Q1 – 2018 Q4 period was slightly lower at 25%. In 2016, the Board of Supervisors revised the ordinance to include Owner Move-Ins (OMIs) in the Housing Balance calculation. Although OMIs were not specifically called out by in the original Ordinance in the calculation of the Housing Balance, these were included in earlier reports because this type of no-fault eviction results in the loss of rent controlled units either permanently or for a period of time.

Table 1A
Cumulative Housing Balance Calculation, 2009 Q3 – 2019 Q2

BoS Districts	Net New Affordable Housing Built	Acquisitions & Rehabs and Small Sites Completed	Units Removed from Protected Status	Total Entitled & Permitted Affordable Units	Total Net New Units Built	Total Entitled & Permitted Units	Cumulative Housing Balance
BoS District 1	227	21	(511)	-	387	264	-40.4%
BoS District 2	79	25	(305)	9	978	363	-14.3%
BoS District 3	132	45	(306)	258	822	623	8.9%
BoS District 4	18	-	(503)	10	52	159	-225.1%
BoS District 5	618	710	(348)	205	1,392	1,545	40.3%
BoS District 6	3,479	1,462	(145)	2,285	16,274	11,242	25.7%
BoS District 7	113	-	(247)	-	549	1,120	-8.0%
BoS District 8	284	74	(614)	34	1,366	462	-12.1%
BoS District 9	107	196	(653)	800	832	1,931	16.3%
BoS District 10	1,921	-	(305)	1,349	4,798	4,654	31.4%
BoS District 11	39	21	(409)	131	144	410	-39.4%
TOTALS	7,017	2,554	(4,346)	5,081	27,594	22,773	20.5%

Table 1B below shows the Expanded Cumulative Housing Balances for Board of Supervisor Districts ranging from -225% (District 4) to 68% (District 5). Negative balances in Districts 1 (-18.3%), 4 (-225%), 7 (-1.5%), and 11 (-39.4%) resulted from the larger numbers of units removed from protected status relative to the net new affordable housing and net new housing units built in those districts.

Table 1B
Expanded Cumulative Housing Balance Calculation, 2009 Q3 – 2019 Q2

BoS Districts	Net New Affordable Housing Built	Acquisitions & Rehabs and Small Sites Completed	RAD Program and Hope SF Replacement Units	Units Removed from Protected Status	Total Entitled & Permitted Affordable Units	Total Net New Units Built	Total Entitled & Permitted Units	Expanded Cumulative Housing Balance
BoS District 1	227	21	144	(511)	-	387	264	-18.3%
BoS District 2	79	25	251	(305)	9	978	363	4.4%
BoS District 3	132	45	576	(306)	258	822	623	48.8%
BoS District 4	18	-	-	(503)	10	52	159	-225.1%
BoS District 5	618	710	806	(348)	205	1,392	1,545	67.8%
BoS District 6	3,479	1,462	560	(145)	2,285	16,274	11,242	27.8%
BoS District 7	113	-	109	(247)	-	549	1,120	-1.5%
BoS District 8	284	74	330	(614)	34	1,366	462	5.9%
BoS District 9	107	196	268	(653)	800	832	1,931	26.0%
BoS District 10	1,921	-	436	(305)	1,349	4,798	4,654	36.0%
BoS District 11	39	21	-	(409)	131	144	410	-39.4%
TOTALS	7,017	2,554	3,480	(4,346)	5,081	27,594	22,773	27.4%

PROJECTED HOUSING BALANCE

Table 2 below summarizes residential projects that have received entitlements from the Planning Commission or the Planning Department, have received an approved building permit from the Department of Building Inspection (DBI), or are currently under construction. Table 2 is the summary of Tables 3 and 4, thus providing a projected housing balance that includes any residential project that has received approval from the Planning Commission and Planning Department, as required by the ordinance.

Overall projected housing balance at the end of 2019 Q2 is 22%; for the previous 10-year reporting period, this projected balance was 20%. The projected balance is also expected to change as several major projects have yet to declare how their affordable housing requirements will be met. In addition, nine entitled major development projects – Treasure Island, Parkmerced, Candlestick Point/Hunters Point, Pier 70, HopeSF (Potrero and Sunnydale), India Basin, Schlage Lock, and Mission Rock – are not included in the accounting until applications for building

permits are filed or issued as specified in the ordinance. Remaining phases from these projects will yield an additional 31,520 net new units; 23% (or about 7,101 units) would be affordable to low- and moderate-income households.

As established by the ordinance, the Projected Housing Balance also does not account for affordable housing units that will be produced with current and future affordable housing funding (e.g. Inclusionary Housing Fee, Jobs-Housing Linkage Fee, bond funds), including funds owed or already paid by projects in a given reporting cycle. Those affordable housing units are produced several years after the fee is collected. Units produced through the fee typically serve lower income households than do the inclusionary units, including special needs populations requiring services, such as seniors, transitional aged youth, families, and veterans.

Table 2
Projected Housing Balance (Entitled, Permitted, and Under Construction Units), 2019 Q2

BoS District	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS District 1	-	-	-	-	-	264	0.0%
BoS District 2	-	-	6	3	9	363	2.5%
BoS District 3	-	10	8	240	258	623	41.4%
BoS District 4	-	-	10	-	10	159	6.3%
BoS District 5	-	130	58	17	205	1,545	13.3%
BoS District 6	-	1,040	345	900	2,285	11,242	20.3%
BoS District 7	-	-	-	-	-	1,120	0.0%
BoS District 8	-	7	25	2	34	462	7.4%
BoS District 9	38	619	56	87	800	1,931	41.4%
BoS District 10	-	406	135	808	1,349	4,654	29.0%
BoS District 11	-	-	-	131	131	410	0.0%
TOTALS	38	2,212	643	2,188	5,081	22,773	22.3%

Permitted and Under Construction Units

Table 3 below lists the number of units that have received approved building permits or are currently under construction in 2019 Q2.

Half of these units will be built in or are currently being built in District 6 (50%). Another 18 percent will be built in or are currently being built in District 10. Twenty-five percent of units that have received approved permits from DBI or are currently under construction will be affordable.

Table 3
Building Permits Issued or Under Construction, 2019 Q2

BoS District	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS District 1	-	-	-	-	-	258	0.0%
BoS District 2	-	-	6	3	9	313	2.9%
BoS District 3	-	10	-	240	250	527	47.4%
BoS District 4	-	-	7	-	7	147	4.8%
BoS District 5	-	130	58	8	196	937	20.9%
BoS District 6	-	932	244	751	1,927	8,973	21.5%
BoS District 7	-	-	-	-	-	1,118	0.0%
BoS District 8	-	7	8	-	15	324	4.6%
BoS District 9	38	619	37	86	780	1,673	46.6%
BoS District 10	-	394	63	702	1,159	3,198	36.2%
BoS District 11	-	-	-	131	131	410	0.0%
TOTALS	38	2,092	423	1,921	4,474	17,878	25.0%

Entitled Units

Table 4 below lists the number of units that have received entitlements from the Planning Commission or the Planning Department in 2019 Q2. Nine entitled major development projects – Treasure Island, ParkMerced, Candlestick Point/Hunters Point, Pier 70, HopeSF (Potrero and Sunnydale), India Basin, Schlage Lock, and Mission Rock – are not included in the accounting as specified in the ordinance.

About half of these units will be built in District 6 (46%). A little over twelve percent of units that have received Planning entitlements will be affordable.

Table 4
Entitled Units without a Building Permit Issued, 2019 Q2

BoS District	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS District 1	-			-	-	6	0.0%
BoS District 2	-			-	-	50	0.0%
BoS District 3	-		8	-	8	96	8.3%
BoS District 4	-		3	-	3	12	25.0%
BoS District 5	-			9	9	608	1.5%
BoS District 6	-	108	101	149	358	2,269	15.8%
BoS District 7	-			-	-	2	0.0%
BoS District 8	-		17	2	19	138	13.8%
BoS District 9	-		19	1	20	258	7.8%
BoS District 10	-	12	72	106	190	1,456	13.0%
BoS District 11	-			-	-	-	-
TOTALS	-	120	220	267	607	4,895	12.4%

CUMULATIVE HOUSING BALANCE ELEMENTS

Because the scope covered by the Housing Balance calculation is broad, each element – or group of elements – will be discussed separately. The body of this report will account for figures at the Board of Supervisor district level. The breakdown of each element using the Planning Department District geographies, as required by *Section 103*, is provided separately in an *Appendix B*. This is to ensure simple and uncluttered tables in the main body of the report.

Affordable Housing and Net New Housing Production

Table 5 below shows housing production between 2009 Q3 and 2019 Q2. This ten-year period resulted in a net addition of over 27,590 units to the City’s housing stock, including 7,017 affordable units (or a little over 25%). Most of the net new housing units and affordable units built in the ten-year reporting period were in District 6 (16,274 and 3,479 respectively). District 10 follows with over 4,798 net new units, including 1,921 affordable units.

The table below also shows that a little over 25% of net new units built between 2009 Q3 and 2019 Q2 were affordable units. Half (50%) of the affordable units built during that period were in District 6.

Table 5
New Housing Production by Affordability, 2009 Q3 – 2019 Q2

BoS District	Very Low	Low	Moderate	Middle	Total Affordable Units	Total Net Units	Affordable Units as % of Total Net Units
BoS District 1	170		57	-	227	387	58.7%
BoS District 2	-	-	79	-	79	978	8.1%
BoS District 3	74	2	56	-	132	822	16.1%
BoS District 4	-	-	18	-	18	52	34.6%
BoS District 5	335	183	100	-	618	1,392	44.4%
BoS District 6	1,551	1,430	475	23	3,479	16,274	21.4%
BoS District 7	70	29	14	-	113	549	20.6%
BoS District 8	117	92	75	-	284	1,366	20.8%
BoS District 9	-	40	67	-	107	832	12.9%
BoS District 10	1,003	728	190	-	1,921	4,798	40.0%
BoS District 11	-	2	37	-	39	144	27.1%
TOTAL	3,320	2,506	1,168	23	7,017	27,594	25.4%

It should be noted that units affordable to Extremely Very Low Income (EVLI) households are included under the Very Low Income (VLI) category because certain projects that benefit homeless individuals and families – groups considered as EVLI – have income eligibility caps at the VLI level.

Acquisition and Rehabilitation of Affordable Housing Units

Table 6 below lists the number of units that have been rehabilitated and/or acquired between 2009 Q3 and 2019 Q2 to ensure permanent affordability. These are mostly single-room occupancy hotel units that are affordable to extremely very low and very low income households.

Table 6a
Acquisitions and Rehabilitation of Affordable Housing, 2009 Q3 – 2019 Q2

BoS District	No. of Buildings	No. of Units
BoS District 2	1	25
BoS District 3	1	22
BoS District 5	5	690
BoS District 6	14	1,405
BoS District 8	1	40
BoS District 9	3	64
TOTALS	25	2,246

Small Sites Program

The San Francisco Small Sites Program (SSP) is an initiative of the Mayor’s Office of Housing and Community Development (MOHCD) to acquire small rent-controlled buildings (with four to 25 units) where tenants are at risk of eviction through the Ellis Act or owner move-ins. Since its inception in 2014, some 38 buildings with 308 units have been acquired.

Table 6b
Small Sites Program, 2014-2019 Q2

BoS District	No. of Buildings	No. of Units
BoS District 1	2	21
Bos District 3	2	23
BoS District 5	3	20
BoS District 6	5	57
BoS District 8	7	34
BoS District 9	18	132
BoS District 11	1	21
TOTALS	38	308

RAD Program

The San Francisco Housing Authority's Rental Assistance Demonstration (RAD) program preserves at risk public and assisted housing projects. According to the Mayor's Office, RAD Phase I transferred 1,425 units to developers in December 2015. An additional 2,055 units were transferred as Phase II in 2016.

Table 7
RAD Affordable Units, 2015-2019 Q2

BoS District	No of Buildings	No of Units
BoS District 1	2	144
BoS District 2	3	251
BoS District 3	4	576
BoS District 5	7	806
BoS District 6	4	560
BoS District 7	1	109
BoS District 8	4	330
BoS District 9	2	268
BoS District 10	2	436
BoS District 11	-	-
TOTALS	29	3,480

Units Removed From Protected Status

San Francisco's Residential Rent Stabilization and Arbitration Ordinance protects tenants and preserves affordability of about 175,000 rental units by limiting annual rent increases. Landlords can, however, terminate tenants' leases through no-fault evictions including condo conversion, owner move-in, Ellis Act, demolition, and other reasons that are not the tenants' fault. The Housing Balance calculation takes into account units permanently withdrawn from rent stabilization as loss of affordable housing. The following no-fault evictions affect the supply of rent controlled units by removing units from the rental market: condo conversion, demolition, Ellis Act, and owner move-ins (OMIs). It should be noted that initially, OMIs were not specifically called out by the Ordinance to be included in the calculation. However, because owner move-ins have the effect of the losing rent controlled units either permanently or for a substantial period of time, these numbers are included in the Housing Balance calculation as intended by the legislation's sponsors. Some of these OMI units may return to being rentals and will still fall under the rent control ordinance. On 14 November 2016, the Board of Supervisors amended Planning Code Section 103 to include OMIs as part of the housing balance calculation.

Table 8 below shows the distribution of no-fault eviction notices issued between July 2009 and June 2019. Eviction notices have been commonly used as proxy for evictions. Owner Move-In and Ellis Act notices made up most of no-fault evictions (60% and 30% respectively). Distribution of these no-fault eviction notices is almost evenly dispersed, with Districts 9 and 8 leading (each at approximately 15% of the total units removed from protected status).

Table 8
Units Removed from Protected Status, 2009 Q3 – 2019 Q2

BoS District	Condo Conversion	Demolition	Ellis Act	Owner Move-In	Units Removed from Protected Status
BoS District 1	2	21	149	339	511
BoS District 2	18	9	87	191	305
BoS District 3	7	9	166	124	306
BoS District 4	-	71	86	346	503
BoS District 5	14	15	86	233	348
BoS District 6	-	75	57	13	145
BoS District 7	-	29	67	151	247
BoS District 8	28	28	230	328	614
BoS District 9	7	47	243	356	653
BoS District 10	2	26	56	221	305
BoS District 11	-	60	64	285	409
TOTALS	78	390	1,291	2,587	4,346

PERIODIC REPORTING AND ONLINE ACCESS

This report complies with *Planning Code Section 103* requirement that the Planning Department publish and update the *Housing Balance Report* bi-annually on April 1 and October 1 of each year. *Housing Balance Reports* are available and accessible online, as mandated by the ordinance, by going to this link: <http://www.sf-planning.org/index.aspx?page=4222> .

ANNUAL HEARING

An annual hearing on the Housing Balance before the Board of Supervisors will be scheduled by April 1 of each year. The Mayor’s Office of Housing and Community Development, the Mayor’s Office of Economic and Workforce Development, the Rent Stabilization Board, the Department of Building Inspection, and the City Economist will present strategies for achieving and maintaining a housing balance consistent with the City’s housing goals at this annual hearing. The ordinance also requires that MOHCD will determine the amount of funding needed to bring the City into the required minimum 33% should the cumulative housing balance fall below that threshold.

APPENDIX A
Ordinance 53-15

AMENDED IN COMMITTEE
4/6/15

FILE NO. 150029

ORDINANCE NO. 53-15

1 [Planning Code - City Housing Balance Monitoring and Reporting]

2

3 **Ordinance amending the Planning Code to require the Planning Department to monitor**
4 **the balance between new market rate housing and new affordable housing, and publish**
5 **a bi-annual Housing Balance Report; requiring an annual hearing at the Board of**
6 **Supervisors on strategies for achieving and maintaining the required housing balance**
7 **in accordance with San Francisco's housing production goals; and making**
8 **environmental findings, Planning Code, Section 302 findings, and findings of**
9 **consistency with the General Plan, and the eight priority policies of Planning Code,**
10 **Section 101.1.**

11

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
14 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
15 **Board amendment additions** are in double-underlined Arial font.
16 **Board amendment deletions** are in ~~Arial font~~.
17 **Asterisks (* * *)** indicate the omission of unchanged Code
18 subsections or parts of tables.

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Be it ordained by the People of the City and County of San Francisco:

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Section 1. Findings.

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Supervisor Kim
BOARD OF SUPERVISORS

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1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
2 Board of Supervisors in File No. 150029, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
4 Amendment will serve the public necessity, convenience, and welfare for the reasons set forth
5 in Planning Commission Resolution No. 150029 and the Board incorporates such reasons
6 herein by reference.

7
8 Section 2. The Planning Code is hereby amended by adding new Section 103 to read
9 as follows:

10 **SEC. 103. HOUSING BALANCE MONITORING AND REPORTING.**

11 **(a) Purposes.** *To maintain a balance between new affordable and market rate housing City-*
12 *wide and within neighborhoods, to make housing available for all income levels and housing need*
13 *types, to preserve the mixed income character of the City and its neighborhoods, to offset the*
14 *withdrawal of existing housing units from rent stabilization and the loss of single-room-occupancy*
15 *hotel units, to ensure the availability of land and encourage the deployment of resources to provide*
16 *sufficient housing affordable to households of very low, low, and moderate incomes, to ensure adequate*
17 *housing for families, seniors and the disabled community, to ensure that data on meeting affordable*
18 *housing targets City-wide and within neighborhoods informs the approval process for new housing*
19 *development, and to enable public participation in determining the appropriate mix of new housing*
20 *approvals, there is hereby established a requirement, as detailed in this Section 103, to monitor and*
21 *regularly report on the housing balance between market rate housing and affordable housing.*

22 **(b) Findings.**

23 *(1) In November 2014, the City voters enacted Proposition K, which established City*
24 *policy to help construct or rehabilitate at least 30,000 homes by 2020. More than 50% of this housing*
25 *would be affordable for middle-class households, with at least 33% affordable for low- and moderate-*

1 income households, and the City is expected to develop strategies to achieve that goal. This section
2 103 sets forth a method to track performance toward the City's Housing Element goals and the near-
3 term Proposition K goal that 33% of all new housing shall be affordable housing, as defined herein.

4 (2) The City's rent stabilized and permanently affordable housing stock serves very low-
5 low-, and moderate-income families, long-time residents, elderly seniors, disabled persons and others.
6 The City seeks to achieve and maintain an appropriate balance between market rate housing and
7 affordable housing City-wide and within neighborhoods because the availability of decent housing and
8 a suitable living environment for every San Franciscan is of vital importance. Attainment of the City's
9 housing goals requires the cooperative participation of government and the private sector to expand
10 housing opportunities to accommodate housing needs for San Franciscans at all economic levels and to
11 respond to the unique needs of each neighborhood where housing will be located.

12 (3) For tenants in unsubsidized housing, affordability is often preserved by the
13 Residential Rent Stabilization and Arbitration Ordinance's limitations on the size of allowable rent
14 increases during a tenancy. As documented in the Budget and Legislative Analyst's October 2013
15 Policy Analysis Report on Tenant Displacement, San Francisco is experiencing a rise in units
16 withdrawn from rent controls. Such rises often accompany periods of sharp increases in property
17 values and housing prices. From 1998 through 2013, the Rent Board reported a total of 13,027 no-fault
18 evictions (i.e., evictions in which the tenant had not violated any lease terms, but the owner sought to
19 regain possession of the unit). Total evictions of all types have increased by 38.2% from Rent Board
20 Year (i.e. from March through February) 2010 to Rent Board Year 2013. During the same period, Ellis
21 Act evictions far outpaced other evictions, increasing by 169.8% from 43 in Rent Board Year 2010 to
22 116 in Rent Board Year 2013. These numbers do not capture the large number of owner buyouts of
23 tenants, which contribute further to the loss of rent-stabilized units from the housing market. Any fair
24 assessment of the affordable housing balance must incorporate into the calculation units withdrawn
25 from rent stabilization.

1 (4) Pursuant to Government Code Section 65584, the Association of Bay Area
2 Governments (ABAG), in coordination with the California State Department of Housing and
3 Community Development (HCD), determines the Bay Area's regional housing need based on regional
4 trends, projected job growth, and existing needs. The regional housing needs assessment (RHNA)
5 determination includes production targets addressing housing needs of a range of household income
6 categories. For the RHNA period covering 2015 through 2022, ABAG has projected that at least 38%
7 of new housing demands for San Francisco will be from very low and low income households
8 (households earning under 80% of area median income), and another 22% of new housing demands to
9 be affordable to households of moderate means (earning between 80% and 120% of area median
10 income). Market-rate housing is considered housing with no income limits or special requirements
11 attached.

12 (5) The Housing Element of the City's General Plan states: "Based on the growing
13 population, and smart growth goals of providing housing in central areas like San Francisco, near jobs
14 and transit, the State Department of Housing and Community Development (HCD), with the
15 Association of Bay Area Governments (ABAG), estimates that in the current 2015-2022 Housing
16 Element period San Francisco must plan for the capacity for roughly 28,870 new units, 57% of which
17 should be suitable for housing for the extremely low, very low, low and moderate income households to
18 meet its share of the region's projected housing demand." Objective 1 of the Housing Element states
19 that the City should "identify and make available for development adequate sites to meet the City's
20 housing needs, especially permanently affordable housing." Objective 7 states that San Francisco's
21 projected affordable housing needs far outpace the capacity for the City to secure subsidies for new
22 affordable units.

23 (6) In 2012, the City enacted Ordinance 237-12, the "Housing Preservation and
24 Production Ordinance," codified in Administrative Code Chapter 10E.4, to require Planning
25 Department staff to regularly report data on progress toward meeting San Francisco's quantified

1 production goals for different household income levels as provided in the General Plan's Housing
2 Element. That Ordinance requires data on the number of units in all stages of the housing production
3 process at various affordability levels to be included in staff reports on all proposed projects of five
4 residential units or more and in quarterly housing production reports to the Planning Commission. The
5 Planning Department has long tracked the number of affordable housing units and total number of
6 housing units built throughout the City and in specific areas and should be able to track the ratio called
7 for in this Section 103.

8 (7) As the private market has embarked upon, and government officials have urged, an
9 ambitious program to produce significant amounts of new housing in the City, the limited remaining
10 available land makes it essential to assess the impact of the approval of new market rate housing
11 developments on the availability of land for affordable housing and to encourage the deployment of
12 resources to provide such housing.

13 **(c) Housing Balance Calculation.**

14 (1) For purposes of this Section 103, "Housing Balance" shall be defined as the
15 proportion of all new housing units affordable to households of extremely low, very low, low or
16 moderate income households, as defined in California Health & Safety Code Sections 50079.5 et seq.,
17 as such provisions may be amended from time to time, to the total number of all new housing units for a
18 10 year Housing Balance Period.

19 (2) The Housing Balance Period shall begin with the first quarter of year 2005 to the
20 last quarter of 2014, and thereafter for the ten years prior to the most recent calendar quarter.

21 (3) For each year that data is available, beginning in 2005, the Planning Department
22 shall report net housing construction by income levels, as well as units that have been withdrawn from
23 protection afforded by City law, such as laws providing for rent-controlled and single resident
24 occupancy (SRO) units. The affordable housing categories shall include net new units, as well as
25 existing units that were previously not restricted by deed or regulatory agreement that are acquired for

1 preservation as permanently affordable housing as determined by the Mayor's Office of Housing and
2 Community Development (MOHCD) (not including refinancing or other rehabilitation under existing
3 ownership), protected by deed or regulatory agreement for a minimum of 55 years. The report shall
4 include, by year, and for the latest quarter, all units that have received Temporary Certificates of
5 Occupancy within that year, a separate category for units that obtained a site or building permit, and
6 another category for units that have received approval from the Planning Commission or Planning
7 Department, but have not yet obtained a site or building permit to commence construction (except any
8 entitlements that have expired and not been renewed during the Housing Balance Period). Master
9 planned entitlements, including but not limited to such areas as Treasure Island, Hunters Point
10 Shipyards and Park Merced, shall not be included in this latter category until individual building
11 entitlements or site permits are approved for specific housing projects. For each year or approval
12 status, the following categories shall be separately reported:

13 (A) Extremely Low Income Units, which are units available to individuals or
14 families making between 0-30% Area Median Income (AMI) as defined in California Health & Safety
15 Code Section 50106, and are subject to price or rent restrictions between 0-30% AMI;

16 (B) Very Low Income Units, which are units available to individuals or families
17 making between 30-50% AMI as defined in California Health & Safety Code Section 50105, and are
18 subject to price or rent restrictions between 30-50% AMI;

19 (C) Lower Income Units, which are units available to individuals or families
20 making between 50-80% AMI as defined in California Health & Safety Code Section 50079.5, and are
21 subject to price or rent restrictions between 50-80% AMI;

22 (D) Moderate Income Units, which are units available to individuals or families
23 making between 80-120% AMI, and are subject to price or rent restrictions between 80-120% AMI;

24 (E) Middle Income Units, which are units available to individuals or families
25 making between 120-150% AMI, and are subject to price or rent restrictions between 120-150% AMI;

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(F) Market-rate units, which are units not subject to any deed or regulatory agreement with price restrictions:

(G) Housing units withdrawn from protected status, including units withdrawn from rent control (except those units otherwise converted into permanently affordable housing), including all units that have been subject to rent control under the San Francisco Residential Rent Stabilization and Arbitration Ordinance but that a property owner removes permanently from the rental market through condominium conversion pursuant to Administrative Code Section 37.9(a)(9), demolition or alterations (including dwelling unit mergers), or permanent removal pursuant to Administrative Code Section 37.9(a)(10) or removal pursuant to the Ellis Act under Administrative Code Section 37.9(a)(13):

(H) Public housing replacement units and substantially rehabilitated units through the HOPE SF and Rental Assistance Demonstration (RAD) programs, as well as other substantial rehabilitation programs managed by MOHCD.

(4) The Housing Balance shall be expressed as a percentage, obtained by dividing the cumulative total of extremely low, very low, low and moderate income affordable housing units (all units 0-120% AMI) minus the lost protected units, by the total number of net new housing units within the Housing Balance Period. The Housing Balance shall also provide two calculations:

(A) the Cumulative Housing Balance, consisting of housing units that have already been constructed (and received a Temporary Certificate of Occupancy or other certificate that would allow occupancy of the units) within the 10-year Housing Balance Period, plus those units that have obtained a site or building permit. A separate calculation of the Cumulative Housing Balance shall also be provided, which includes HOPE SF and RAD public housing replacement and substantially rehabilitated units (but not including general rehabilitation / maintenance of public housing or other affordable housing units) that have received Temporary Certificates of Occupancy

1 within the Housing Balance Period. The Housing Balance Reports will show the Cumulative Housing
2 Balance with and without public housing included in the calculation; and

3 (B) the Projected Housing Balance, which shall include any residential project
4 that has received approval from the Planning Commission or Planning Department, even if the
5 housing project has not yet obtained a site or building permit to commence construction (except any
6 entitlements that have expired and not been renewed during the Housing Balance period). Master
7 planned entitlements shall not be included in the calculation until individual building entitlements or
8 site permits are approved.

9 (d) **Bi-annual Housing Balance Reports.** Within 30 days of the effective date of this
10 Section 103 By June 1, 2015, the Planning Department shall calculate the Cumulative and Projected
11 Housing Balance for the most recent two quarters City-wide, by Supervisorial District, Plan Area, and
12 by neighborhood Planning Districts, as defined in the annual Housing Inventory, and publish it as an
13 easily visible and accessible page devoted to Housing Balance and Monitoring and Reporting on the
14 Planning Department's website. By ~~August~~ September 1st and ~~February~~ March 1st of each year, the
15 Planning Department shall publish and update the Housing Balance Report, and present this report at
16 an informational hearing to the Planning Commission and Board of Supervisors, as well as to any
17 relevant body with geographic purview over a plan area upon request, along with the other quarterly
18 reporting requirements of Administrative Code Chapter 10E.4. The annual report to the Board of
19 Supervisors shall be accepted by resolution of the Board, which resolution shall be introduced
20 by the Planning Department. The Housing Balance Report shall also be incorporated into the
21 Annual Planning Commission Housing Hearing and Annual Report to the Board of Supervisors
22 required in Administrative Code Chapter 10E.4.

23 (e) **Annual Hearing by Board of Supervisors.**

24 (1) The Board of Supervisors shall hold a public Housing Balance hearing on an annual
25 basis by April 1 of each year, to consider progress towards the City's affordable housing goals.

1 including the goal of a minimum 33% affordable housing to low and moderate income households, as
2 well as the City's General Plan Housing Element housing production goals by income category. The
3 first hearing shall occur no later than 30 days after the effective date of this ordinance, and by April 1
4 of each year thereafter.

5 (2) The hearing shall include reporting by the Planning Department, which shall present
6 the latest Housing Balance Report City-wide and by Supervisorial District and Planning District; the
7 Mayor's Office of Housing and Community Development, the Mayor's Office of Economic and
8 Workforce Development, the Rent Stabilization Board, by the Department of Building Inspection, and
9 the City Economist on strategies for achieving and maintaining a housing balance in accordance with
10 San Francisco's housing production goals. If the Cumulative Housing Balance has fallen below 33% in
11 any year, MOHCD shall determine how much funding is required to bring the City into a minimum
12 33% Housing Balance and the Mayor shall submit to the Board of Supervisors a strategy to accomplish
13 the minimum of 33% Housing Balance. City Departments shall at minimum report on the following
14 issues relevant to the annual Housing Balance hearing: MOHCD shall report on the annual and
15 projected progress by income category in accordance with the City's General Plan Housing Element
16 housing production goals, projected shortfalls and gaps in funding and site control, and progress
17 toward the City's Neighborhood Stabilization goals for acquiring and preserving the affordability of
18 existing rental units in neighborhoods with high concentrations of low and moderate income
19 households or historically high levels of evictions; the Planning Department shall report on current
20 and proposed zoning and land use policies that affect the City's General Plan Housing Element
21 housing production goals; the Mayor's Office of Economic and Workforce Development shall report on
22 current and proposed major development projects, dedicated public sites, and policies that affect the

1 City's General Plan Housing Element housing production goals; the Rent Board shall report on the
2 withdrawal or addition of rent-controlled units and current or proposed policies that affect these
3 numbers; the Department of Building Inspection shall report on the withdrawal or addition of
4 Residential Hotel units and current or proposed policies that affect these numbers; and the City
5 Economist shall report on annual and projected job growth by the income categories specified in the
6 City's General Plan Housing Element.

7 (3) All reports and presentation materials from the annual Housing Balance hearing
8 shall be maintained by year for public access on the Planning Department's website on its page
9 devoted to Housing Balance Monitoring and Reporting.

10
11 Section 4. Effective Date. This ordinance shall become effective 30 days after
12 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
13 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
14 of Supervisors overrides the Mayor's veto of the ordinance.

15
16 APPROVED AS TO FORM:
17 DENNIS J. HERRERA, City Attorney

18 By: 
19 MARLENA BYRNE
Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 150029

Date Passed: April 21, 2015

Ordinance amending the Planning Code to require the Planning Department to monitor the balance between new market rate housing and new affordable housing, and publish a bi-annual Housing Balance Report; requiring an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with San Francisco's housing production goals; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

April 06, 2015 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

April 06, 2015 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

April 14, 2015 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

April 21, 2015 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 150029

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 4/21/2015 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

4/30/2015

Date Approved

APPENDIX B

CUMULATIVE HOUSING BALANCE REPORT No 9 TABLES BY PLANNING DISTRICTS

**Table 1A
Cumulative Housing Balance Calculation, 2009 Q3 – 2019 Q2**

Planning Districts	New Affordable Housing Built	Acquisitions & Rehabs and Small Sites Completed	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Permitted Units	Cumulative Housing Balance
1 Richmond	281	21	(572)	3	609	228	-31.9%
2 Marina	25	25	(183)	6	294	219	-24.8%
3 Northeast	123	45	(323)	242	703	512	7.2%
4 Downtown	1,441	1,359	(121)	938	5,343	4,520	36.7%
5 Western Addition	538	674	(186)	171	1,549	1,086	45.4%
6 Buena Vista	279	81	(194)	44	1,028	720	12.0%
7 Central	55	6	(348)	7	322	138	-60.9%
8 Mission	251	266	(586)	1,076	1,476	3,996	18.4%
9 South of Market	2,232	27	(130)	1,982	13,252	7,808	19.5%
10 South Bayshore	1,609	-	(114)	296	2,272	1,543	46.9%
11 Bernal Heights	9	29	(194)	1	53	50	-150.5%
12 South Central	19	21	(489)	305	(6)	638	-22.8%
13 Ingleside	124	-	(206)	-	554	1,093	-5.0%
14 Inner Sunset	14	-	(198)	-	98	64	-113.6%
15 Outer Sunset	17	-	(502)	10	47	158	-231.7%
TOTALS	7,017	2,554	(4,346)	5,081	27,594	22,773	20.5%

*Treasure Island developments permitted are included as part of Planning District 9 South of Market.

Table 1B
Expanded Cumulative Housing Balance Calculation, 2009 Q3 – 2019 Q2

Planning Districts	New Affordable Housing Built	Acquisitions & Rehabs and Small Sites Completed	RAD Program & HopeSF Replacement Units	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Permitted Units	Expanded Cumulative Housing Balance
1 Richmond	281	21	144	(572)	3	609	228	-14.7%
2 Marina	25	25	138	(183)	6	294	219	2.1%
3 Northeast	123	45	576	(323)	242	703	512	54.6%
4 Downtown	1,441	1,359	284	(121)	938	5,343	4,520	39.6%
5 Western Addition	538	674	919	(186)	171	1,549	1,086	80.3%
6 Buena Vista	279	81	132	(194)	44	1,028	720	19.6%
7 Central	55	6	107	(348)	7	322	138	-37.6%
8 Mission	251	266	91	(586)	1,076	1,476	3,996	20.1%
9 South of Market	2,232	27	276	(130)	1,982	13,252	7,808	20.8%
10 South Bayshore	1,609	-	436	(114)	296	2,272	1,543	58.4%
11 Bernal Heights	9	29	268	(194)	1	53	50	109.7%
12 South Central	19	21	-	(489)	305	(6)	638	-22.8%
13 Ingleside	124	-	-	(206)	-	554	1,093	-5.0%
14 Inner Sunset	14	-	109	(198)	-	98	64	-46.3%
15 Outer Sunset	17	-	-	(502)	10	47	158	-231.7%
TOTALS	7,017	2,554	3,480	(4,346)	5,081	27,594	22,773	27.4%

*Treasure Island developments permitted are included as part of Planning District 9 South of Market.

Table 2
Projected Housing Balance (Entitled, Permitted, and Under Construction Units), 2019 Q2

Planning Districts	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
1 Richmond	-	-	-	3	3	228	1.3%
2 Marina	-	-	6	-	6	219	2.7%
3 Northeast	-	-	8	234	242	512	47.3%
4 Downtown	-	396	88	454	938	4,520	20.8%
5 Western Addition	-	126	28	17	171	1,086	15.7%
6 Buena Vista	-	11	33	-	44	720	6.1%
7 Central	-	-	5	2	7	138	5.1%
8 Mission	38	743	88	207	1,076	3,996	26.9%
9 South of Market	-	697	298	987	1,982	7,808	25.4%
10 South Bayshore	-	72	72	152	296	1,543	19.2%
11 Bernal Heights	-	-	-	1	1	50	2.0%
12 South Central	-	167	7	131	305	638	47.8%
13 Ingleside	-	-	-	-	-	1,093	0.0%
14 Inner Sunset	-	-	-	-	-	64	0.0%
15 Outer Sunset	-	-	10	-	10	158	6.3%
TOTALS	38	2,212	643	2,188	5,081	22,773	22.3%

*Treasure Island developments permitted are included as part of Planning District 9 South of Market.

Table 3
Building Permits Issued or Under Construction, 2019 Q2

Planning Districts	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
1 Richmond	-	-	-	3	3	206	1.5%
2 Marina	-	-	6	-	6	190	3.2%
3 Northeast	-	-	-	234	234	430	54.4%
4 Downtown	-	323	30	441	794	3,449	23.0%
5 Western Addition	-	126	28	8	162	777	20.8%
6 Buena Vista	-	11	30	-	41	384	10.7%
7 Central	-	-	5	-	5	128	3.9%
8 Mission	38	731	55	107	931	3,188	29.2%
9 South of Market	-	662	255	890	1,807	6,446	28.0%
10 South Bayshore	-	72	-	107	179	693	25.8%
11 Bernal Heights	-	-	-	-	-	49	0.0%
12 South Central	-	167	7	131	305	638	47.8%
13 Ingleside	-	-	-	-	-	1,093	0.0%
14 Inner Sunset	-	-	-	-	-	61	0.0%
15 Outer Sunset	-	-	7	-	7	146	4.8%
TOTALS	38	2,092	423	1,921	4,474	17,878	25.0%

*Treasure Island developments permitted are included as part of Planning District 9 South of Market.

Table 4
Entitled Units without a Building Permit Issued, 2019 Q2

Planning District	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
1 Richmond	-	-	-	-	-	22	0.0%
2 Marina	-	-	-	-	-	29	0.0%
3 Northeast	-	-	8	-	8	82	9.8%
4 Downtown	-	73	58	13	144	1,071	13.4%
5 Western Addition	-	-	-	9	9	309	2.9%
6 Buena Vista	-	-	3	-	3	336	0.9%
7 Central	-	-	-	2	2	10	20.0%
8 Mission	-	12	33	100	145	808	17.9%
9 South of Market	-	35	43	97	175	1,362	12.8%
10 South Bayshore	-	-	72	45	117	850	13.8%
11 Bernal Heights	-	-	-	1	1	1	100.0%
12 South Central	-	-	-	-	-	-	0.0%
13 Ingleside	-	-	-	-	-	-	0.0%
14 Inner Sunset	-	-	-	-	-	3	0.0%
15 Outer Sunset	-	-	3	-	3	12	25.0%
TOTALS	-	120	220	267	607	4,895	12.4%

Table 5
New Housing Production by Affordability, 2009 Q3 – 2019 Q2

Planning Districts	Very Low	Low	Moderate	Middle Income	Total Affordable Units	Total Net Units	Affordable Units as % of Total Net Units
1 Richmond	207	12	62	-	281	609	46.1%
2 Marina	-	-	25	-	25	294	8.5%
3 Northeast	74	2	47	-	123	703	17.5%
4 Downtown	736	487	195	23	1,441	5,343	27.0%
5 Western Addition	266	171	101	-	538	1,549	34.7%
6 Buena Vista	149	74	56	-	279	1,028	27.1%
7 Central	-	18	37	-	55	322	17.1%
8 Mission	76	81	94	-	251	1,476	17.0%
9 South of Market	739	1,147	346	-	2,232	13,252	16.8%
10 South Bayshore	1,003	483	123	-	1,609	2,272	70.8%
11 Bernal Heights	-	-	9	-	9	53	17.0%
12 South Central	-	2	17	-	19	(6)	-316.7%
13 Ingleside	70	29	25	-	124	554	22.4%
14 Inner Sunset	-	-	14	-	14	98	14.3%
15 Outer Sunset	-	-	17	-	17	47	36.2%
TOTALS	3,320	2,506	1,168	23	7,017	27,594	25.4%

Table 6a
Acquisitions and Rehabilitation of
Affordable Housing, 2009 Q3 – 2019 Q2

Planning District	No. of Buildings	No. of Units
2 Marina	1	25
3 Northeast	1	22
4 Downtown	13	1,329
5 Western Addition	3	661
6 Buena Vista	3	69
8 Mission	4	140
TOTALS	25	2,246

Table 6b
Small Sites Program Acquisitions, 2014 – 2019 Q2

Planning District	No. of Buildings	No. of Units
1 Richmond	2	21
3 Northeast	2	23
5 Western Addition	3	20
6 Buena Vista	5	57
8 Mission	7	34
9 South of Market	18	132
11 Bernal Heights	1	21
TOTALS	38	308

Table 7
RAD Affordable Units, 2015 – 2019 Q2

Planning District	No of Buildings	No of Units
1 Richmond	2	144
2 Marina	2	138
3 Northeast	4	576
4 Downtown	3	284
5 Western Addition	8	919
6 Buena Vista	2	132
7 Central	1	107
8 Mission	1	91
9 South of Market	1	276
10 South Bayshore	2	436
11 Bernal Heights	2	268
12 South Central	-	-
13 Ingleside	-	-
14 Inner Sunset	1	109
15 Outer Sunset	-	-
TOTALS	29	3,480

Table 8
Units Removed from Protected Status, 2009 Q3 – 2019 Q2

Planning District	Condo Conversion	Demolition	Ellis Act	Owner Move-In	Total Units Permanently Lost
1 Richmond	4	25	177	366	572
2 Marina	11	4	42	126	183
3 Northeast	12	10	165	136	323
4 Downtown	-	68	48	5	121
5 Western Addition	7	8	34	137	186
6 Buena Vista	4	4	67	119	194
7 Central	24	15	100	209	348
8 Mission	4	29	293	260	586
9 South of Market	2	18	38	72	130
10 South Bayshore	-	11	14	89	114
11 Bernal Heights	5	22	56	111	194
12 South Central	-	56	73	360	489
13 Ingleside	-	36	32	138	206
14 Inner Sunset	5	13	66	114	198
15 Outer Sunset	-	71	86	345	502
Totals	78	390	1,291	2,587	4,346