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2016 **SAN FRANCISCO
COMMERCE & INDUSTRY
INVENTORY**

SAN FRANCISCO PLANNING DEPARTMENT
DECEMBER 2017

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About the 2016 Commerce & Industry Inventory

This is the 21st Commerce & Industry Inventory prepared by the San Francisco Planning Department. It presents findings and data on economic activities in San Francisco from 2007 through 2016, including population, labor force, employment, establishments, wages, retail sales, monetary transactions, building activity, land use, and transportation.

The short-term goal of this annual Inventory is to make local land use-related economic data available to community groups, businesses, and private and public agencies.

The long-term goal is to establish a consistent time series of economic land use-related data and compile background information for the periodic update of the Commerce and Industry Element of the San Francisco General Plan.

The 2016 Commerce & Industry Inventory is organized as follows:

1. **About the 2016 Commerce & Industry Inventory**
2. **Infographic Highlights**
3. **Findings: San Francisco Economy in 2016**
4. **2016 Data Appendix**

The first three sections summarize key points from this year's data. The Appendix contains updated data tables, continuing the time series from the past ten years.

FORMAT OF THE 2016 COMMERCE & INDUSTRY INVENTORY

The **Infographic Highlights** presents key findings in simple, bold graphics, and is available as a stand-alone document. **Findings: The San Francisco Economy in 2016** summarizes key points for 2016. The **Appendix** contains the full data tables and describes the methodology.

A spreadsheet of the C&I data is also available electronically on the Planning Department's website, along with the document and links to the data on DataSF (<https://data.sfgov.org>).

The Planning Department welcomes your thoughts and suggestions for improving the *Commerce & Industry Inventory*. You can send them to paolo.ikezoe@sfgov.org

THE DATA APPENDIX

The Data Appendix contains seven chapters:

- **1.0 Introduction** explains data formats, economic indicators, variables, industrial classification system.
- **2.0 Regional Overview** presents the San Francisco Bay Area's economy in historical and geographical context for four subregions.
- **3.0 Employment** presents data for Industry Group, Land Use Category, and Commerce and Industry (C&I) District.
- **4.0 Establishments** presents data on the number and distribution of active business establishments by Industry Group, Land Use Category, and Commerce & Industry District, and Establishment Size.
- **5.0 Monetary Transaction** includes data on wages, taxable retail sales and sales permits, city government revenues and expenditures.
- **6.0 Building and Land Use** presents the number of building permit applications and total construction cost estimated for all permit applications, including those for new construction and demolitions/alterations. Permit application status is reported for the current year only. The square footage of the land use footprint is presented by planning area.
- **7.0 Transportation** includes commuter transportation mode, net added parking spaces, private vehicle occupancy rate, transit ridership, and Transit Impact Development Fee (TIDF) revenues.

The rest of this "About" section summarizes information regarding data and method that is useful for understanding the Infographic and the Findings sections. Appendix Chapter 1.0, Introduction, describes data and method in detail.

Data Formats

This Inventory presents economic data in terms of time, type of activity, and geographic distribution. Economic indicators use various metrics, such as employees, establishments, and dollars. This Inventory groups data in three ways: (1) Land Use Category, (2) Commerce and Industry Districts, and (3) Industry Group. By using three specific data formats or groupings of the data,

the Inventory provides a framework for comparisons, cross-references, and cross-tabulations among various economic indicators.

The following section describes these groups as background for reading the **Infographic Highlights**, and the **Findings**. Readers will find a more detailed discussion of the data and tables in **Appendix Chapter 1, Introduction**.

Commerce & Industry (C&I) Districts

The Commerce and Industry (C&I) Districts are characterized by predominant economic activities, employment concentration, business density, and other spatial characteristics. *Map 1.1* in the Appendix shows their boundaries. Commerce and Industry Districts reflect the geographic variation in the concentration of land uses, as follows.

- The **Financial District** includes the city's densest area with the highest concentration of employment and establishments.
- The **Civic Center** has high concentrations of institutional and government activities.
- The **Van Ness** district encompasses a commercial corridor surrounded by mid- to high-density residential buildings.
- The **Mission** and **North Beach** districts have intense local retail activities and distinct identities for the local and visitor populations.
- The **South of Market (SoMa)** district contains a unique mix of office, PDR, residential and other uses, and contains a historic building stock adaptable to a range of uses.
- The **Bayview** district houses a high concentration of Production/Distribution/Repair (PDR) activities and has a relatively low density of population, employment, and establishments.
- The **North Central** district contains a great proportion of institutional activities, mainly health related, and is a transitional area between downtown and more residential areas to the west.
- The **Southwest** and **Northwest** districts are predominantly residential, with businesses concentrated in mostly local-serving neighborhood commercial districts. Overall business density is low.
- The **Unclassified** category represents home-based business establishments and organizations without physical addresses, particularly care givers, which do not register a physical address with the state and thus cannot be assigned to specific geographic districts. The Unclassified C&I district also includes San Francisco International Airport, Treasure Island, and Yerba Buena Island.

Land Use Categories

The classification of land use categories used in the C&I, and more broadly by the Planning Department, is unique to San Francisco. It was developed to facilitate the evaluation of economic information – such as employment, establishments, and transactions – related to land use policy development. The classification system matches type of economic activity with a corresponding type of land use, building structure, and land use pattern. The basis of this classification system is San Francisco's business activities and land use pattern. Thus, application of this land use classification system outside of San Francisco would require some adjustments.

The six Land Use categories include (1) Office, (2) Retail, (3) Production/Distribution/Repair (PDR), (4) Hotel, (5) Cultural/Institutional/Educational (CIE), and (6) Residential. The Residential land use category is used only in Appendix Chapter 6 for data on building permits and land use by plan areas. The definitions of each of these categories follows:

- **Office activity** includes professional services such as administration, legal services, architecture, engineering, real estate, computer services, research and development activities, and government administrative functions. Three types of spaces are considered: primary offices, which mainly include headquarters and large firms; secondary offices, which include small professional offices and services; and walk-in customer facilities such as bank branches.

- **Retail activity** includes large- and small-scale sales and services to walk-in customers, such as department stores, galleries, and eating and drinking establishments (restaurants, bars, fast food service, delicatessens, etc.). This category also includes neighborhood services and shops such as dry cleaners, and beauty shops.
- **Production/Distribution/Repair (PDR) activity** includes establishments related to processing, movement, and repair of goods and provision of citywide infrastructure. It includes manufacturing, wholesale, construction, transportation (including vehicle maintenance and repair), information, and utilities. Most of these activities take place in buildings with large, open floor plates—structures that can house machinery and equipment. Some of the food manufacturing and printing activities, however, are located in small shops due to the small scale of production, small machinery required, and/or reliance on the retail component of their business.
- **Hotel of Visitor activity** is defined as a separate Land Use Category because it has a direct relationship to the visitor sector and constitutes a specific type of land use and building structure. It includes any type of lodging such as hotel, motel, or bed and breakfast.
- **Cultural/Institutional/Educational (CIE) activities** cover the social spectrum of economy by including entertainment and artistic activities as well as health and educational services. This category covers the widest variety of space types from large establishments (hospitals, universities, schools, museums) to small studios or businesses (nightclubs, art studios). These activities are more geographically disparate than the other categories.
- **Private Household (Pvt HH)**, formerly counted under the CIE land use category, is tracked separately beginning in 2009 (because of improved data reporting). This land use category involves households located throughout San Francisco that contract for and employ workers on or about their premises in activities primarily concerned with the operation of the household. These household employees include cooks, maids, butlers, private caregivers, gardeners, grounds keeper/

caretakers, and other household maintenance workers. Starting in 2014, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs) from the Private Household category to CIE.

Industry Groups

The Inventory uses the *North American Industry Classification System (NAICS)*. The NAICS classifies all business establishments based on similarity of business process used to produce goods or services. NAICS organizes all economic activity into 20 broad sectors to clearly establish and distinguish each industry sector from the other.

For simplicity, this *Commerce & Industry Inventory* uses the following 11 categories based on combining some NAICS industry sectors (see Appendix [Table 1.1](#)):

- (1) Farm;
- (2) Natural Resources, Mining and Construction;
- (3) Manufacturing;
- (4) Trade, Transportation, Utilities;
- (5) Information;
- (6) Financial Activities;
- (7) Professional and Business Services;
- (8) Educational and Health Services;
- (9) Leisure and Hospitality;
- (10) Other Services; and
- 11) Government.

The Other Services group includes repair and maintenance, personal services, religious and grant making services, and services related to the operation of a private household. The Government group includes all civilian employees of federal, state, and local government, regardless of the activity of employee engagement.

Infographic Highlights

2016 Commerce & Industry Inventory

SUMMARY

2016

Change from 2015

JOB SEE TABLE 3.1

703,230 ▲ 4%

UNEMPLOYMENT RATE SEE TABLE 2.1.4

3.3% ▼ FROM 3.6%

ESTABLISHMENTS SEE TABLE 4.1

59,300 ▲ 1%

TOTAL WAGES CITYWIDE SEE TABLE 5.1.1

\$71.5B ▲ 6%

AVERAGE WAGE PER JOB SEE TABLE 5.1.2

\$101,640 ▲ 2%

BUILDING PERMITS SEE TABLE 6.1.1.A

28,750 ▼ 4%

CONSTRUCTION SPENDING SEE TABLE 6.1.1.B

\$6.5B ▲ 11%

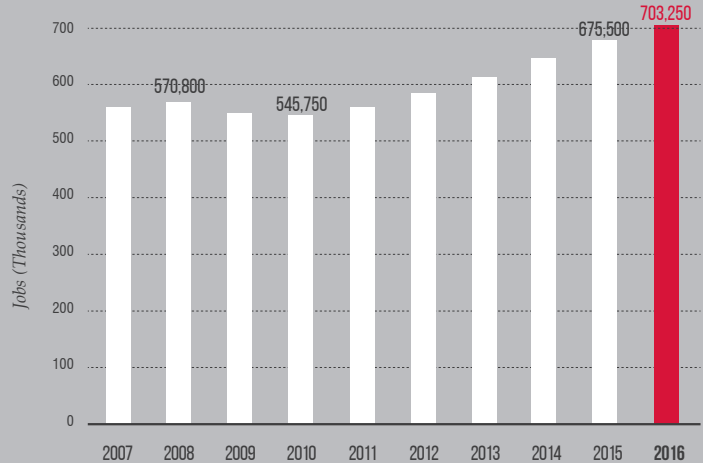
CITY REVENUE SEE TABLE 5.3.1

\$5.8B ▲ 8%

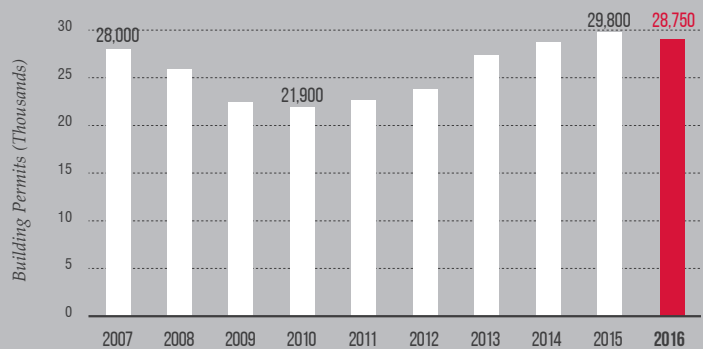
CITY EXPENDITURE SEE TABLE 5.3.2

\$5.1B ▲ 7%

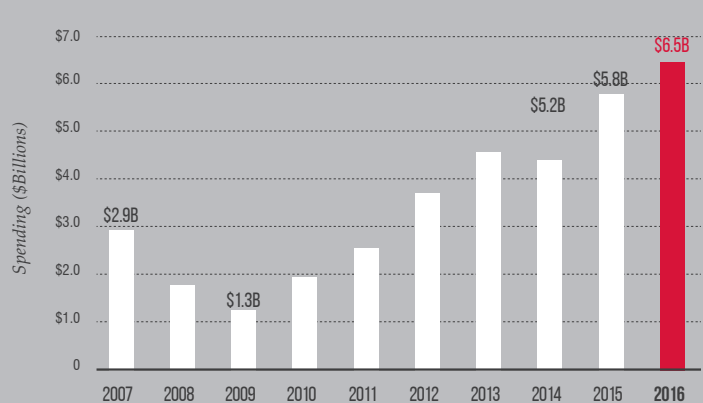
JOB



BUILDING PERMITS



CONSTRUCTION SPENDING



SAN FRANCISCO IN THE REGION

Small area. Large role.



LAND AREA (SQ. MILES)

47

San Francisco

7,041

Region

San Francisco covers just 0.7% of the region's land area but contains:

- 11% of the region's population
- 18% of the region's employment

2016 POPULATION SEE TABLE 2.1.1

874,200 **7,714,600**
San Francisco *Region*



Record high city and regional population.

POPULATION CHANGE SEE TABLE 2.1.1

6.0% [▲] 2007–2016 (10 YEAR) **5.7%** [▲]
San Francisco *Region*

0.9% [▲] 2015–2016 (1 YEAR) **0.9%** [▲]

Continued population growth in the city and region.

2016 UNEMPLOYMENT RATE SEE TABLE 2.1.4

3.3% *San Francisco* ▼ FROM 2015

3.9% *Bay Area* ▼ FROM 2015

5.4% *State* ▼ FROM 2015

Lower unemployment rate than region and State.

2016 JOBS SEE TABLES 3.1 & 2.2.2

703,200 **3,825,200**
San Francisco *Region*



Jobs are more heavily concentrated in SF compared to the region.

JOB GROWTH SEE TABLES 3.1 & 2.2.2

30% [▲] 2007–2016 (10 YEAR) **15%** [▲]
San Francisco *Region*

5% [▲] 2015–2016 (1 YEAR) **3%** [▲]

SF job growth continues to outpace the region.

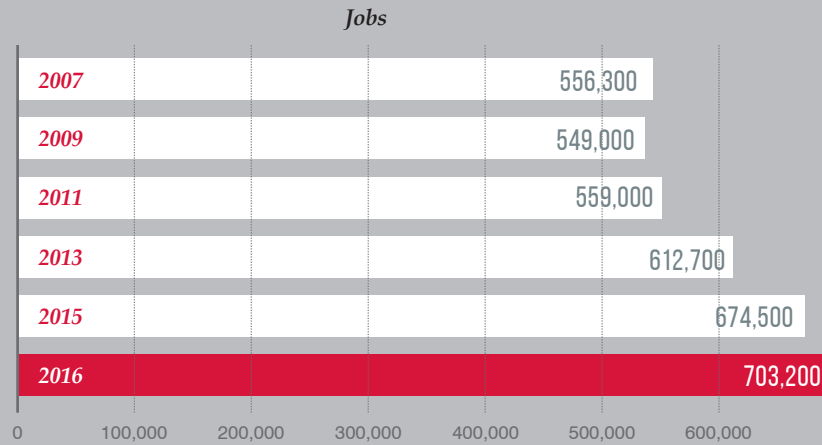
JOB GROWTH BY SECTOR 2015-16 SEE TABLE 2.2.4

<i>Employment Sector</i>	<i>San Francisco</i>	<i>Region</i>
INFORMATION	23%	9%
CONSTRUCTION	10%	6%
FINANCIAL ACTIVITIES	8%	8%
TRADE, TRANSPORTATION & UTILITIES	5%	2%
LEISURE & HOSPITALITY	4%	3%

- **City outpaced the region in 4 out of the 5 fastest growing job sectors.**
- **Especially strong growth in Information and Construction jobs.**

EMPLOYMENT IN SAN FRANCISCO

Employment up 5% in the past year, 26% over the decade.

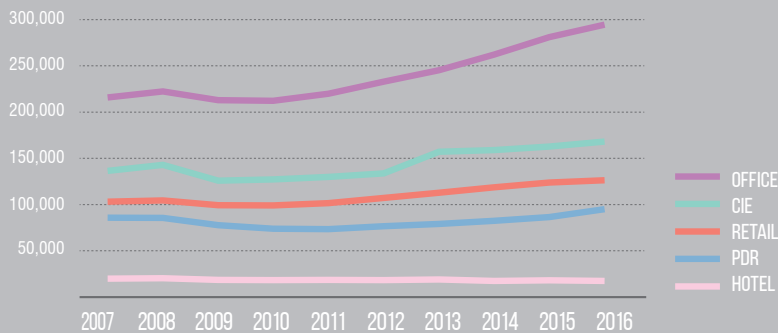


Employment varied over the decade, but has grown steadily since 2010.

SEE TABLE 3.1

SAN FRANCISCO JOBS BY LAND USE

SEE TABLE 3.1



Office jobs grew the fastest, both over the last year and past decade.

Employment in all land uses grew over the decade except for Hotel jobs, which declined 13%.

SHARE OF JOBS BY LAND USE

SEE TABLE 3.1

Land Use Category	2007	2015	2016
OFFICE	39%	42%	42%
RETAIL	18%	18%	18%
PRODUCTION / DISTRIBUTION / REPAIR (PDR)	15%	13%	13%
CULTURAL / INSTITUTIONAL / EDUCATIONAL (CIE)	24%	24%	24%
HOTEL	3%	3%	2%
PRIVATE HOUSEHOLDS	—	1%	1%

CHANGE IN # OF JOBS

	2015-16	2007-16
OFFICE	5%	37%
RETAIL	2%	23%
PDR	10%	11%
CIE	3%	23%
HOTEL	-4%	-13%
PRIVATE HOUSEHOLDS	-2%	—

ESTABLISHMENTS IN SAN FRANCISCO

Establishments grew 1.4% from 2015.

TOTAL ESTABLISHMENTS (2016)

SEE TABLE 4.1

59,300

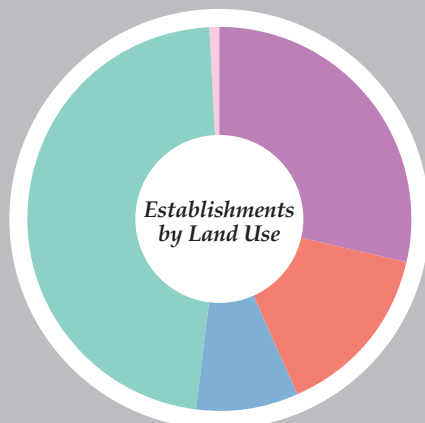
▲ 1.4%

Change from 2015

BY LAND USE CATEGORY

SEE TABLE 4.1

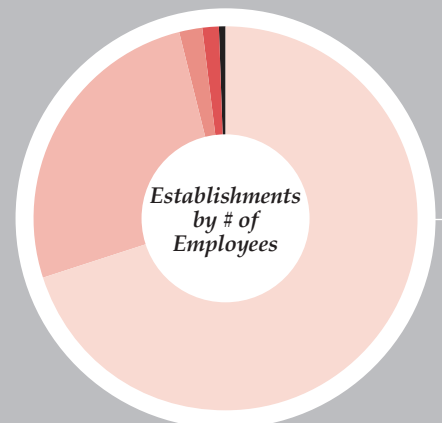
	2016	Change 2006-14	
<i>Non Private Household</i>			
OFFICE	13,578	23%	23%
RETAIL	8,403	14%	14%
PRODUCTION / DISTRIBUTION / REPAIR (PDR)	4,799	8%	-1%
CULTURAL / INSTITUTIONAL / EDUCATIONAL (CIE)	26,564	45%	31%
HOTEL	304	1%	4%
	53,648	100%	▲ 22%
<i>Private Household</i>			
PRIVATE HOUSEHOLDS	5,654	-	-



BY NUMBER OF EMPLOYEES

SEE TABLE 4.4

	Firms	
<i>Excluding Private Household</i>		
0-4	36,997	69%
5-49	14,470	27%
50-99	1,205	2%
100-249	647	1%
250+	329	1%
	53,648	100%

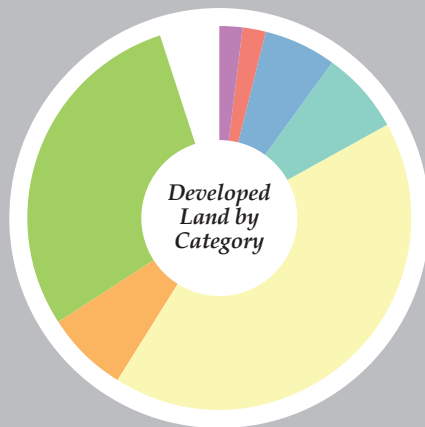


LAND USE & BUILDING IN SAN FRANCISCO

Land Area

TOTAL LAND AREA **DEVELOPED** **STREETS & FREEWAYS**
47 SQ. MILES **71% 988M** *Sq. ft.* **29%**

DEVELOPED LAND AREA (988M SQ. FEET) SEE TABLE 6.6



Land Use Category

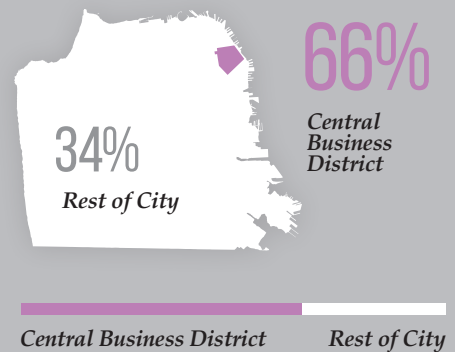
OFFICE	2%
RETAIL	2%
PRODUCTION / DISTRIBUTION / REPAIR (PDR)	6%
CULTURAL / INSTITUTIONAL / EDUCATIONAL (CIE)	7%
HOTEL	0%
RESIDENTIAL	43%
MIXED USE / OTHER	7%
PUBLIC / OPEN SPACE	29%
VACANT	5%

Office Space

2016 TOTAL OFFICE SPACE **76.2 M** *Sq. ft.* **1%** **9%**
Change from 2014 *Change from 2006*

6.3 million square feet of office space added over the last ten years.

SHARE OF OFFICE SPACE SEE TABLE 6.5



Roughly 2/3rds of the city's office space is in the Central Business District.

Building Permits

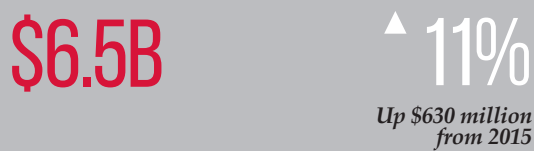
2016 BUILDING PERMITS SEE TABLE 6.1.1.A



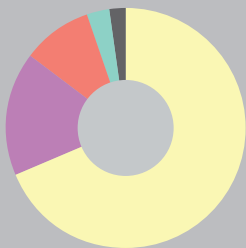
2016 BUILDING PERMIT STATUS SEE TABLE 6.4.1.A



BY CONSTRUCTION COST SEE TABLE 6.1.1.B

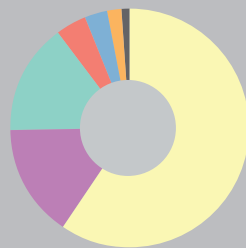


BY NUMBER OF PERMITS SEE TABLE 6.1.1.A



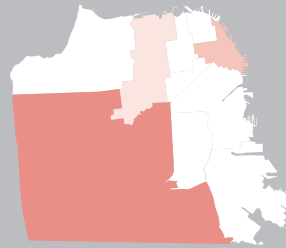
Land Use Category		
RESIDENTIAL	68%	
OFFICE	16%	
RETAIL	8%	
CIE	3%	
PDR & HOTEL	2%	

BY CONSTRUCTION COST SEE TABLE 6.1.1.B



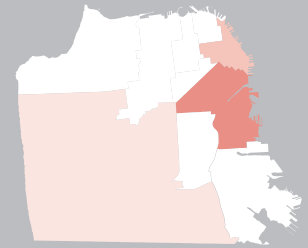
Land Use Category		
RESIDENTIAL	59%	
OFFICE	15%	
CIE	15%	
RETAIL	4%	
PDR	3%	
HOTEL	2%	
OTHER	1%	

BY NUMBER OF PERMITS SEE TABLE 6.2.1.A



District Location	
SOUTHWEST	30%
FINANCIAL	14%
NORTH CENTRAL	14%

BY CONSTRUCTION COST SEE TABLE 6.2.1.B



District Location	
SOMA	37%
FINANCIAL	18%
SOUTHWEST	13%

Construction spending is highest for residential and office projects and in the SoMa and Financial C&I districts.

The majority of permits are for Residential and Office projects.

TRANSPORTATION IN SAN FRANCISCO

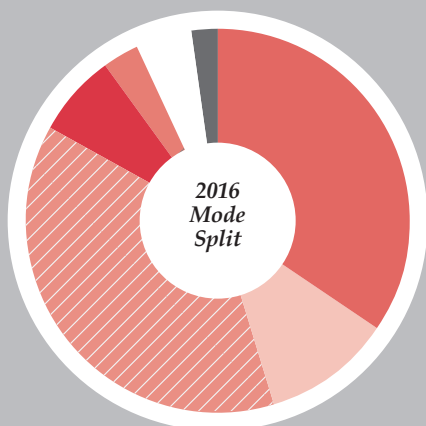
Transit use for communiting continues to grow.

Car commuting continues to fall.

HOW EMPLOYEES IN SAN FRANCISCO COMMUTED TO WORK

Mode	2011	2016	Change
DRIVE ALONE	37%	33%	▼
CARPPOOL / VANPOOL	10%	9%	▼
TRANSIT	36%	40%	▲
WALK	7%	7%	
BICYCLE	3%	3%	
WORK AT HOME	6%	4%	▼
OTHER	2%	3%	▲

SEE TABLE 7.1



PRIVATE VEHICLE OCCUPANCY (2011–2016)

1.13 PERSONS PER VEHICLE 2011

1.14 2016

SEE TABLE 7.3

DAILY MUNI RIDERSHIP (2012–2016)

SEE TABLE 7.4

693,880 2012

696,400 2016

Daily MUNI ridership up 0.5% since 2012.

BUSIEST MUNI LINES

SEE TABLE 7.4

Line	2012 Daily Trips	2016	Change
38 GEARY	55,000	53,000	▼
N JUDAH	40,500	50,400	▲
14 MISSION	44,200	46,500	▲

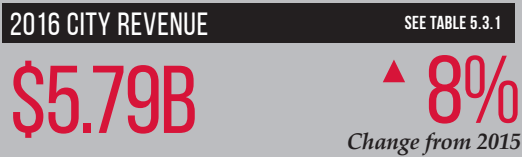
TRANSIT IMPACT DEVELOPMENT FEE REVENUE

\$37.5M FY 2015–2016

SEE TABLE 7.5

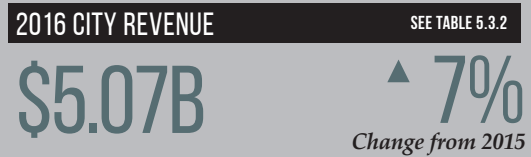
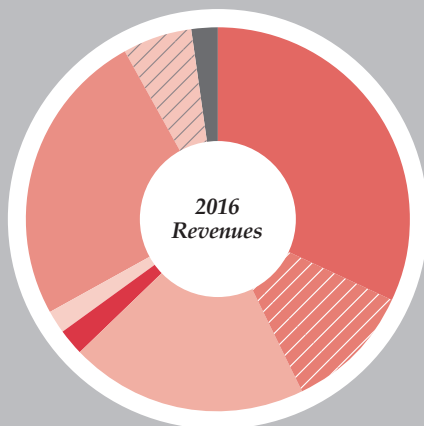
CITY GOVERNMENT

City revenues up 8%. Spending on services up 7%.



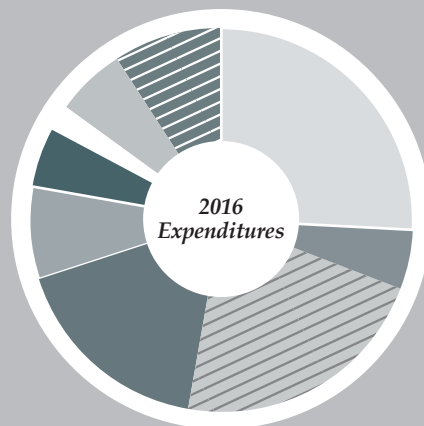
Revenue Source

PROPERTY TAXES	31%
BUSINESS TAXES	11%
OTHER LOCAL TAXES	20%
LICENSES, PERMITS, FINES & PENALTIES	1%
INTEREST & INVESTMENT INCOME	0.4%
RENTS & CONCESSIONS	2%
INTERGOVERNMENTAL	22%
CHARGES FOR SERVICES	7%
OTHER	5%



Expenditure Function

PUBLIC PROTECTION	25%
PUBLIC WORKS, TRANSPORTATION & COMMERCE	5%
HUMAN WELFARE & NEIGHBORHOOD DEVELOPMENT	25%
COMMUNITY HEALTH	15%
CULTURE & RECREATION	7%
GENERAL ADMINISTRATION & FINANCE	6%
GENERAL CITY RESPONSIBILITIES	2%
DEBT SERVICE	8%
CAPITAL OUTLAY	4%



Findings: San Francisco Economy in 2016

SUMMARY

Continued growth in jobs and development activity

A quick review of the main data in the *Commerce & Industry Inventory* reveals many positive signs, indicating continued strong economic growth in 2016.

- Employment grew for the seventh straight year, from 674,500 jobs to a record-breaking 703,230 jobs. The city gained 28,730 jobs in 2016, representing 4% growth over the previous year.
- The unemployment rate in San Francisco continued to fall, from 3.6% to 3.3%. The region's unemployment rate for 2016 was 3.9%.
- The number of business establishments grew to 59,300 firms, up 1% from 2015.
- Workers' earnings in the San Francisco economy increased to \$71.5 billion, 6% over 2015, with average earnings per job increasing to \$101,640 per worker.
- The number of building permit applications fell by 4% from the previous year, to 28,750 applications. However, the estimated value or spending those projects represent in terms of project cost (not all of which will be spent locally in San Francisco) increased to \$6.5 billion, up 11% from 2015.
- City revenue was \$5.8 billion, up 8% over 2015, while expenditures increased 7% to \$5.1 billion.

SAN FRANCISCO IN THE REGION

City growth outpaces region

Continuing a trend that started after the last recession, San Francisco appears to be growing faster - both in population and jobs - than the region as a whole.

San Francisco's population increased 2.5% in the past year, to 866,600 residents. This represents a 6.9% increase over the past decade. In comparison, the regional population of 7.65 million grew slightly slower, increasing 1.9% from 2014-2016 and 6.0% between 2006 and 2016.

Employment in San Francisco grew by 5% in 2016, to a record 703,200 jobs. Over the past decade, this represents a 30% increase in employment in the city. In comparison, regional employment grew 3% in the past year, and 15% between 2007 and 2016, to 3.8 million jobs.

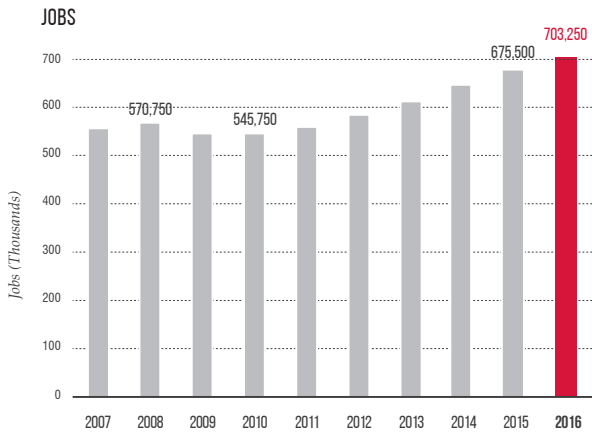
San Francisco's share of regional employment steadily increased between 2007 and 2016, from 16.2% of all jobs in the region to 18.4%. The *Fastest Growing Job Sectors 2016* table below shows San Francisco's job growth from 2015 to 2016 outpacing the region's. In all but one of the top five fastest growing job sectors in San Francisco (Information, Construction, Trade & Transportation and Leisure & Hospitality), the city outpaced the region.

San Francisco's declining unemployment rate - 3.3% in 2016 - was lower than the regional rate of 3.9%, the State rate of 5.4%, and the nationwide rate of 4.9%.

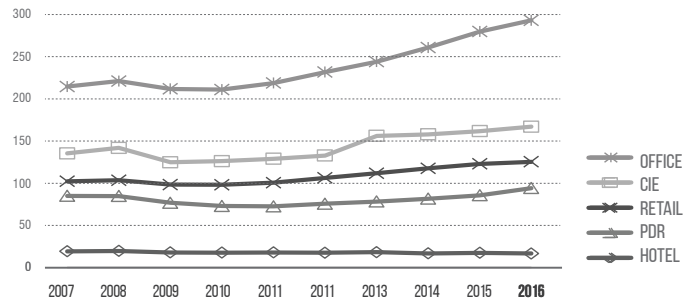
Fastest Growing Job Sectors 2016

<i>Employment Sector</i>	<i>San Francisco</i>	<i>Comparison</i>	<i>Region</i>
Information	23%	Faster	9%
Construction	10%	Faster	6%
Financial Activities	8%	Same	8%
Trade & Transportation	5%	Faster	2%
Leisure & Hospitality	4%	Faster	3%
Overall Job Growth	5.2%	Faster	3.2%

San Francisco Employment by Land Use Category



JOBS BY LAND USE CATEGORY



EMPLOYMENT

Trends

The past 10 years cover a turbulent time in San Francisco's economy, including the height of the speculative financial bubble in 2008, the global recession that followed, and the city's strong recovery since 2010. In 2007 the San Francisco economy was growing, and would reach 570,800 jobs in 2008 before the Great Recession caused a 4% dip to 549,000 jobs in 2009. However, after showing signs of recovery in 2011, employment in the city has grown by between 4% and 5% every year starting in 2012, and is now at an all-time high of 703,200 jobs.

As the *San Francisco Employment by Land Use Category* graphs illustrate, jobs in the office, CIE, retail, and PDR land use categories generally followed a pattern similar to total jobs: a peak in 2008, a trough in 2010, and growth since then.¹ Only hotel jobs show a longer term decline over the full decade, and even declined from 2015 to 2016 despite strong growth in overall jobs.

Sectoral Composition and Geographic Concentration

The share of employment by land use category, and their relative ranking, has shifted somewhat between 2007 and 2016 (see *Employment by Land Use* table below) with the proportion of office jobs rising (from 39% to 42% of all jobs) as PDR jobs fell from 15% to 13%. While PDR jobs have actually grown over the past decade, that growth has been overshadowed by large, +20% increases in office, retail and CIE jobs, and thus they make up a smaller proportion of the San Francisco economy today.

Employment by Land Use

Land Use Category	Sector Shares			Rate of Change	
	2007	2015	2016	2007-16	2015-16
Office	39%	42%	42%	37%	5%
Retail	18%	18%	18%	23%	2%
PDR	15%	13%	13%	11%	10%
Hotel	3%	3%	2%	-14%	-4%
CIE	24%	24%	24%	23%	3%
Pvt HH	-	1%	1%	na	-2%
TOTAL	556,330	674,458	703,233	26%	4%

1. CIE employment from 2002-2008 estimated based on the share of private household to total CIE employment in years 2009-2012.

ESTABLISHMENTS

San Francisco had 59,302 establishments in 2016, a 1.4% increase from 2015. Approximately 10% of these, or 5,650 establishments, were private households,² most likely employing less than five workers per establishment. To understand San Francisco establishments better, private household establishments were separated from non-household firms. The 53,650 non-household firms make up 90% of San Francisco establishments in 2016. By land use category, 45% are CIE, 23% are Office land uses, 14% are Retail, 8% are PDR and less than 1% are Hotel.

Private household establishments are located in residences and in areas designated for residential land use. Like home-based businesses, they are a secondary commercial use that supports and does not displace or otherwise change the primary residential use. They can be accommodated in residential land uses and do not require the land use policy attention that commercial uses require.

2. The Private household establishment and land use category involves households located throughout San Francisco that contract for and employ workers on or about their premises in activities primarily concerned with the operation of the household. These household employees include cooks, house cleaners, butlers, private caregivers, gardeners, grounds keeper/caregivers, and other household maintenance workers.

The 35% increase in total establishments between 2006 and 2017 corresponds with employment growth over the same period. Change by land use type reveals slight losses in PDR establishments over the period, but substantial gains in CIE, office and retail (31%, 23% and 14%, respectively) establishments.

The vast majority of establishments in San Francisco employ fewer than 50 employees. 69% of non-household establishments in San Francisco employ fewer than 5 workers (see *2016 Non-Private Household Establishments by Size* table below), and 27% employ 5-49 workers.

Establishments 2007–2016

Land Use	Number			Share 2016	Change	
	2007	2015	2016		2007-16	2015-16
Office	11,179	13,595	13,578	23%	21%	0%
Retail	7,395	8,332	8,403	14%	14%	1%
PDR	4,839	4,717	4,799	8%	-1%	2%
Hotel	291	312	304	1%	4%	-3%
CIE	20,235	26,469	26,564	45%	31%	0%
Subtotal	43,939	53,425	53,648	100%	22%	0%
Pvt HH		5,034	5,654		--	12%
TOTAL	43,939	58,459	59,302		35%	1.4%

2016 Non-Private Household Establishments by Size

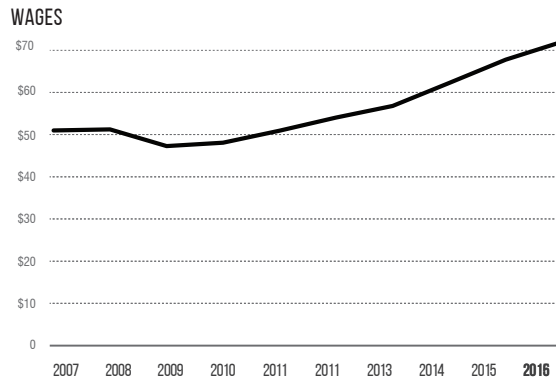
# of Employees	Number of Firms	Share
0-4	36,997	69%
5-49	14,470	27%
50-99	1,205	2%
100-249	647	1%
250+	329	1%
TOTAL	53,648	100%

MONETARY TRANSACTIONS

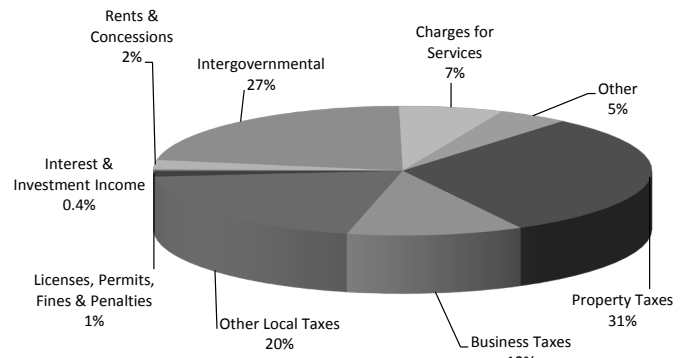
Wages

Wage and salary workers in San Francisco earned \$71.5 billion in 2016, up 6% from 2015 and 39% from 2007 (inflation adjusted). Total wages followed the larger trend of the economy, growing when employment grew and dipping during the last recession. Approximately 62% (\$44.4B) of the total is earned by office workers with the remainder earned by workers in the following land use sectors: 15% in CIE, 14% in PDR, 7% in Retail, and 1% in Hotel. The average wage in San Francisco is \$101,600, with office workers earning the highest average wage (\$151,400), followed by PDR workers (\$107,500). Workers in CIE, Hotel, and Retail earn less than the citywide average, at \$65,700, \$54,600, and \$37,900, respectively, while Private Household workers average a wage of \$54,600.

Total Wages (2016 \$s)



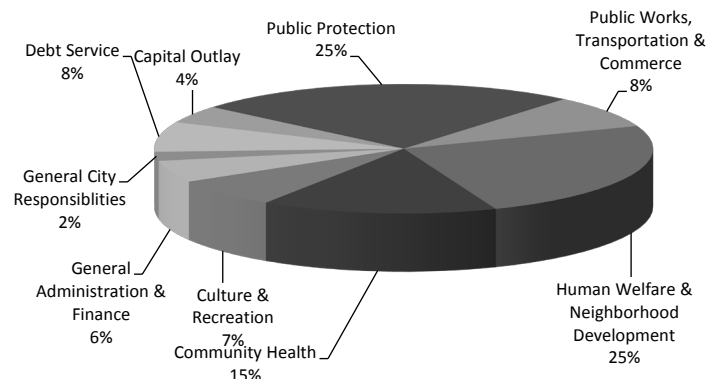
City Revenue 2016 (\$5.8 Billion)



City Revenues and Expenditures

In Fiscal Year 2016 (July 1, 2015 through June 30, 2016), City revenues amounted to \$5.8B, up 8% over 2015. City expenditures were lower than revenues, at \$5.1B, and grew 7% over 2015. Property Taxes were the City's largest revenue source, making up 31% of total revenue, and Public Protection (25% of all expenditures) was the highest City expenditure category.

City Expenditures 2016 (\$5.1 Billion)



LAND AREA AND BUILDING

Land Area

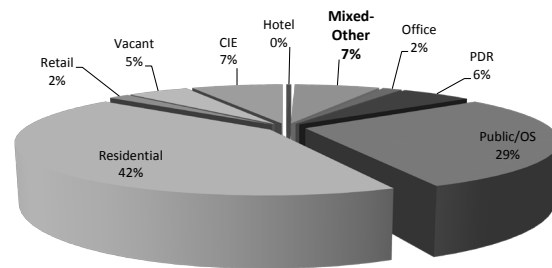
San Francisco has 46.9 square miles of land area, of which 71% is developed, while the remaining 29% are used for streets or freeways. Residential uses form the majority of San Francisco’s land use footprint, occupying 42% of the city’s land area, followed by Public and Open Space at 29%, and Commercial uses at 17% (6% PDR, 2% Office, 0.4% Hotel, and 7% CIE). Mixed uses occupy 7% of the area while 5% of land area is vacant.

Building Permit Applications

In 2016, there were 28,750 active building permit applications in San Francisco, an decrease of 4% from 2014. Approximately 98% of building permit applications were for demolition or alteration projects (versus for new construction or for signs, etc). The total value of building permit applications in terms of estimated construction cost was \$6.5 billion in 2016, a 11% increase over 2015 (\$5.8B) and a 123% increase over 2007 (\$3.1B). As shown in *Building Permit Applications by Type 2016* below, permits for new construction, despite making up less than 1% of all permits, represented 65% or \$4.2B in value, while permits for demolition and construction, which make up 98% of all permits, represented \$2.3B, or 35%.

Overall, most active permits were for Residential land uses (68%), followed by 16% for Office and 8% for Retail uses. In terms of construction cost, 59% of the building permit applications’ cost was for residential

Developed Land Area (988MSF)



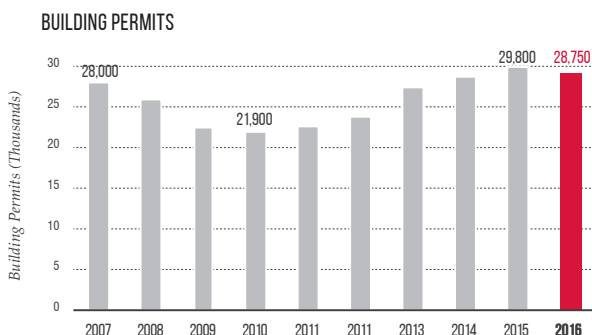
projects, while 15% was for Office and 4% for hotel uses. Residential permits were more numerous but smaller in scope, while office projects tended to have higher construction costs.

Approximately 58% of active building permit applications completed construction in 2016, with another 32% approved or issued but not yet complete, 1% cancelled, and 9% not yet acted upon, abandoned, reinstated, or appealed (Other). Geographically, the Southwest C&I district saw the highest number of permit applications (30% of the total), followed by the Financial and North Central (both 14%) C&I districts. The C&I districts with the highest concentration of construction costs were the SOMA (37%) and Financial (18%) districts.

Central Business District (CBD) Office Space

Of the 78 million square feet of office space in San Francisco, approximately 66% is in the Central Business District (generally the Financial District north and south of Market Street). San Francisco has added 7.7 msf of office space since 2007, an 11% increase. The CBD added 4.6 msf of office space, an increase of 10%.

Building Permit Applications



Building Permit Applications by Type 2016

Land Use	All Permits		New Construction Permits		Demolition + Alteration Permits	
	Number	Value	Number	Value	Number	Value
Office	16%	15%	0.02%	3%	16%	12%
Retail	8%	3%	0.03%	0%	8%	3%
PDR	1%	1%	0.01%	0%	1%	1%
Hotel	1%	4%	0.01%	3%	1%	1%
CIE	3%	15%	0.03%	13%	3%	2%
Residential	68%	59%	0.57%	45%	68%	24%
Other	3%	2%	0.00%	0%	2%	2%
Total	28,752	\$6.5b	198	\$4.2b	28,232	\$2.3b
<i>Share of total</i>	<i>100%</i>	<i>100%</i>	<i>1%</i>	<i>65%</i>	<i>98%</i>	<i>35%</i>

TRANSPORTATION

The *Commerce & Industry Inventory* presents basic data on San Francisco mobility in terms of commute mode split, parking entitlements, vehicle occupancy, transit ridership, and the Transit Impact Development Fee Revenue (TIDF).

Commute Mode Split

Data on mode split from 2011 and 2016 for workers commuting to San Francisco jobs (from within and outside the city) indicate that commuting by car, whether driving alone or in a carpool, has declined in popularity, while transit use continues to grow. In 2016, 33.2% of commute trips were made “driving alone,” down 4 points from 37.1% in 2011. Transit’s share increased 4 points over that same period, from 36% in 2011 to 40.1% in 2016.

Private Vehicle Occupancy

Private vehicle occupancy during commute trips for workers commuting to San Francisco jobs (from within and outside the city) between 2010 and 2016 fell slightly, from 1.15 to 1.14, indicating a further decline in the popularity of carpooling.

Daily Transit Ridership

Muni ridership remained steady from 2012 to 2016, increasing slightly to 696,400 average daily rides. The 38-Geary lines continue to have the highest ridership, with 43,000 average daily trips, followed by the N-Judah at 50,400 trips, and the 14-Mission lines at 46,500 trips. (see Table 7.4 in the Appendix for details).

Transit Development Impact Fee

The Transit Impact Development Fee (TIDF) revenue was \$37.5 million in FY2016, up from \$14.2 million in FY2015. Annual TIDF revenue can vary widely, as the amount collected is based on the amount of development that occurs. Total revenues collected since FY2005 amount to \$86.7 million.

Commute Mode Split -

San Francisco Employees

	2011	2015	2016	2011-2016	2015-2016
Drive Alone	37.1%	33.6%	33.2%	-3.9%	-0.4%
Carpool/Vanpool	9.5%	8.6%	8.9%	-0.7%	0.2%
Transit	36.0%	40.3%	40.1%	4.2%	-0.1%
Walk	7.0%	7.5%	7.4%	0.4%	0.0%
Bicycle	2.5%	3.1%	2.7%	0.2%	-0.4%
Work at Home	5.6%	4.3%	4.3%	-1.3%	0.0%
Other	2.3%	2.7%	3.4%	1.1%	0.7%

Daily Transit Ridership

Route Nos.	Route Name	2012	2016	2012-2016	
				Number	Rate
38, 38L, 38AX, 38BX	Geary	55,042	53,000	-2,042	-4%
N, Nx	Judah	40,529	50,400	9,871	24%
14, 14L, 14X	Mission	44,162	46,500	2,338	5%
All Routes		693,881	696,400	2,519	0.4%



2016 Data Appendix

1.0 Introduction

This Data Appendix is organized into seven chapters.

- **Chapter 1 – Introduction** defines the data formats, economic indicators and the variables contained within each data set, and two industry classification systems used in the series of Inventories to present the economic data in chapters 2 through 5.
- **Chapter 2 – Regional Overview** presents San Francisco’s economy in its historical and geographical context by reviewing population, labor force, employment, and unemployment indicators for the San Francisco Bay Area. This information is presented by four subregions of the Bay Area: North Bay, East Bay, South Bay, and San Francisco. Unemployment data for the Bay Area, California, and the United States are presented as well.
- **Chapter 3 – Employment** presents information on San Francisco’s employment in three predefined data formats, which are: Industry Group, Land Use Category, and Commerce and Industry (C&I) District. These data formats are explained in Chapter 1 – Data Formats.
- **Chapter 4 – Establishments** reports the number of establishments as places where businesses are operated or where service and light industrial operations are performed. The chapter presents data on the number and distribution of active business establish-

ments by Industry Group, Land Use Category, and Commerce & Industry District, and Establishment Size-class.

- **Chapter 5 – Monetary Transactions** measures various aspects of the city’s economy in monetary terms. This chapter provides data related to wages, taxable retail sales and sales permits, city government revenues and expenditures. Wage data are presented by Land Use Category. Taxable retail sales and permits data are presented by type of business. City government revenues and expenditures are reported by source and function.
- **Chapter 6 – Building and Land Use** provides information regarding construction activity in San Francisco. It presents the number of building permit applications and the total construction cost related to permit applications. The permit applications by permit status are reported only for the current year. This chapter also contains statistics on land use in San Francisco. The data in this chapter are derived from the San Francisco Department of Building Inspection and are summarized by neighborhood planning area rather than Commerce & Industry district boundaries used in chapters 2 through 5.
- **Chapter 7 – Transportation** describes recent trends in San Francisco’s transportation and transit systems. This includes analysis of mode split (i.e., what kind of transportation people use to complete their trips), parking availability, vehicle occupancy (i.e., the number of people per private vehicle), transit service, and Transit Impact Development Fee (TIDF) revenues.

1.2 DATA FORMATS

The economic data in the Inventory are presented in terms of time, type of activity, and geographic distribution. The economic indicators are measured by their specific units such as employees, establishments, and dollars. The Inventory provides a framework for comparisons, cross-references, and cross-tabulations among various economic indicators by using three specific data formats or groupings of the data:

- Commerce and Industry Districts,
- Land Use Category, and
- Industry Group.

These data groups are discussed below. To the extent possible, the data in the Inventory, which are gathered from different sources, are aggregated into these three pre-defined formats. Some of the data remain in their original formats because of limited detail in the original data source.

Commerce & Industry Districts

The Commerce and Industry (C&I) Districts are characterized by predominant economic activities, employment concentration, business density, and other spatial characteristics. This classification aggregates small zip code based units into 10 large districts encompassing the entire city of San Francisco. Each district is defined by one or more postal zip codes because a zip code is traditionally the smallest geographical unit for which economic data are available. The district boundaries are as close as possible to census tract boundaries, so that data available from the census can be meaningfully compared to the economic data. The C&I district boundaries are shown on *Map 1.1*.

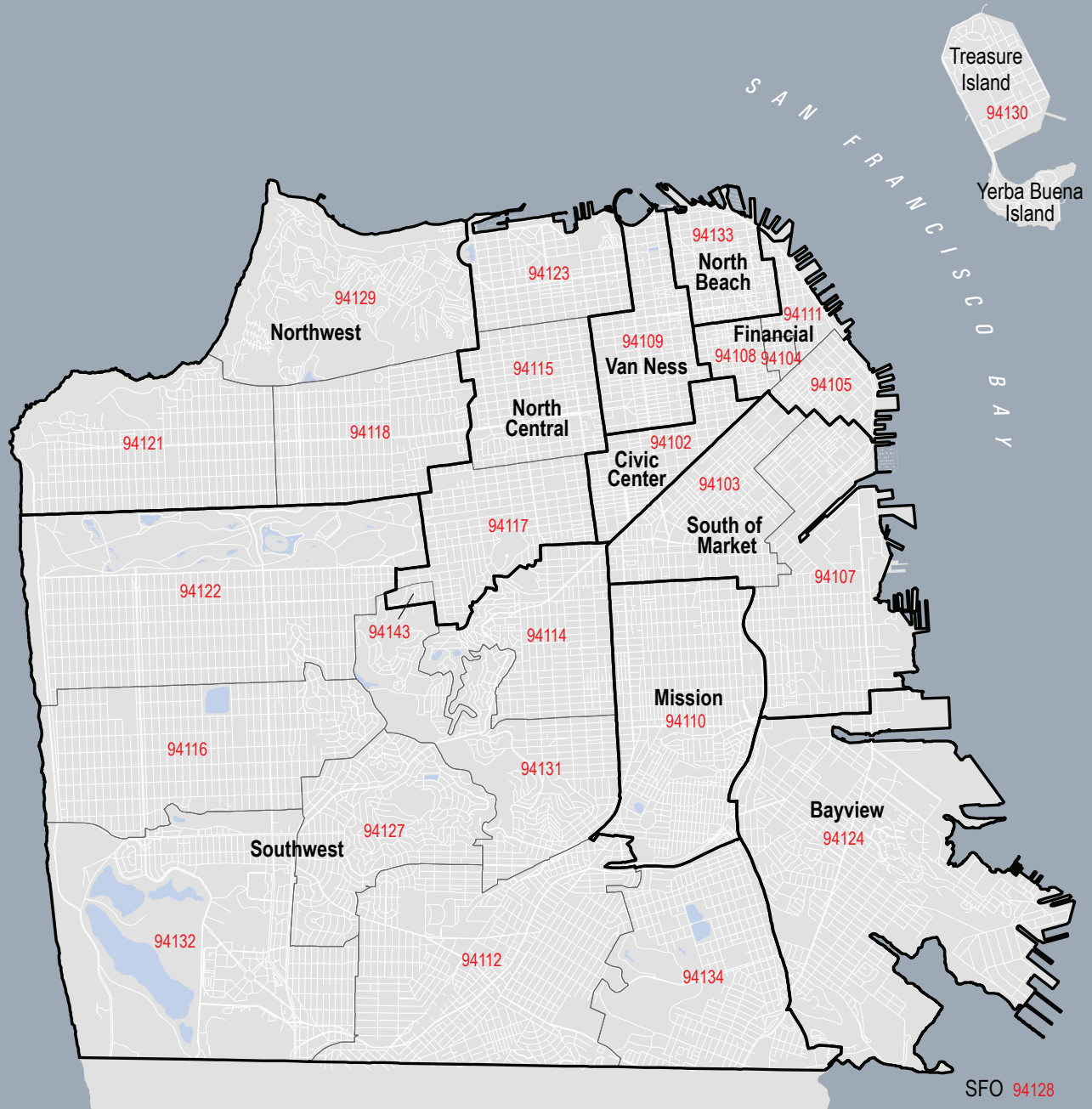
Commerce and Industry Districts are characterized by a concentration or specialization in one type of Land Use Activity or similar neighborhood commercial activities.

- The **Financial District** covers the densest area with the highest concentration of employment and establishments.
- The **Civic Center** is defined by its high concentration of institutional and government activities.
- The **Van Ness** district runs along a commercial corridor surrounded by mid- to high-density residential buildings.
- The **Mission** and **North Beach** districts are characterized by intense local retail activities and have very defined identities for the local and visitor population.
- The **South of Market** district contains a combination of office and PDR activities, located between the Financial District and Bayview.
- The **Bayview** district houses a high concentration of Production/Distribution/Repair (PDR) activities and shows a low density in terms of population, employment, and establishments.



PACIFIC OCEAN



SAN FRANCISCO BAY



Commerce and Industry Districts San Francisco

0 Miles 1

MAP 1.1

-  District Boundaries
-  Zip Code Boundaries

- The **North Central** district concentrates a great proportion of institutional activities, mainly health related, and is a transitional area between downtown and the more peripheral residential area to the west.
- The **Southwest** and **Northwest** districts are predominantly residential, with a very low business density.

Unclassified. In addition to the above ten zip code-based districts, there is an **Unclassified category**. This category represents home-based business establishments and organizations, particularly care-givers, that do not register a physical address with the State, and thus cannot be assigned to specific geographic districts. The Unclassified C&I district also includes San Francisco International Airport, Treasure Island, and Yerba Buena Island.

Plan Areas

The Inventory also provides information on geographic areas other than Commerce and Industry Districts. These areas are referred to as Plan Areas and are used exclusively in Chapter 6 (see *Map 6.2*). The neighborhood district boundaries tend to follow more homogenous economic patterns than the zip code-based Commerce and Industry districts.

Land Use Categories

This classification facilitates the evaluation of economic information – such as employment, establishments, and transactions – related to types of land use relevant to land use policy development. It matches the type of economic activity with a corresponding type of use and building structure as well as the prevalent land use pattern. This classification is based only on San Francisco’s business activities and land use pattern. Its application outside of the city may require some adjustments.

The six Land Use categories used in this Inventory are: (1) Office, (2) Retail, (3) Production/Distribution/Repair (PDR), (4) Hotel, (5) Cultural/Institutional/Educational (CIE), and (6) Residential. The Residential land use category is addressed only in Chapter 6 in the context of building permits and land use by plan areas. The definitions of each of these categories are as follows:

- **Office** activity includes professional services such as administration, legal services, architecture, engineer-

ing, real estate, computer services, research and development activities, and government administrative functions. Three types of spaces are considered: primary offices, which mainly include headquarters and large firms; secondary offices, which include small professional offices and services; and walk-in customer facilities such as banking.

- **Retail** activity includes large- and small-scale sales and services to walk-in customers, such as department stores, galleries, and eating and drinking establishments (restaurants, bars, fast food service, delicatessens, etc.). This category also includes neighborhood services and shops such as dry cleaners, and beauty shops.
- **Production/Distribution/Repair (PDR)** activity includes establishments related to processing, movement, and repair of goods and provision of citywide infrastructure. It includes manufacturing, wholesale, construction, transportation (including vehicle maintenance and repair), information, and utilities. Most of these activities take place in buildings with large, open floor plates—structures that can house machinery and equipment. Some of the food manufacturing and printing activities, however, are located in small shops due to the small scale of production, small machinery required, and/or reliance on the retail component of their business.
- **Hotel or Visitor** activity is defined as a separate Land Use Category because it has a direct relationship to the visitor sector and constitutes a specific type of land use and building structure. It includes any type of lodging such as hotel, motel, or bed and breakfast.
- **Cultural/Institutional/Educational (CIE)** activities cover the social spectrum of economy by including entertainment and artistic activities as well as health and educational services. This category covers the widest variety of space types from large establishments (hospitals, universities, schools, museums) to small studios or businesses (nightclubs, art studios). These activities are more geographically disparate than the other categories. They are often specialized facilities, many of which are non-profit organizations.
- **Private Household (Pvt HH)**, formerly counted under the CIE land use category, is tracked separately beginning in 2009 (because of improved data reporting). This land use category involves households located throughout San Francisco that contract for and employ

workers on or about their premises in activities primarily concerned with the operation of the household. These household employees include cooks, maids, butlers, private caregivers, gardeners, grounds keeper/caretakers, and other household maintenance workers. Starting in 2014, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs) from the Private Household category to CIE.

Industry Groups

This classification aggregates business establishments into Industry groups according to similarity of production process. The *North American Industry Classification System* (NAICS) is the current classification system. It was released in 1997 and last revised in 2007. It replaced the previous *Standard Industry Classification* (SIC) system based on similarity of product produced.

The United States Department of Commerce developed these two systems and the California Employment Development Department (EDD) adopted them. *Commerce & Industry Inventories 2002-2011* have a discussion of the relationship between the two classification systems because data from 2000 and earlier used the SIC system and data from 2001 onwards used the NAICS system (see *Tables 1.1* and *1.2*). *Commerce & Industry Inventory 2011* onwards, have an abbreviated discussion of the two classification systems because the 10-year time series uses the NAICS system exclusively.

The NAICS classifies all business establishments based on similarity of process used to produce goods or services. NAICS is a six-digit coding system. Under NAICS, the first two digits of the code are designated as sector to represent general categories of economic activities. The first three digits are designated as sub-sector to represent major categories of economic activities. The first four digits represent industry group, while the five and six digit classifications correspond to specific industries.

NAICS organizes all economic activity into 20 broad sectors (in contrast to the 10 sectors of the earlier SIC classification system). The purpose for this broad categorization is to clearly establish and distinguish each industry sector from another. NAICS also defined 350 new industries, including several new high-tech and services related industries which were not appropriately defined and recognized in the previous SIC system.

For simplicity, this *Commerce & Industry Inventory* uses the following 11 categories based on combining some NAICS' industry sectors (see *Table 1.1*): (1) Farm; (2) Natural Resources, Mining and Construction; (3) Manufacturing; (4) Trade, Transportation, Utilities; (5) Information; (6) Financial Activities; (7) Professional and Business Services; (8) Educational and Health Services; (9) Leisure and Hospitality; (10) Other Services; and (11) Government. The Other Services group includes repair and maintenance, personal services, religious and grant making services, and services related to the operation of a private household. The Government group includes all civilian employees of federal, state, and local government, regardless of the activity in which employees are engaged.

The Inventory also uses Land Use Categories, as discussed above, to organize data for land use policy making purposes. *Table 1.2* illustrates the correspondence between NAICS industrial sectors and San Francisco's Land Use Activity Categories.

Table 1.1**MAJOR INDUSTRY CLASSIFICATION CATEGORIES**

<i>Industry grouping used in the Commerce And Industry Inventory</i>	<i>North American Industry Classification System (NAICS)</i>		
	<i>S.N.</i>	<i>Code</i>	<i>Sectors</i>
1. Farm	1	11	Agriculture, Forestry, Fishing and Hunting
2. Natural Resources, Mining and Construction	2	21	Mining
	3	23	Construction
3. Manufacturing	4	31-33	Manufacturing
4. Trade, Transportation, Utilities	5	48-49	Transportation and Warehousing
	6	22	Utilities
	8	42	Wholesale Trade
	9	44-45	Retail Trade
5. Information	7	51	Information
6. Financial Activities	10	52	Finance and Insurance
	11	53	Real Estate and Rental and Leasing
7. Professional and Business Services	12	54	Professional, Scientific, and Technical Services
	13	55	Management of Companies and Enterprises
	14	56	Administrative and Support, Waste Management and Remediation Services
8. Educational and Health Services	15	61	Education Services
	16	62	Health Care and Social Assistance
	17	71	Arts, Entertainment, and Recreation
9. Leisure and Hospitality	18	72	Accommodation and Food Services
10. Other Services	19	81	Other Services (except Public Administration)
11. Government	20	92	Public Administration

Note: S.N. = Sector Number

Sources: Executive Office of The President; Office of the Management and Budget; San Francisco Planning Department

Table 1.2

CLASSIFICATION BY LAND USE CATEGORIES AND INDUSTRY GROUPS

		<i>North American Industry Classification System (NAICS)</i>	
<i>San Francisco Planning Department Land Use Category</i>	<i>Industry Group</i>	<i>NAICS Code</i>	
Office	Agriculture	111-115	
		211-213	
	Finance	522-523	
	Insurance	524-525	
	Real Estate	531, 533	
		516	
		518	
	Office Services	519	
		541	
		551	
		561	
	Public Administration	921-928	
Retail	General Merchandise	452	
	Food Stores	445	
	Apparel Stores	448	
	Eating & Drinking Places	722	
		441, 447	
		442	
	Other Retail Stores	443, 446, 451	
		453-454	
		532	
	Personal & Repair	811-812	
	Production/Distribution/Repair (PDR)	Construction	236-238
		488	
		485, 487	
Transportation and Warehousing		484, 492-493	
		491	
		481, 483	
		486	
		221	
Utilities		562	
		515	
Information		517	
Wholesale		423-425	
Food Manufacturing		311-312	
Apparel Manufacturing		313-315	
Printing and Publishing		323, 511	
		321-322, 337	
		324-325	
Other Manufacturing		316, 326-327	
		331-333	
		334-335	
Repair Services		336	
Transp. Equipment, Building Supplies	339, 444		
Film & Sound Recording	512		
Hotel or Visitor	Accommodation	721	
		711	
Cultural/Institutional/Educational (CIE)	Art and Recreation	711	
	Performing arts, amusement parks	713	
	Education Services	611	
	Health Care	621-623	
	Social Assistance	624	
		712	
	Other CIE Services	813	
Private Households	Private Households (Pvt HH)	814	
	Unclassified Establishments	999	

Sources:
Executive Office of The President; Office of the Management and Budget; San Francisco Planning Department



2.0 Regional Overview

San Francisco has diverse linkages to the region as well as to the state, national, and global economy. This chapter supplies basic demographic and economic information about the San Francisco Bay Area's nine counties. This information gives an understanding of San Francisco's economic base within a regional and historical context.

The nine counties of the San Francisco Bay Area are Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. *Map 2.1* shows the location of these counties, which have been grouped into four sub-regions for analysis in this chapter: North Bay, East Bay, South Bay, and San Francisco. These sub-regions were initially identified in 1985 on the basis of observed travel patterns of commuters into San Francisco and availability of employment information. Although travel patterns have evolved since the initial observations, these sub-regions have been retained in order to maintain the consistency of the time series data in this chapter. The North Bay includes Marin, Sonoma, Napa, and Solano counties. The East Bay includes Contra Costa and Alameda counties. The South Bay includes Santa Clara and San Mateo counties.

The regional subdivision allows comparisons between San Francisco, North Bay, East Bay, and South Bay areas that represent the labor force base for San Francisco and the region. When reviewing the tables in this chapter, it is important to note that the Bay Area covers 7,041 square miles in total. The North Bay represents 53 percent of that total, the East Bay 21 percent, the South

Bay 25 percent, and San Francisco less than one percent of land area in the region. Population densities in San Francisco are by far the highest in the Bay Area.

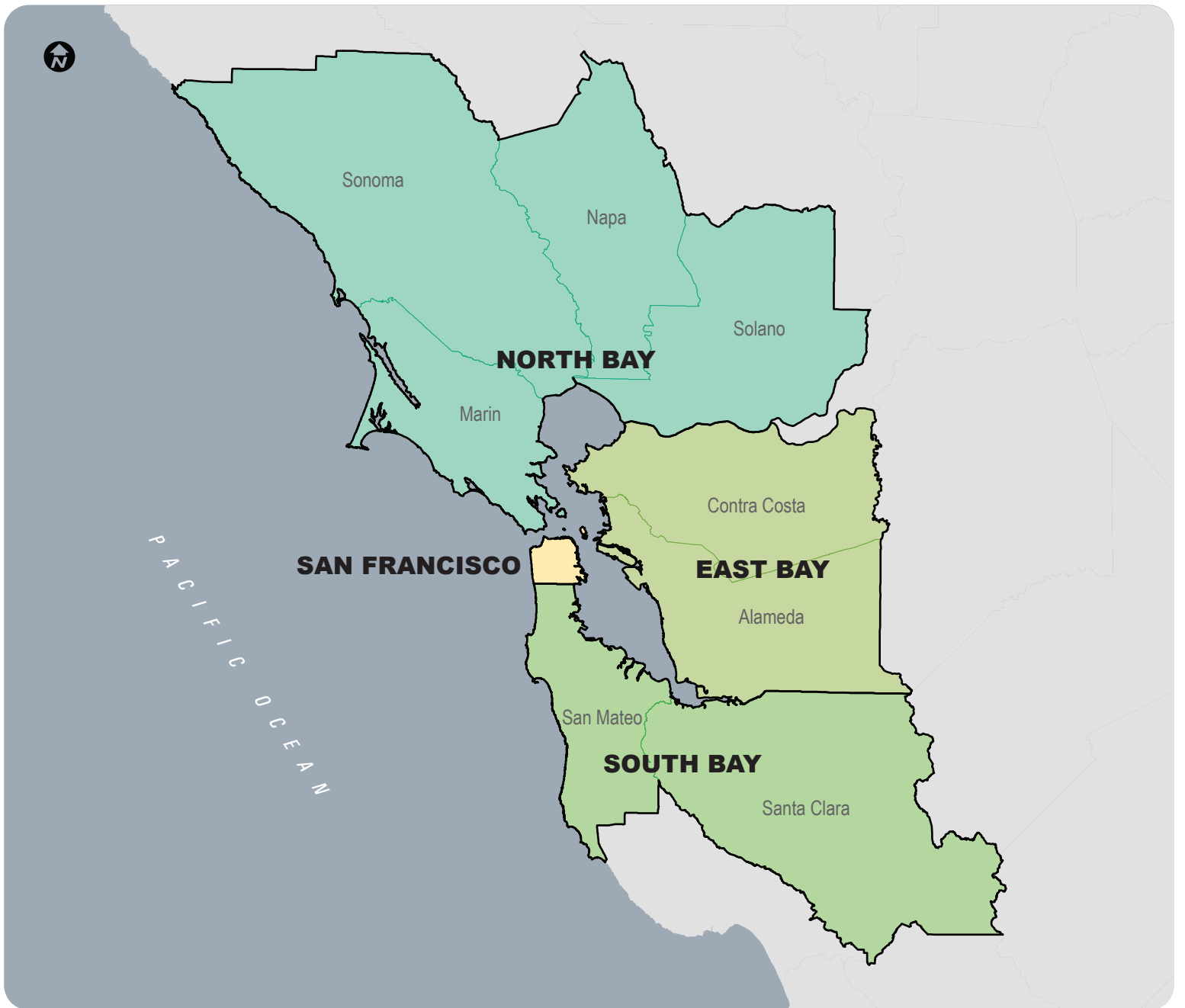
This chapter presents two sets of tables and graphs. The first set describes the residents of each subregion regardless of where they work in terms of population, labor force, number of employed residents, and unemployment. These concepts are described below. For context, unemployment data is also provided for California and the United States. The second set describes the workers in each subregion regardless of where they live in terms of regional employment by industry groups and then regional employment by subregion by industry group.

Each economic indicator is reported in absolute numbers, annual percentage distribution, and percentage change over time. Unemployment figures are presented in terms of average annual rates.

- **Population** is defined as the total number of people who live in a specific area, such as a particular county or city. Population data comes from the California State Department of Finance (DoF). These data are based on the 2010 Census numbers with yearly updates which take into account city/county surveys of building permits, construction activity, and overall housing stock; tallying of administrative records from local, state, and federal agencies including driver's license data, school registration, and birth and death certificate records; and tracking the status of military bases. The DoF population estimates are generally 3% to 5% higher than those of the Census Bureau.

- **Labor Force** consists of persons who are either working or looking for work, excluding members of the armed forces. Labor force data are based on place of residence. For example, a worker who lives in the East Bay is part of the East Bay labor force, no matter where he or she is employed. Labor force data are obtained from the California Employment Development Department (EDD).
- **Employment**, as used in this inventory and defined by EDD, includes persons who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. Someone holding a job in San Francisco is part of the San Francisco employment pool no matter where he or she lives. These data do not include self-employed, unpaid family workers, domestics, volunteers, or persons involved in trade disputes.
- **Unemployment** is defined as civilians 16 years and older, not at work, who were actively looking for work during the last four weeks, and were available to accept a job or who were waiting to be called back to jobs from which they had been laid off. Civilian unemployment data are based on place of residence. The unemployment data are from EDD, the United States Department of Commerce, and U.S. Census Bureau.

Employment data reported by industry group are based on EDD data. These data are organized by using the North American Industry Classification System (NAICS), as discussed in Chapter 1.



**Bay Area Counties and
Commerce and Industry Sub-Regions**

0 Miles 20

MAP 2.1

Table & Figure 2.1.1

BAY AREA POPULATION BY SUB-REGION, 2007–2016

This table presents the number of residents in each Bay Area sub-region for the last ten years, as well as the percentage distribution in any given year across the Bay Area and the annual change within each sub-region. Population trends are shown in Figure 2.1.1 below.

Population by Sub-Region (000s)

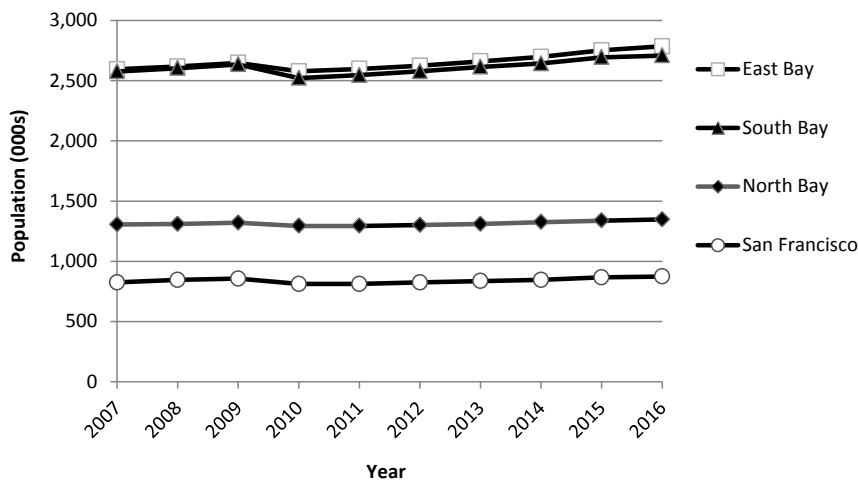
Sub-Region	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	1,305.3	1,309.5	1,320.7	1,294.0	1,293.8	1,301.2	1,309.8	1,325.1	1,337.8	1,347.2
East Bay	2,594.7	2,617.1	2,647.9	2,577.2	2,597.3	2,623.4	2,660.3	2,697.4	2,751.3	2,784.9
South Bay	2,576.5	2,603.5	2,635.2	2,522.1	2,545.9	2,577.9	2,613.8	2,642.8	2,693.9	2,708.4
San Francisco	824.5	845.6	856.1	812.1	812.5	825.1	836.6	845.6	866.6	874.2
TOTAL	7,301.1	7,375.7	7,459.9	7,205.4	7,249.6	7,327.6	7,420.5	7,510.9	7,649.6	7,714.6

Annual Percentage Distribution

Sub-Region	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	17.9	17.8	17.7	18.0	17.8	17.8	17.7	17.6	17.5	17.5
East Bay	35.5	35.5	35.5	35.8	35.8	35.8	35.9	35.9	36.0	36.1
South Bay	35.3	35.3	35.3	35.0	35.1	35.2	35.2	35.2	35.2	35.1
San Francisco	11.3	11.5	11.5	11.3	11.2	11.3	11.3	11.3	11.3	11.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Sub-Region	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
North Bay	0.3	0.9	-2.0	0.0	0.6	0.7	1.2	1.0	0.7
East Bay	0.9	1.2	-2.7	0.8	1.0	1.4	1.4	2.0	1.2
South Bay	1.0	1.2	-4.3	0.9	1.3	1.4	1.1	1.9	0.5
San Francisco	2.6	1.2	-5.1	0.1	1.5	1.4	1.1	2.5	0.9
TOTAL	1.0	1.1	-3.4	0.6	1.1	1.3	1.2	1.8	0.9



Notes:

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: City and County of San Francisco

Source:

US Census, CA Department of Finance, E-1 City / County Population Estimates.

Table & Figure 2.1.2**BAY AREA LABOR FORCE BY SUB-REGION, 2007–2016**

This table presents the number of residents in the labor force in each Bay Area sub-region for the last ten years. Also included is the percentage distribution in any given year across the Bay Area and the annual change within each sub-region. Labor force trends are shown in Figure 2.1.2 below.

Residents in the Labor Force by Sub-Region (000s)

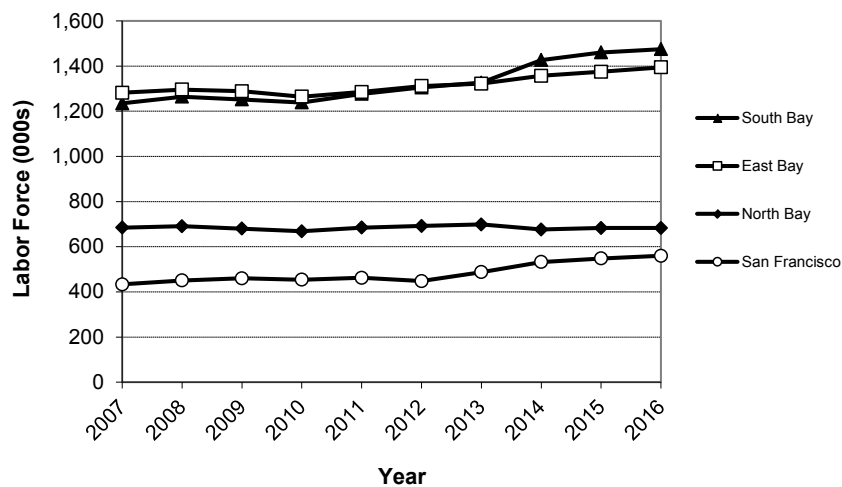
Sub-Region	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	684.3	690.4	679.9	668.1	684.6	692.0	698.5	676.3	682.8	682.9
East Bay	1,281.5	1,295.7	1,288.6	1,264.5	1,285.0	1,311.7	1,322.0	1,356.9	1,374.7	1,394.4
South Bay	1,234.7	1,264.3	1,252.0	1,238.7	1,276.5	1,305.3	1,326.8	1,426.9	1,460.4	1,475.1
San Francisco	433.3	450.4	459.8	453.8	462.5	447.6	487.2	532.4	548.0	559.8
TOTAL	3,591.7	3,540.6	3,536.0	3,567.5	3,708.6	3,756.6	3,834.5	3,992.5	4,065.9	4,112.2

Annual Percentage Distribution

Sub-Region	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	19.1	19.5	19.2	18.7	18.5	18.4	18.2	16.9	16.8	16.6
East Bay	35.7	36.6	36.4	35.4	34.6	34.9	34.5	34.0	33.8	33.9
South Bay	34.4	35.7	35.4	34.7	34.4	34.7	34.6	35.7	35.9	35.9
San Francisco	12.1	12.7	13.0	12.7	12.5	11.9	12.7	13.3	13.5	13.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Sub-Region	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
North Bay	0.9	-1.5	-1.7	2.5	1.1	0.9	-3.2	1.0	0.0
East Bay	1.1	-0.5	-1.9	1.6	2.1	0.8	2.6	1.3	1.4
South Bay	2.4	-1.0	-1.1	3.1	2.3	1.6	7.5	2.3	1.0
San Francisco	3.9	2.1	-1.3	1.9	-3.2	8.8	9.3	2.9	2.2
TOTAL	-1.4	-0.1	0.9	4.0	1.3	2.1	4.1	1.8	1.1

**Notes:**

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: City and County of San Francisco

Source: CA Employment Development Department, annual averages (not seasonally adjusted).

Table & Figure 2.1.3

BAY AREA EMPLOYED RESIDENTS BY SUB-REGION, 2007-2016

This table presents the number of employed residents in each Bay Area sub-region for the last ten years. Also included is the percentage distribution in any given year across the Bay Area and the annual change within each sub-region. Employment trends are shown in Figure 2.1.3 below.

Employed Residents by Sub-Region (000s)

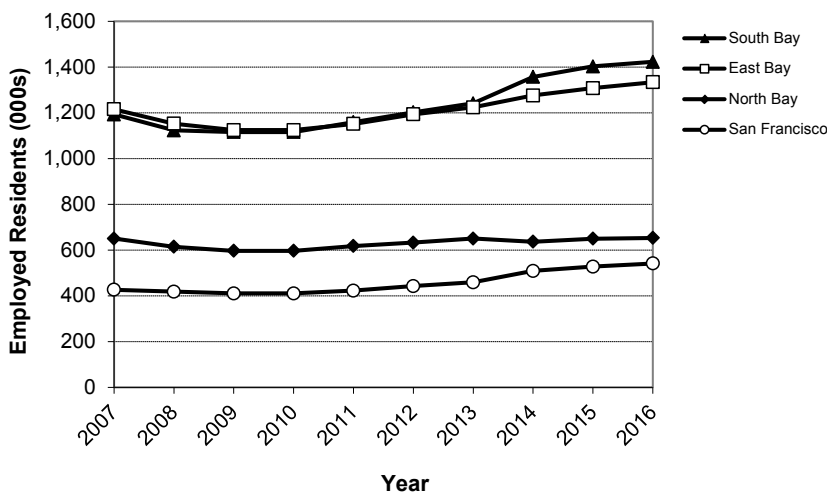
Sub-Region	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	650.3	614.7	596.8	596.8	617.9	633.1	650.5	636.7	650.1	653.5
East Bay	1,215.5	1,153.0	1,124.4	1,124.4	1,151.6	1,193.5	1,224.1	1,275.7	1,308.1	1,334.2
South Bay	1,193.3	1,123.6	1,116.4	1,116.4	1,159.5	1,202.2	1,241.9	1,357.0	1,403.1	1,423.1
San Francisco	426.7	418.4	410.7	410.7	422.7	442.8	459.3	509.1	528.1	541.6
TOTAL	3,335.4	3,359.6	3,414.8	3,248.3	3,351.7	3,471.6	3,575.8	3,778.5	3,889.4	3,952.4

Annual Percentage Distribution

Sub-Region	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	19.5	18.3	17.5	18.4	18.4	18.2	18.2	16.9	16.7	16.5
East Bay	36.4	34.3	32.9	34.6	34.4	34.4	34.2	33.8	33.6	33.8
South Bay	35.8	33.4	32.7	34.4	34.6	34.6	34.7	35.9	36.1	36.0
San Francisco	12.8	12.5	12.0	12.6	12.6	12.8	12.8	13.5	13.6	13.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Sub-Region	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
North Bay	-5.5	-2.9	0.0	3.5	2.5	2.7	-2.1	2.1	0.5
East Bay	-5.1	-2.5	0.0	2.4	3.6	2.6	4.2	2.5	2.0
South Bay	-5.8	-0.6	0.0	3.9	3.7	3.3	9.3	3.4	1.4
San Francisco	-1.9	-1.8	0.0	2.9	4.8	3.7	10.8	3.7	2.6
TOTAL	0.7	1.6	-4.9	3.2	3.6	3.0	5.7	2.9	1.6



Notes:

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: City and County of San Francisco

Source:

CA Employment Development Department, annual averages (not seasonally adjusted).

Table 2.1.4**BAY AREA UNEMPLOYMENT BY SUB-REGION, 2007–2016**

This table presents the number of unemployed residents in each Bay Area sub-region for the last ten years. Also included is the percentage distribution in any given year across the Bay Area and the annual change within each sub-region. Finally, this table also includes unemployment rates over the last ten years for each sub-region, as well as for California and the United States to provide context. Unemployment rate trends are shown in Figure 2.1.4 on the following page.

Unemployment by Sub-Region (000s)

<i>Sub-Region</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	31.1	39.9	65.3	69.8	66.6	59.0	47.9	39.6	32.7	29.4
East Bay	60.9	80.1	135.6	140.2	133.4	118.2	97.8	81.2	66.6	60.1
South Bay	55.0	70.9	128.4	122.2	117.0	103.1	85.0	69.9	57.3	52.0
San Francisco	18.7	23.7	41.5	43.2	39.8	34.9	27.9	23.3	19.9	18.2
TOTAL	165.7	214.6	370.8	375.4	356.8	315.2	258.6	214.0	176.5	159.7

Annual Percentage Distribution

<i>Sub-Region</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	18.8	18.6	17.6	18.6	18.7	18.7	18.5	18.5	18.5	18.4
East Bay	36.8	37.3	36.6	37.3	37.4	37.5	37.8	37.9	37.7	37.6
South Bay	33.2	33.0	34.6	32.6	32.8	32.7	32.9	32.7	32.5	32.6
San Francisco	11.3	11.0	11.2	11.5	11.2	11.1	10.8	10.9	11.3	11.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Sub-Region</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
North Bay	28.3	63.7	6.9	-4.6	-11.4	-18.8	-17.3	-17.4	-10.1
East Bay	31.5	69.3	3.4	-4.9	-11.4	-17.3	-17.0	-18.0	-9.8
South Bay	28.9	81.1	-4.8	-4.3	-11.9	-17.6	-17.8	-18.0	-9.2
San Francisco	26.7	75.1	4.1	-7.9	-12.3	-20.1	-16.5	-14.6	-8.5
TOTAL	29.5	72.8	1.2	-5.0	-11.7	-18.0	-17.2	-17.5	-9.5

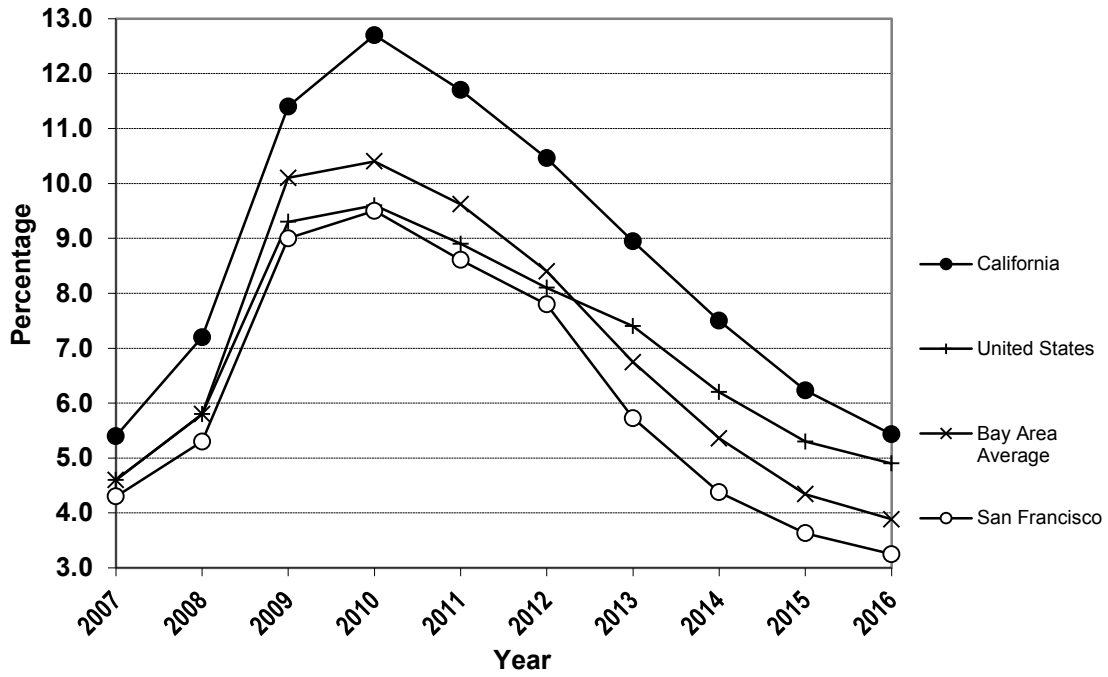
Average Annual Rate

<i>Sub-Region</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	4.2	4.5	5.8	9.6	10.4	9.7	8.5	6.9	5.9	4.3
East Bay	4.4	4.8	6.2	10.5	11.1	10.4	9.0	7.4	6.0	4.3
South Bay	4.2	4.5	5.6	10.3	9.9	9.2	7.9	6.4	4.9	3.5
San Francisco	4.2	4.3	5.3	9.0	9.5	8.6	7.8	5.7	4.4	3.3
Average	4.3	4.6	5.8	10.1	10.4	9.6	8.4	6.7	5.4	3.9

Average Annual Rate

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
California	4.9	5.4	7.2	11.4	12.7	11.7	10.5	8.9	7.5	5.4
United States	4.6	4.6	5.8	9.3	9.6	8.9	8.1	7.4	6.2	4.9

Figure 2.1.4
BAY AREA UNEMPLOYMENT RATE BY SUB-REGION, 2007–2016



Notes:

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: City and County of San Francisco

Sources:

- CA Employment Development Department, annual averages (not seasonally adjusted).
- US Bureau of Labor Statistics; http://www.bls.gov/cps/prev_yrs.htm

Table 2.2.1 BAY AREA EMPLOYMENT BY INDUSTRY GROUP, 2007–2016

This table presents information about those who work in the Bay Area. It conveys the number of people working in each industry group. The breakdown for each Bay Area sub-region is presented in Tables 2.2.2 - 2.2.4. All tables utilize NAICS industrial categories for the entire period of analysis.

Number of Jobs (000s)

<i>Industry Group</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Farm	20.6	20.2	20.1	19.0	18.7	18.9	20.0	20.2	20.1	20.5
Natural Resources, Mining & Construction	194.7	179.6	143.7	131.5	110.3	116.1	154.4	163.1	179.1	188.9
Manufacturing	345.0	344.9	313.9	305.4	310.5	312.1	310.9	320.9	327.6	334.9
Trade, Transportation & Utilities	571.3	563.5	518.6	509.2	513.3	527.8	547.5	562.1	575.9	588.1
Information	113.3	114.5	110.7	110.8	117.2	122.4	136.2	148.5	163.8	178.2
Financial Activities	206.1	193.5	179.3	170.4	170.4	175.0	173.9	177.2	179.9	193.5
Professional & Business Services	572.4	588.6	542.6	546.5	560.9	605.8	642.1	682.2	714.9	733.8
Educational & Health Services	380.0	391.4	394.5	409.7	415.0	425.2	520.7	540.2	551.1	567.5
Leisure & Hospitality	329.9	335.7	322.0	323.1	333.1	352.2	374.0	391.4	403.9	417.5
Other Services	111.5	112.5	107.2	108.8	110.3	112.9	117.0	121.5	123.4	126.0
Government	485.8	477.7	472.5	454.5	449.8	447.7	450.2	458.3	465.3	476.3
TOTAL	3,330.6	3,322.1	3,125.1	3,088.9	3,109.5	3,216.1	3,446.9	3,585.6	3,705.0	3,825.2

Annual Percentage Distribution

<i>Industry Group</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Farm	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.5	0.5
Natural Resources, Mining & Construction	5.8	5.4	4.6	4.3	3.5	3.6	4.5	4.5	4.8	4.9
Manufacturing	10.4	10.4	10.0	9.9	10.0	9.7	9.0	8.9	8.8	8.8
Trade, Transportation & Utilities	17.2	17.0	16.6	16.5	16.5	16.4	15.9	15.7	15.5	15.4
Information	3.4	3.4	3.5	3.6	3.8	3.8	4.0	4.1	4.4	4.7
Financial Activities	6.2	5.8	5.7	5.5	5.5	5.4	5.0	4.9	4.9	5.1
Professional & Business Services	17.2	17.7	17.4	17.7	18.0	18.8	18.6	19.0	19.3	19.2
Educational & Health Services	11.4	11.8	12.6	13.3	13.3	13.2	15.1	15.1	14.9	14.8
Leisure & Hospitality	9.9	10.1	10.3	10.5	10.7	11.0	10.9	10.9	10.9	10.9
Other Services	3.3	3.4	3.4	3.5	3.5	3.5	3.4	3.4	3.3	3.3
Government	14.6	14.4	15.1	14.7	14.5	13.9	13.1	12.8	12.6	12.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Industry Group</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Farm	-1.9	-0.5	-5.5	-1.6	1.1	5.8	1.0	-0.5	1.8
Natural Resources, Mining & Construction	-7.8	-20.0	-8.5	-16.1	5.3	33.0	5.6	9.8	5.5
Manufacturing	0.0	-9.0	-2.7	1.7	0.5	-0.4	3.2	2.1	2.2
Trade, Transportation & Utilities	-1.4	-8.0	-1.8	0.8	2.8	3.7	2.7	2.5	2.1
Information	1.1	-3.3	0.1	5.8	4.4	11.3	9.0	10.3	8.8
Financial Activities	-6.1	-7.3	-5.0	0.0	2.7	-0.6	1.9	1.5	7.6
Professional & Business Services	2.8	-7.8	0.7	2.6	8.0	6.0	6.2	4.8	2.6
Educational & Health Services	3.0	0.8	3.9	1.3	2.5	22.5	3.7	2.0	3.0
Leisure & Hospitality	1.8	-4.1	0.3	3.1	5.7	6.2	4.7	3.2	3.4
Other Services	0.9	-4.7	1.5	1.4	2.4	3.6	3.8	1.6	2.1
Government	-1.7	-1.1	-3.8	-1.0	-0.5	0.6	1.8	1.5	2.4
TOTAL	-0.3	-5.9	-1.2	0.7	3.4	7.2	4.0	3.3	3.2

Source: California Employment Development Department, Industry Employment & Labor Force - by Annual Average; March Benchmark.

Table 2.2.2**BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUB-REGION, 2007–2016 – NUMBER OF JOBS**

This table contains the disaggregation of Table 2.2.1 by Bay Area sub-regions.

Total Number of Jobs (000s)

<i>Sub-Region</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	503.4	497.8	467.3	459.2	453.8	461.9	497.0	514.2	522.9	532.5
East Bay	1,049.5	1,031.1	968.0	949.8	950.6	978.7	1,035.4	1,066.3	1,096.5	1,136.1
South Bay	1,238.2	1,243.8	1,165.5	1,158.2	1,178.6	1,217.6	1,305.9	1,365.6	1,416.6	1,453.1
San Francisco	539.5	549.4	524.3	521.7	526.5	557.9	608.6	639.5	669.0	703.6
Regional Total	3,330.6	3,322.1	3,125.1	3,088.9	3,109.5	3,216.1	3,446.9	3,585.6	3,705.0	3,825.2

Farm

North Bay	13.1	12.8	12.9	12.0	12.0	12.4	13.3	13.5	13.3	13.3
East Bay	1.6	1.4	1.5	1.5	1.5	1.4	1.5	1.4	1.2	1.3
South Bay	5.7	5.7	5.4	5.3	5.0	4.9	5.0	5.1	5.4	5.7
San Francisco	0.2	0.3	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.1
Regional Total	20.6	20.2	20.1	19.0	18.7	18.9	20.0	20.2	20.1	20.5

Natural Resources, Mining & Construction

North Bay	38.5	34.5	26.8	24.6	16.9	17.0	27.7	29.2	31.9	34.1
East Bay	73.6	65.8	54.7	48.7	48.5	50.6	57.3	59.5	63.3	68.4
South Bay	64.3	60.9	46.9	44.1	30.8	34.4	53.7	57.6	65.4	66.0
San Francisco	18.3	18.4	15.3	14.1	14.1	14.8	15.7	16.8	18.5	20.4
Regional Total	194.7	179.6	143.7	131.5	110.3	116.8	154.4	163.1	179.1	188.9

Manufacturing

North Bay	45.8	45.5	42.0	41.3	41.8	42.9	44.1	47.0	45.7	46.1
East Bay	93.7	93.3	82.5	78.6	79.1	80.3	78.6	81.9	86.7	89.9
South Bay	194.4	195.3	180.1	176.8	181.0	179.6	179.0	182.0	184.9	186.7
San Francisco	11.1	10.8	9.3	8.7	8.6	8.6	8.6	8.6	8.6	8.6
Regional Total	345.0	344.9	313.9	305.4	310.5	311.4	310.3	319.5	325.9	331.3

Trade, Transportation & Utilities

North Bay	91.3	89.4	82.3	82.2	83.4	85.4	87.8	90.6	92.0	92.7
East Bay	198.1	195.3	179.0	173.8	174.0	179.0	185.4	191.2	198.9	202.8
South Bay	212.7	210.9	193.7	191.2	193.5	198.4	204.9	208.7	210.1	213.7
San Francisco	69.2	67.9	63.6	62.0	62.4	65.0	69.4	71.6	74.9	78.8
Regional Total	571.3	563.5	518.6	509.2	513.3	527.8	547.5	562.1	575.9	588.1

Information

North Bay	7.7	7.4	7.0	6.6	6.8	7.1	7.2	7.0	6.9	6.8
East Bay	29.4	27.8	25.1	23.8	22.7	22.0	21.5	21.1	22.4	26.4
South Bay	56.8	60.2	59.1	61.2	66.8	69.6	82.2	92.5	102.8	106.1
San Francisco	19.4	19.1	19.5	19.2	20.9	23.7	25.3	27.9	31.7	39.0
Regional Total	113.3	114.5	110.7	110.8	117.2	122.4	136.2	148.5	163.8	178.2

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Financial Activities

<i>Sub-Region</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	26.5	24.3	22.8	21.4	22.1	21.8	22.1	21.5	21.7	22.4
East Bay	62.3	56.7	52.6	48.4	47.2	48.4	49.5	49.3	49.6	57.3
South Bay	58.3	54.8	50.5	49.0	50.8	53.3	53.4	55.5	56.6	57.7
San Francisco	59.0	57.7	53.4	51.6	50.3	51.5	48.9	50.9	52.0	56.1
Regional Total	206.1	193.5	179.3	170.4	170.4	175.0	173.9	177.2	179.9	193.5

Professional & Business Services

North Bay	60.2	59.9	53.9	56.7	53.1	51.2	53.9	54.5	56.0	56.6
East Bay	155.5	161.4	148.5	148.1	154.3	165.0	172.3	179.9	182.9	180.8
South Bay	239.4	242.2	221.9	221.7	232.8	250.7	261.2	278.0	291.4	305.8
San Francisco	117.3	125.1	118.3	120.0	120.7	138.9	154.7	169.8	184.6	190.6
Regional Total	572.4	588.6	542.6	546.5	560.9	605.8	642.1	682.2	714.9	733.8

Educational & Health Services

North Bay	64.2	66.2	66.4	67.4	67.4	70.0	81.7	85.6	87.3	89.2
East Bay	124.7	127.7	130.0	139.7	137.5	141.1	170.9	175.1	178.4	184.9
South Bay	133.6	139.4	140.2	144.0	151.1	153.0	183.1	192.5	199.7	205.7
San Francisco	57.5	58.1	57.9	58.6	59.0	61.1	85.0	87.0	85.7	87.7
Regional Total	380.0	391.4	394.5	409.7	415.0	425.2	520.7	540.2	551.1	567.5

Leisure & Hospitality

North Bay	56.3	57.0	54.6	54.2	56.3	59.8	62.7	66.5	67.3	68.6
East Bay	87.5	89.1	85.2	85.6	87.3	92.0	98.0	103.1	106.3	111.4
South Bay	109.7	111.0	106.5	106.8	110.6	117.7	125.6	131.7	137.0	140.2
San Francisco	76.4	78.6	75.7	76.5	78.9	82.7	87.7	90.1	93.3	97.3
Regional Total	329.9	335.7	322.0	323.1	333.1	352.2	374.0	391.4	403.9	417.5

Other Services

North Bay	17.0	17.4	16.3	16.5	16.3	17.2	17.8	17.9	18.4	19.0
East Bay	36.2	36.0	34.3	34.5	36.0	36.1	37.0	37.7	38.1	39.2
South Bay	36.4	36.8	35.3	36.3	36.1	37.1	38.3	39.9	40.7	40.9
San Francisco	21.9	22.3	21.3	21.5	21.9	22.5	23.9	26.0	26.2	26.9
Regional Total	111.5	112.5	107.2	108.8	110.3	112.9	117.0	121.5	123.4	126.0

Government

North Bay	82.8	83.4	82.3	76.3	77.7	77.1	78.7	80.9	82.4	83.6
East Bay	186.9	176.6	174.6	167.1	162.5	162.8	163.4	166.1	168.7	173.8
South Bay	126.9	126.6	125.9	121.8	120.1	118.9	119.5	122.1	122.6	124.5
San Francisco	89.2	91.1	89.7	89.3	89.5	88.9	88.6	89.2	91.6	94.3
Regional Total	485.8	477.7	472.5	454.5	449.8	447.7	450.2	458.3	465.3	476.3

Source: California Employment Development Department, Industry Employment & Labor Force - by Annual Average.

Table 2.2.3**BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUB-REGION, 2007–2016 – ANNUAL PERCENTAGE DISTRIBUTION**

This table contains the percentage distribution across the Bay Area of the industry group data from Table 2.2.2.

Total Annual Percentage Distribution

<i>Sub-Region</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	15.1	15.0	15.0	14.9	14.6	14.4	14.4	14.3	14.1	13.9
East Bay	31.5	31.0	31.0	30.7	30.6	30.4	30.0	29.7	29.6	29.7
South Bay	37.2	37.4	37.3	37.5	37.9	37.9	37.9	38.1	38.2	38.0
San Francisco	16.2	16.5	16.8	16.9	16.9	17.3	17.7	17.8	18.1	18.4
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Farm

North Bay	63.6	63.4	64.2	63.2	64.2	65.6	66.5	66.8	66.2	65.2
East Bay	7.8	6.9	7.5	7.9	8.0	7.4	7.5	6.9	6.0	6.4
South Bay	27.7	28.2	26.9	27.9	26.7	25.9	25.0	25.2	26.9	27.9
San Francisco	1.0	1.5	1.5	1.1	1.1	1.1	1.0	1.0	1.0	0.6
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Natural Resources, Mining & Construction

North Bay	19.8	19.2	18.6	18.7	15.3	14.6	17.9	17.9	17.8	18.1
East Bay	37.8	36.6	38.1	37.0	44.0	43.3	37.1	36.5	35.3	36.2
South Bay	33.0	33.9	32.6	33.5	27.9	29.5	34.8	35.3	36.5	34.9
San Francisco ¹	9.4	10.2	10.6	10.7	12.8	12.7	10.2	10.3	10.3	10.8
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Manufacturing

North Bay	13.3	13.2	13.4	13.5	13.5	13.8	14.2	14.7	14.0	13.9
East Bay	27.2	27.1	26.3	25.7	25.5	25.8	25.3	25.6	26.6	27.1
South Bay	56.3	56.6	57.4	57.9	58.3	57.7	57.7	57.0	56.7	56.4
San Francisco	3.2	3.1	3.0	2.8	2.8	2.8	2.8	2.7	2.6	2.6
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Trade, Transportation & Utilities

North Bay	16.0	15.9	15.9	16.1	16.2	16.2	16.0	16.1	16.0	15.8
East Bay	34.7	34.7	34.5	34.1	33.9	33.9	33.9	34.0	34.5	34.5
South Bay	37.2	37.4	37.4	37.5	37.7	37.6	37.4	37.1	36.5	36.3
San Francisco	12.1	12.0	12.3	12.2	12.2	12.3	12.7	12.7	13.0	13.4
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Information

North Bay	6.8	6.5	6.3	6.0	5.8	5.8	5.3	4.7	4.2	3.8
East Bay	25.9	24.3	22.7	21.5	19.4	18.0	15.8	14.2	13.7	14.8
South Bay	50.1	52.6	53.4	55.2	57.0	56.9	60.4	62.3	62.8	59.5
San Francisco	17.1	16.7	17.6	17.3	17.8	19.4	18.6	18.8	19.4	21.9
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

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Financial Activities

<i>Sub-Region</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
North Bay	12.9	12.6	12.7	12.6	13.0	12.5	12.7	12.1	12.1	11.6
East Bay	30.2	29.3	29.3	28.4	27.7	27.7	28.5	27.8	27.6	29.6
South Bay	28.3	28.3	28.2	28.8	29.8	30.5	30.7	31.3	31.5	29.8
San Francisco	28.6	29.8	29.8	30.3	29.5	29.4	28.1	28.7	28.9	29.0
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Professional & Business Services

North Bay	10.5	10.2	9.9	10.4	9.5	8.5	8.4	8.0	7.8	7.7
East Bay	27.2	27.4	27.4	27.1	27.5	27.2	26.8	26.4	25.6	24.6
South Bay	41.8	41.1	40.9	40.6	41.5	41.4	40.7	40.8	40.8	41.7
San Francisco	20.5	21.3	21.8	22.0	21.5	22.9	24.1	24.9	25.8	26.0
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Educational & Health Services

North Bay	16.9	16.9	16.8	16.5	16.2	16.5	15.7	15.8	15.8	15.7
East Bay	32.8	32.6	33.0	34.1	33.1	33.2	32.8	32.4	32.4	32.6
South Bay	35.2	35.6	35.5	35.1	36.4	36.0	35.2	35.6	36.2	36.2
San Francisco	15.1	14.8	14.7	14.3	14.2	14.4	16.3	16.1	15.6	15.5
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Leisure & Hospitality

North Bay	17.1	17.0	17.0	16.8	16.9	17.0	16.8	17.0	16.7	16.4
East Bay	26.5	26.5	26.5	26.5	26.2	26.1	26.2	26.3	26.3	26.7
South Bay	33.3	33.1	33.1	33.1	33.2	33.4	33.6	33.6	33.9	33.6
San Francisco	23.2	23.4	23.5	23.7	23.7	23.5	23.4	23.0	23.1	23.3
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Other Services

North Bay	15.2	15.5	15.2	15.2	14.8	15.2	15.2	14.7	14.9	15.1
East Bay	32.5	32.0	32.0	31.7	32.6	32.0	31.6	31.0	30.9	31.1
South Bay	32.6	32.7	32.9	33.4	32.7	32.9	32.7	32.8	33.0	32.5
San Francisco	19.6	19.8	19.9	19.8	19.9	19.9	20.4	21.4	21.2	21.3
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Government

North Bay	17.0	17.5	17.4	16.8	17.3	17.2	17.5	17.7	17.7	17.6
East Bay	38.5	37.0	37.0	36.8	36.1	36.4	36.3	36.2	36.3	36.5
South Bay	26.1	26.5	26.6	26.8	26.7	26.6	26.5	26.6	26.3	26.1
San Francisco	18.4	19.1	19.0	19.6	19.9	19.9	19.7	19.5	19.7	19.8
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: California Employment Development Department, Industry Employment & Labor Force - by Annual Average.

Table 2.2.4**BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUB-REGION, 2007–2016 – PERCENTAGE CHANGE**

This table contains the annual percentage change in employment by industry group within each sub-region of the Bay Area.

Total Percentage Change

<i>Sub-Region</i>	<i>2007-08</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13</i>	<i>2013-14</i>	<i>2014-15</i>	<i>2015-16</i>
North Bay	-1.1	-6.1	-1.7	-1.2	1.8	7.6	3.5	1.7	1.8
East Bay	-1.8	-6.1	-1.9	0.1	3.0	5.8	3.0	2.8	3.6
South Bay	0.5	-6.3	-0.6	1.8	3.3	7.3	4.6	3.7	2.6
San Francisco	1.8	-4.6	-0.5	0.9	6.0	9.1	5.1	4.6	5.2
Regional Total	-0.3	-5.9	-1.2	0.7	3.4	7.2	4.0	3.3	3.2

Farm

North Bay	-2.3	0.8	-7.0	0.0	3.3	7.3	1.5	-1.5	0.3
East Bay	-12.5	7.1	0.0	0.0	-6.7	7.1	-6.7	-14.3	8.3
South Bay	0.0	-5.3	-1.9	-5.7	-2.0	2.0	2.0	5.9	5.6
San Francisco	50.0	0.0	-33.3	0.0	0.0	0.0	0.0	0.0	-37.5
Regional Total	-1.9	-0.5	-5.5	-1.6	1.1	5.8	1.0	-0.5	1.8

Natural Resources, Mining & Construction

North Bay	-10.4	-22.3	-8.2	-31.3	0.6	62.9	5.4	9.2	7.0
East Bay	-10.6	-16.9	-11.0	-0.4	4.3	13.2	3.8	6.4	8.0
South Bay	-5.3	-23.0	-6.0	-30.2	11.7	56.1	7.3	13.5	0.9
San Francisco	0.5	-16.8	-7.8	0.0	5.0	0.0	0.0	0.0	10.4
Regional Total	-7.8	-20.0	-8.5	-16.1	5.9	32.2	5.6	9.8	5.5

Manufacturing

North Bay	-0.7	-7.7	-1.7	1.2	2.6	2.8	6.6	-2.8	0.9
East Bay	-0.4	-11.6	-4.7	0.6	1.5	-2.1	4.2	5.9	3.7
South Bay	0.5	-7.8	-1.8	2.4	-0.8	-0.3	1.7	1.6	1.0
San Francisco ¹	-2.7	-13.9	-6.5	-1.1	0.0	0.0	0.0	0.0	0.0
Regional Total	0.0	-9.0	-2.7	1.7	0.3	-0.4	3.0	2.0	1.7

Trade, Transportation & Utilities

North Bay	-2.1	-7.9	-0.1	1.5	2.4	2.8	3.2	1.5	0.8
East Bay	-1.4	-8.3	-2.9	0.1	2.9	3.6	3.1	4.0	1.9
South Bay	-0.8	-8.2	-1.3	1.2	2.5	3.3	1.9	0.7	1.7
San Francisco	-1.9	-6.3	-2.5	0.6	4.2	6.8	3.2	4.6	5.3
Regional Total	-1.4	-8.0	-1.8	0.8	2.8	3.7	2.7	2.5	2.1

Information

North Bay	-3.9	-5.4	-5.7	3.0	4.4	1.4	-2.8	-1.4	-1.9
East Bay	-5.4	-9.7	-5.2	-4.6	-3.1	-2.3	-1.9	6.2	17.6
South Bay	6.0	-1.8	3.6	9.2	4.2	18.1	12.5	11.1	3.2
San Francisco	-1.5	2.1	-1.5	8.9	13.4	6.8	10.3	13.6	23.1
Regional Total	1.1	-3.3	0.1	5.8	4.4	11.3	9.0	10.3	8.8

CONTINUED >

Financial Activities

<i>Sub-Region</i>	<i>2007-08</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13</i>	<i>2013-14</i>	<i>2014-15</i>	<i>2015-16</i>
North Bay	-8.3	-6.2	-6.1	3.3	-1.4	1.4	-2.7	0.9	3.1
East Bay	-9.0	-7.2	-8.0	-2.5	2.5	2.3	-0.4	0.6	15.5
South Bay	-6.0	-7.8	-3.0	3.7	4.9	0.2	3.9	2.0	2.0
San Francisco	-2.2	-7.5	-3.4	-2.5	2.4	-5.0	4.1	2.2	8.0
Regional Total	-6.1	-7.3	-5.0	0.0	2.7	-0.6	1.9	1.5	7.6

Professional & Business Services

North Bay	-0.5	-10.0	5.2	-6.3	-3.6	5.3	1.1	2.8	1.0
East Bay	3.8	-8.0	-0.3	4.2	6.9	4.4	4.4	1.7	-1.1
South Bay	1.2	-8.4	-0.1	5.0	7.7	4.2	6.4	4.8	4.9
San Francisco	6.6	-5.4	1.4	0.6	15.1	11.4	9.8	8.7	3.2
Regional Total	2.8	-7.8	0.7	2.6	8.0	6.0	6.2	4.8	2.6

Educational & Health Services

North Bay	3.1	0.3	1.5	0.0	3.9	16.7	4.8	2.0	2.2
East Bay	2.4	1.8	7.5	-1.6	2.6	21.1	2.5	1.9	3.6
South Bay	4.3	0.6	2.7	4.9	1.3	19.7	5.1	3.7	3.0
San Francisco	1.0	-0.3	1.2	0.7	3.6	39.1	2.4	-1.5	2.4
Regional Total	3.0	0.8	3.9	1.3	2.5	22.5	3.7	2.0	3.0

Leisure & Hospitality

North Bay	1.2	-4.2	-0.7	3.9	6.2	4.8	6.1	1.2	1.9
East Bay	1.8	-4.4	0.5	2.0	5.4	6.5	5.2	3.1	4.8
South Bay	1.2	-4.1	0.3	3.6	6.4	6.7	4.9	4.0	2.3
San Francisco	2.9	-3.7	1.1	3.1	4.8	6.0	2.7	3.6	4.3
Regional Total	1.8	-4.1	0.3	3.1	5.7	6.2	4.7	3.2	3.4

Other Services

North Bay	2.4	-6.3	1.2	-1.2	5.5	3.5	0.6	2.8	3.4
East Bay	-0.6	-4.7	0.6	4.3	0.3	2.5	1.9	1.1	2.8
South Bay	1.1	-4.1	2.8	-0.6	2.8	3.2	4.2	2.0	0.5
San Francisco	1.8	-4.5	0.9	1.9	2.7	6.2	8.8	0.8	2.6
Regional Total	0.9	-4.7	1.5	1.4	2.4	3.6	3.8	1.6	2.1

Government

North Bay	0.7	-1.3	-7.3	1.8	-0.8	2.1	2.8	1.9	1.5
East Bay	-5.5	-1.1	-4.3	-2.8	0.2	0.4	1.7	1.6	3.0
South Bay	-0.2	-0.6	-3.3	-1.4	-1.0	0.5	2.2	0.4	1.5
San Francisco	2.1	-1.5	-0.4	0.2	-0.7	-0.3	0.7	2.7	3.0
Regional Total	-1.7	-1.1	-3.8	-1.0	-0.5	0.6	1.8	1.5	2.4

Source: California Employment Development Department, Industry Employment & Labor Force - by Annual Average.



3.0 Employment

This chapter provides information about the employment trends in San Francisco from 2006 to 2016. The employment data presented in this chapter are based on the payroll jobs in San Francisco provided by the California Employment Development Department (EDD). The data are reported as annual average based on the quarterly average employment data. It is important to note that these employment data differ from the benchmark data provided by EDD on its web site (<http://www.labormarketinfo.edd.ca.gov>). The latter data omit private household employment data (NAICS 814) and are adjusted throughout the year. The NAICS 814 classification counts private households that engage in employing workers on or about the premises in activities primarily concerned with the operation of the household as distinct employment “establishments.” These household employees include cooks, maids, butlers, private caregivers, gardeners, grounds keeper/caretakers, and other household maintenance workers.

Employment data are presented by the major economy sectors under each type of land use category. Up until 2000, the C&I organized economic sectors according to the Standard Industrial Classification system (SIC). In 2001, these economic sectors were reorganized according to North American Industry Classification system (NAICS). The NAICS industry classification system is discussed in Section 1.2 – Data Formats. *Tables 1.1 and 1.2* show the NAICS economic sectors.

Employment is defined as number of employees who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. A person holding a job in San Francisco is part of the San Francisco employment pool regardless of his or her place of residence. A person holding more than one job is counted separately for each job. Moreover, the EDD wage and salary employment data do not include self-employed persons, of which there were approximately 61,000 in 2006 according to the City of San Francisco’s Office of the Treasurer and Tax Collector. The EDD wage and salary employment data also do not include unpaid family workers, volunteers, or persons involved in trade disputes.

Employment data is reported both for the entire city and the city’s ten Commerce and Industry Districts under five Land Use categories - Office, Retail, Production/Distribution/Repair (PDR), Hotel, and Cultural/Institutional/Educational (CIE). Beginning in 2009, numbers are also available for Private Households (Pvt HH). For an explanation of Land Use Category and Commerce and Industry District, refer to Section 1.2 – Data Formats.

Employment data reported by land use category will not be consistent with C&I Inventories published before 2001. Public administration jobs have been included in different land use categories in previous C&I Inventories.

This publication includes public administration jobs in the Office land use category for all years; necessary adjustments were made to data from previous years. Public administration jobs were also classified as Office land uses in the 2001 publication. For C&I Inventories 2000 and earlier, public administration jobs were separated from Office, PDR, and CIE land use categories.

Table 3.1 shows employment data by Land Use Category from 2004 to 2014. *Tables 3.2.1* through *3.2.4* show employment data by Industry Group within each Land Use Category in San Francisco from 2004 to 2014. *Table 3.3* presents San Francisco employment in its geographic context. It shows employment data by Land Use Category in ten Commerce and Industry Districts in San Francisco in 2016. It also shows Private Household employment as its own land use category. This category represents home-based business establishments and organizations, particularly caregivers. These employees were previously classified under the Cultural/Institutional/Educational land use category. In 2012, Treasure Island was added as a new C&I District.

Table 3.1 (next page)

SAN FRANCISCO EMPLOYMENT BY LAND USE CATEGORY, 2007–2016

This table contains the number of jobs in each of the five major non-residential land use categories in San Francisco. Employment for an additional land use category, Private Households (Pvt HH), was added in 2009. These jobs were previously counted under CIE. Data is presented from 2009-2014 (see Section 1.2 - Data Formats for a description of land use categories and the NAICS economic sectors). Also included is the percentage distribution in any given year and the annual change within each land use category. The data include graphs below in Figures 3.1.1 (a snapshot of job distribution in 2016) and 3.1.1 (a look at ten-year trends).

Notes:

- Due to rounding, figures may not add to the total shown.
- PDR = Production/Distribution/Repair
- CIE = Cultural, Institutional, or Educational
- Pvt HH = Private Household employment
- *Prior to 2008, Households were counted as part of CIE.
- The 12% decline in CIE employment between 2008-2009 can be attributed to the treatment of Private Households as a separate land use category in 2009.
- From 2003-2006, annual average includes last quarter of previous year, and first three quarters of current year.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Annual Average Number of Jobs

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	214,661	221,250	211,885	211,050	218,837	231,908	244,262	260,976	279,911	293,320
Retail	102,253	103,443	98,278	98,139	100,598	106,305	111,754	117,654	122,860	125,333
PDR	84,986	84,710	76,727	72,967	72,466	75,637	78,234	81,519	85,589	94,138
Hotel	19,070	19,527	17,828	17,568	17,795	17,400	18,136	16,646	17,282	16,520
CIE	135,361	141,848	124,831	126,208	129,015	132,851	156,157	157,988	161,801	167,069
Pvt HH	-	-	19,443	19,819	20,327	22,156	4,113	5,597	7,015	6,853
TOTAL	556,330	570,778	548,992	545,751	559,038	586,257	612,656	640,380	674,458	703,233

Annual Percentage Distribution

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	38.6	38.8	38.6	38.7	39.1	39.6	39.9	40.8	41.5	41.7
Retail	18.4	18.1	17.9	18.0	18.0	18.1	18.2	18.4	18.2	17.8
PDR	15.3	14.8	14.0	13.4	13.0	12.9	12.8	12.7	12.7	13.4
Hotel	3.4	3.4	3.2	3.2	3.2	3.0	3.0	2.6	2.6	2.3
CIE	24.3	24.9	22.7	23.1	23.1	22.7	25.5	24.7	24.0	23.8
Pvt HH	-	-	-	3.6	3.6	3.8	0.7	0.9	1.0	1.0
TOTAL	100.0	100.0	96.5	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	3.1	-4.2	-0.4	3.7	6.0	5.3	6.8	7.3	4.8
Retail	1.2	-5.0	-0.1	2.5	5.7	5.1	5.3	4.4	2.0
PDR	-0.3	-9.4	-4.9	-0.7	4.4	3.4	4.2	5.0	10.0
Hotel	2.4	-8.7	-1.5	1.3	-2.2	4.2	-8.2	3.8	-4.4
CIE	4.8	-12.0	1.1	2.2	3.0	17.5	1.2	2.4	3.3
Pvt HH	-	-	-	2.6	9.0	-81.4	36.1	25.3	-2.3
TOTAL	2.6	-3.8	-0.6	2.4	4.9	4.5	4.5	5.3	4.3

Note:

- Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs) from the Private Household category to CIE.

Figure 3.1.1
SAN FRANCISCO EMPLOYMENT BY
LAND USE CATEGORY, 2016

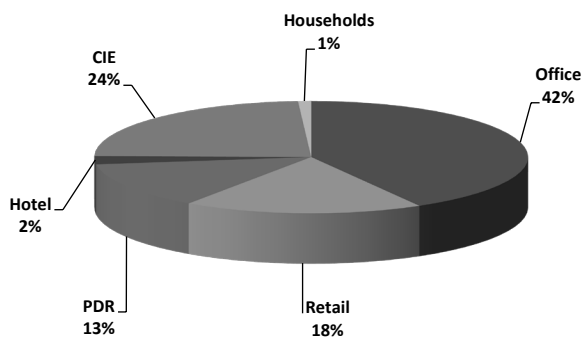


Figure 3.1.2
SAN FRANCISCO EMPLOYMENT BY LAND
USE CATEGORY, 2007-2016

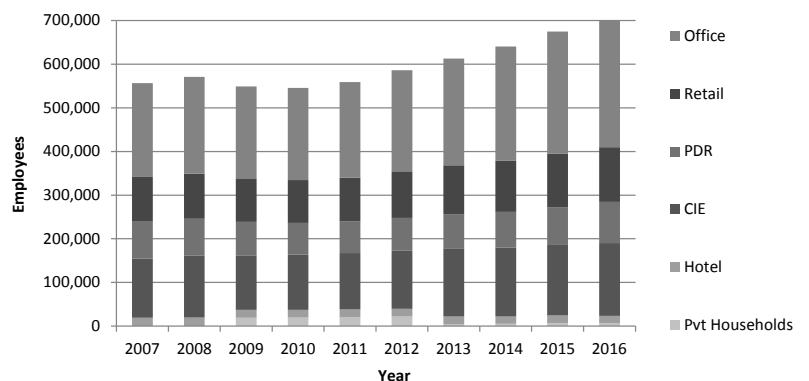


Table & Figure 3.2.1
OFFICE EMPLOYMENT BY INDUSTRY GROUP, 2007–2016

This table presents job trends in the office land use category. Also included is the percentage distribution in any given year and the annual change within the office land use category. Figure 3.2.1 presents the job trends graphically.

Annual Average Number of Jobs

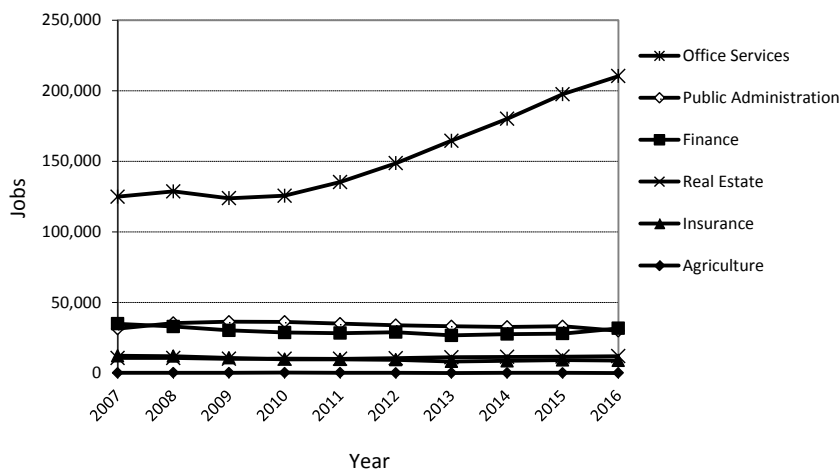
Industry Group	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Agriculture	220	251	330	357	272	184	159	172	166	163
Finance	34,975	33,033	30,313	28,742	28,316	29,048	26,736	27,621	28,040	31,777
Insurance	12,249	12,003	10,799	9,796	9,729	9,512	8,306	8,734	9,296	8,966
Real Estate	10,704	10,739	10,146	10,206	10,126	10,554	11,292	11,507	11,695	12,053
Office Services	124,973	128,754	123,917	125,641	135,363	148,682	164,602	180,174	197,553	210,389
Public Administration	31,490	35,458	36,380	36,308	35,032	33,928	33,166	32,768	33,161	29,972
TOTAL	214,611	220,237	211,885	211,050	218,838	231,908	244,261	260,976	279,911	293,320

Annual Percentage Distribution

Industry Group	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Agriculture	0.1	0.1	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.1
Finance	16.3	15.0	14.3	13.6	12.9	12.5	10.9	10.6	10.0	10.8
Insurance	5.7	5.5	5.1	4.6	4.4	4.1	3.4	3.3	3.3	3.1
Real Estate	5.0	4.9	4.8	4.8	4.6	4.6	4.6	4.4	4.2	4.1
Office Services	58.2	58.5	58.5	59.5	61.9	64.1	67.4	69.0	70.6	71.7
Public Administration	14.7	16.1	17.2	17.2	16.0	14.6	13.6	12.6	11.8	10.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	
Agriculture		13.7	31.7	8.2	-23.8	-32.4	-13.6	8.2	-3.5	-1.8
Finance		-5.6	-8.2	-5.2	-1.5	2.6	-8.0	3.3	1.5	13.3
Insurance		-2.0	-10.0	-9.3	-0.7	-2.2	-12.7	5.2	6.4	-3.5
Real Estate		0.3	-5.5	0.6	-0.8	4.2	7.0	1.9	1.6	3.1
Office Services		3.0	-3.8	1.4	7.7	9.8	10.7	9.5	9.6	6.5
Public Administration		12.6	2.6	-0.2	-3.5	-3.2	-2.2	-1.2	1.2	-9.6
TOTAL		2.6	-3.8	-0.4	3.7	6.0	5.3	6.8	7.3	4.8



Notes:

- Due to rounding, figures may not add to the total shown.
- For years before 2009, sum are less than in Table 3.1 due to increased data suppression warranted by the smaller industrial scale of analysis.
- Agriculture refers to those working in offices whose line of work is related to agriculture.
- Office Services consists of the following:
 - Management of companies and enterprises
 - Professional, scientific, and technical Services
 - Administrative and support
 - Internet publishing & broadcasting
 - Internet, web search, & data processing services
 - Other information services

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table & Figure 3.2.2
RETAIL EMPLOYMENT BY INDUSTRY GROUP, 2007–2016

This table presents job trends in the retail land use category. Also included is the percentage distribution in any given year and the annual change within the retail land use category. Figure 3.2.2 presents the job trends graphically.

Annual Average Number of Jobs

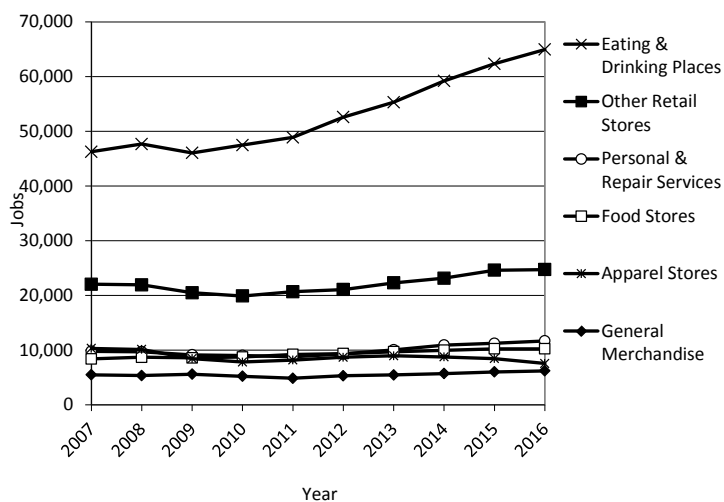
Industry Group	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
General Merchandise	5,486	5,337	5,598	5,219	4,846	5,302	5,457	5,696	6,017	6,201
Food Stores	8,382	8,694	8,575	8,727	9,213	9,349	9,695	9,959	10,223	10,239
Apparel Stores	10,313	10,117	8,434	7,815	8,184	8,687	8,957	8,743	8,447	7,558
Eating & Drinking Places	46,260	47,662	46,049	47,483	48,893	52,600	55,312	59,203	62,340	64,942
Other Retail Stores	22,033	21,926	20,486	19,886	20,678	21,070	22,291	23,147	24,601	24,722
Personal & Repair Services	9,780	9,707	9,136	9,009	8,784	9,298	10,041	10,906	11,232	11,671
TOTAL	102,253	103,443	98,278	98,139	100,598	106,306	111,753	117,654	122,860	125,333

Annual Percentage Distribution

Industry Group	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
General Merchandise	5.4	5.2	5.7	5.3	4.8	5.0	4.9	4.8	4.9	4.9
Food Stores	8.2	8.4	8.7	8.9	9.2	8.8	8.7	8.5	8.3	8.2
Apparel Stores	10.1	9.8	8.6	8.0	8.1	8.2	8.0	7.4	6.9	6.0
Eating & Drinking Places	45.2	46.1	46.9	48.4	48.6	49.5	49.5	50.3	50.7	51.8
Other Retail Stores	21.5	21.2	20.8	20.3	20.6	19.8	19.9	19.7	20.0	19.7
Personal & Repair Services	9.6	9.4	9.3	9.2	8.7	8.7	9.0	9.3	9.1	9.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
General Merchandise	-2.7	4.9	-6.8	-7.1	9.4	2.9	4.4	5.6	3.1
Food Stores	3.7	-1.4	1.8	5.6	1.5	3.7	2.7	2.7	0.2
Apparel Stores	-1.9	-16.6	-7.3	4.7	6.1	3.1	-2.4	-3.4	-10.5
Eating & Drinking Places	3.0	-3.4	3.1	3.0	7.6	5.2	7.0	5.3	4.2
Other Retail Stores	-0.5	-6.6	-2.9	4.0	1.9	5.8	3.8	6.3	0.5
Personal & Repair Services	-0.7	-5.9	-1.4	-2.5	5.9	8.0	8.6	3.0	3.9
TOTAL	1.2	-5.0	-0.1	2.5	5.7	5.1	5.3	4.4	2.0



Notes:

- Due to rounding, figures may not add to the total shown.
- Other Retail Stores include:
 - Motor vehicle parts and dealers
 - Electronics and appliance stores
 - Furniture and home furnishings stores
 - Miscellaneous retail stores
 - Rental and leasing services
 - Building material and garden equipment supply dealers
 - Health and personal care stores
 - Gasoline stations
 - Sporting goods, hobby, book, and music stores
 - Non-store retailers

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table 3.2.3**PRODUCTION/DISTRIBUTION/REPAIR (PDR) EMPLOYMENT BY INDUSTRY GROUP, 2007–2016**

This table presents job trends in the PDR land use category. Also included is the percentage distribution in any given year and the annual change within the PDR land use category. Figure 3.2.3 presents the job trends graphically.

Annual Average Number of Jobs

<i>Industry Group</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Construction	19,415	19,630	15,813	14,474	13,860	15,011	15,759	17,000	18,669	20,119
Transportation	19,071	17,484	17,044	16,305	16,052	16,135	16,431	16,837	17,726	21,825
Utilities	7,061	7,837	7,936	7,874	8,364	8,479	8,466	8,614	8,854	9,010
Information	8,350	8,359	7,165	6,565	6,531	6,724	7,176	7,221	6,400	6,371
Wholesale	12,274	12,377	10,943	10,499	10,830	12,015	13,317	13,908	14,706	15,453
Food Manufacturing	1,974	2,008	1,920	1,865	1,867	2,063	2,199	2,286	2,658	3,000
Apparel Manufacturing	2,864	2,426	1,847	1,487	1,513	1,536	1,512	1,559	1,334	1,232
Printing & Publishing	7,738	7,379	8,096	7,687	7,114	7,351	6,849	6,722	7,272	7,261
Other Manufacturing	6,050	5,626	5,963	6,211	6,335	6,323	6,525	7,372	7,971	9,867
TOTAL	84,796	83,125	76,727	72,967	72,466	75,637	78,234	81,519	85,590	94,138

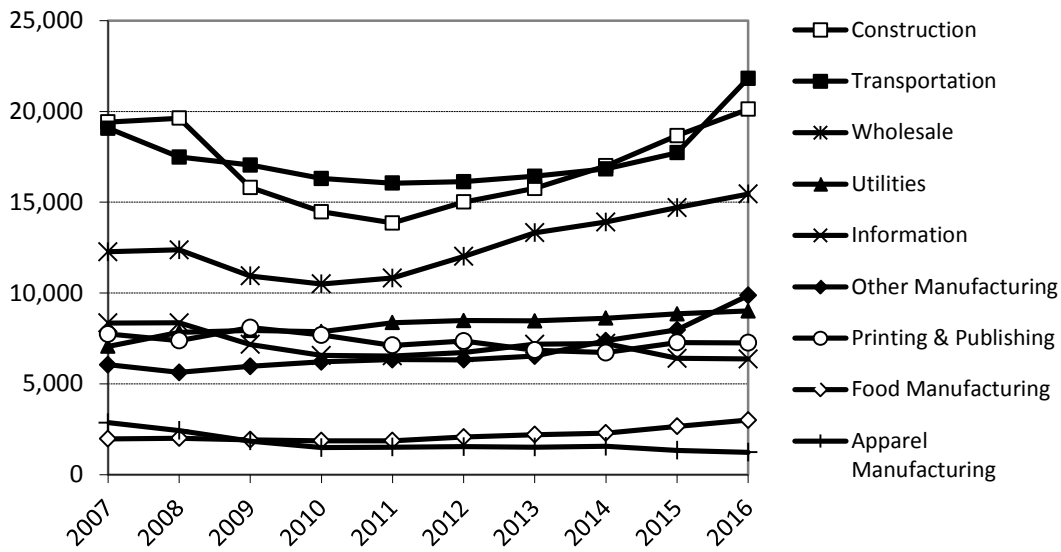
Annual Percentage Distribution

<i>Industry Group</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Construction	22.9	23.6	20.6	19.8	19.1	19.8	20.1	20.9	21.8	21.4
Transportation	22.5	21.0	22.2	22.3	22.2	21.3	21.0	20.7	20.7	23.2
Utilities	8.3	9.4	10.3	10.8	11.5	11.2	10.8	10.6	10.3	9.6
Information	9.8	10.1	9.3	9.0	9.0	8.9	9.2	8.9	7.5	6.8
Wholesale	14.5	14.9	14.3	14.4	14.9	15.9	17.0	17.1	17.2	16.4
Food Manufacturing	2.3	2.4	2.5	2.6	2.6	2.7	2.8	2.8	3.1	3.2
Apparel Manufacturing	3.4	2.9	2.4	2.0	2.1	2.0	1.9	1.9	1.6	1.3
Printing & Publishing	9.1	8.9	10.6	10.5	9.8	9.7	8.8	8.2	8.5	7.7
Other Manufacturing	7.1	6.8	7.8	8.5	8.7	8.4	8.3	9.0	9.3	10.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Industry Group</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Construction	1.1	-19.4	-8.5	-4.2	8.3	5.0	7.9	9.8	7.8
Transportation	-8.3	-2.5	-4.3	-1.6	0.5	1.8	2.5	5.3	23.1
Utilities	11.0	1.3	-0.8	6.2	1.4	-0.2	1.7	2.8	1.8
Information	0.1	-14.3	-8.4	-0.5	3.0	6.7	0.6	-11.4	-0.5
Wholesale	0.8	-11.6	-4.1	3.2	10.9	10.8	4.4	5.7	5.1
Food Manufacturing	1.7	-4.4	-2.9	0.1	10.5	6.6	4.0	16.3	12.9
Apparel Manufacturing	-15.3	-23.9	-19.5	1.7	1.5	-1.6	3.1	-14.4	-7.6
Printing & Publishing	-4.6	9.7	-5.1	-7.5	3.3	-6.8	-1.9	8.2	-0.2
Other Manufacturing	-7.0	6.0	4.2	2.0	-0.2	3.2	13.0	8.1	23.8
TOTAL	-2.0	-7.7	-4.9	-0.7	4.4	3.4	4.2	5.0	10.0

Figure 3.2.3
PRODUCTION/DISTRIBUTION/REPAIR (PDR) EMPLOYMENT BY INDUSTRY GROUP, 2007-2016



Notes:

- PDR = Production/Distribution/Repair
- Due to rounding, figures may not add to the total shown.
- Sum is less than in Table 3.1 due to increased data suppression warranted by the smaller industrial scale of analysis.
- Information Establishments include:
 - Broadcasting except internet
 - Telecommunications
- Other Manufacturing includes:
 - Lumber, furniture & fixtures, paper products
 - Chemicals and petroleum production
 - Rubber, leather, stone/clay/glass/concrete
 - Metal, industrial machinery & equipment
 - Electric and electronic manufacturing
 - Transportation equipment
 - Instruments, miscellaneous
 - Motion picture production & sound recording

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table & Figure 3.2.4

CULTURAL/INSTITUTIONAL/EDUCATIONAL (CIE) EMPLOYMENT BY INDUSTRY GROUP, 2007-2016

This table presents job trends in the cultural/institutional/educational (CIE) land use category. Also included is the percentage distribution in any given year and the annual change within the CIE land use category. Figure 3.2.4 presents the job trends graphically.

Annual Average Number of Jobs

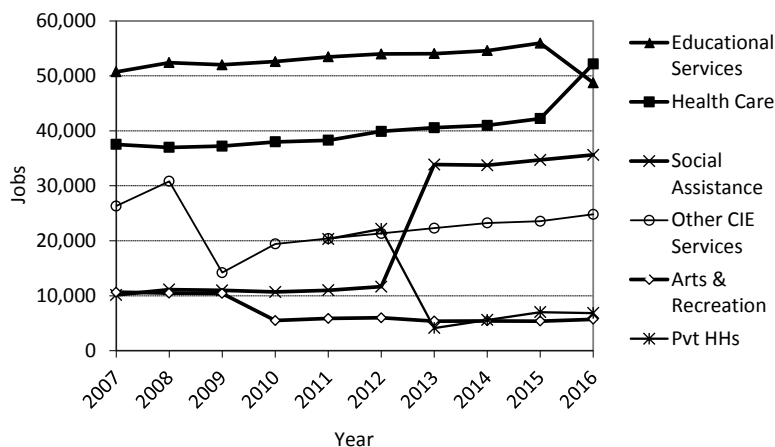
Industry Group	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Art & Recreation	10,645	10,477	10,420	5,491	5,863	5,995	5,388	5,430	5,375	5,722
Health Care	37,530	36,995	37,211	37,999	38,279	39,896	40,575	40,988	42,228	52,177
Educational Services	50,732	52,424	52,022	52,595	53,470	53,996	54,048	54,602	55,951	48,746
Social Assistance	10,138	11,117	10,977	10,690	11,000	11,642	33,860	33,734	34,700	35,622
Other CIE Services	26,316	30,835	14,201	19,433	20,403	21,324	22,286	23,233	23,547	24,801
Pvt HH	-	-	19,443	19,819	20,327	22,156	4,113	5,597	7,015	6,853
TOTAL	135,361	141,848	144,274	146,027	149,342	155,009	160,270	163,584	168,816	173,921

Annual Percentage Distribution

Industry Group	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Art & Recreation	7.9	7.4	7.2	3.8	3.9	3.9	3.4	3.3	3.2	3.3
Health Care	27.7	26.1	25.8	26.0	25.6	25.7	25.3	25.1	25.0	30.0
Educational Services	37.5	37.0	36.1	36.0	35.8	34.8	33.7	33.4	33.1	28.0
Social Assistance	7.5	7.8	7.6	7.3	7.4	7.5	21.1	20.6	20.6	20.5
Other CIE Services	19.4	21.7	9.8	13.3	13.7	13.8	13.9	14.2	13.9	14.3
Pvt HH	-	-	13.3	13.6	13.6	14.3	2.6	3.4	4.2	3.9
TOTAL	100.0	100.0	99.8	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Art & Recreation	-1.6	-0.5	-47.3	6.8	2.3	-10.1	0.8	-1.0	6.5
Health Care	-1.4	0.6	2.1	0.7	4.2	1.7	1.0	3.0	23.6
Educational Services	3.3	-0.8	1.1	1.7	1.0	0.1	1.0	2.5	-12.9
Social Assistance	9.7	-1.3	-2.6	2.9	5.8	190.8	-0.4	2.9	2.7
Other CIE Services	17.2	-53.9	36.8	5.0	4.5	4.5	4.2	1.4	5.3
Pvt HH	-	-	1.9	2.6	9.0	-81.4	36.1	25.3	-2.3
TOTAL	4.8	1.7	1.2	2.3	3.8	3.4	2.1	3.2	3.0



Notes:

- Other CIE Services include:
 - Museums, historical sites, zoos, and parks
 - Membership associations and organizations
 - Private household employment (prior to 2009)
- *Pvt HH = Private Household employment
- Prior to 2009, private households were counted as part of Other CIE Services and constituted the majority of Other CIE Services.
- The 54% decline in "Other CIE Services" employment between 2008-2009 can be attributed to the treatment of Private Households as a separate land use category in 2009.
- Starting in 2014, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs) from the Private Household category to CIE. This explains the 190% jump in Social Assistance jobs from 2012-2014.
- Due to rounding, figures may not add to the total shown.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table 3.3**EMPLOYMENT BY
COMMERCE & INDUSTRY
DISTRICT AND LAND USE
CATEGORY, 2016**

This table presents the geographic distribution of jobs within San Francisco's eleven Commerce & Industry Districts, by land use category (see Section 1.2 – Data Formats for more on these districts). The Treasure Island District was added this year.

Employment by Land Use Category and C&I District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HH</i>	<i>Total</i>
Bayview	2,735	3,272	13,047	14	3,012	119	22,199
Civic Center	13,813	9,764	2,110	4,550	11,491	169	41,897
Financial	157,165	21,040	28,980	5,238	15,979	939	229,341
Mission	5,746	7,639	3,330	25	6,526	400	23,666
North Beach	4,722	8,400	1,462	1,293	4,973	206	21,056
North Central	5,147	12,792	1,902	586	30,035	1,011	51,473
Northwest	4,827	7,166	2,903	56	14,383	631	29,966
South of Market	73,904	27,997	31,726	3,446	41,920	758	179,751
Southwest	7,899	15,642	4,339	107	27,020	1,272	56,279
Van Ness	4,080	7,222	892	1,018	7,453	352	21,017
Treasure Island	38	22	150	0	724	5	939
Unclassified	13,244	4,377	3,297	187	3,553	991	25,649
TOTAL	293,320	125,333	94,138	16,520	167,069	6,853	703,233

Percentage Distribution by Commerce and Industry District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HH</i>	<i>Total</i>
Bayview	0.9	2.6	13.9	0.1	1.8	1.7	3.2
Civic Center	4.7	7.8	2.2	27.5	6.9	2.5	6.0
Financial	53.6	16.8	30.8	31.7	9.6	13.7	32.6
Mission	2.0	6.1	3.5	0.2	3.9	5.8	3.4
North Beach	1.6	6.7	1.6	7.8	3.0	3.0	3.0
North Central	1.8	10.2	2.0	3.5	18.0	14.8	7.3
Northwest	1.6	5.7	3.1	0.3	8.6	9.2	4.3
South of Market	25.2	22.3	33.7	20.9	25.1	11.1	25.6
Southwest	2.7	12.5	4.6	0.6	16.2	18.6	8.0
Van Ness	1.4	5.8	0.9	6.2	4.5	5.1	3.0
Treasure Island	0.0	0.0	0.2	0.0	0.4	0.1	0.1
Unclassified	4.5	3.5	3.5	1.1	2.1	14.5	3.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Category

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HH</i>	<i>Total</i>
Bayview	12.3	14.7	58.8	0.1	13.6	0.5	100.0
Civic Center	33.0	23.3	5.0	10.9	27.4	0.4	100.0
Financial	68.5	9.2	12.6	2.3	7.0	0.4	100.0
Mission	24.3	32.3	14.1	0.1	27.6	1.7	100.0
North Beach	22.4	39.9	6.9	6.1	23.6	1.0	100.0
North Central	10.0	24.9	3.7	1.1	58.4	2.0	100.0
Northwest	16.1	23.9	9.7	0.2	48.0	2.1	100.0
South of Market	41.1	15.6	17.6	1.9	23.3	0.4	100.0
Southwest	14.0	27.8	7.7	0.2	48.0	2.3	100.0
Van Ness	19.4	34.4	4.2	4.8	35.5	1.7	100.0
Treasure Island	4.0	2.3	16.0	0.0	77.1	0.5	100.0
Unclassified	51.6	17.1	12.9	0.7	13.9	3.9	100.0
TOTAL	41.7	17.8	13.4	2.3	23.8	1.0	100.0

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Pvt HH = Private Household employment
- Prior to 2008, Households (NAICS 814) were counted under the CIE land use category; In 2009, they were counted as Other.
- See Map 1.1 for San Francisco C & I district boundaries

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department



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4.0 Establishments

This chapter provides information about the number and distribution of establishments in San Francisco. This data is gathered from the California Employment Development Department (EDD).

This chapter reports establishment data by the locations of business, production, or operations. A single company or owner may conduct operations or services at multiple locations; each location is included. The data does not include San Francisco businesses that are exempt from paying local business tax. Government agencies and various non-profit organizations are exempt from local business tax. Businesses that fail to file taxes are also not included.

Establishment data is reported both for the entire city and the city's ten Commerce and Industry Districts by five Land Use categories - Office, Retail, Production/Distribution/Repair (PDR), Hotel, and Cultural/Institutional/Educational (CIE). Beginning in 2009, establishment data are also reported for Private Households (Pvt HH). This category includes home-based business establishments and organizations, such as cooks, maids, butlers, private caregivers and outside workers, such as gardeners, caretakers, and other maintenance workers. These household establishments were previously counted under the CIE land use category. For an explanation of Land Use Category and Commerce and Industry District, refer to Section 1.2 - Data Formats. In addition, some data are reported for a new Commerce and Industry District, Treasure Island.

Table 4.1 shows establishment data by Land Use Category from 2004 to 2014. *Tables 4.2.1* through *4.2.4* show establishment data by Industry Group within each Land Use Category in San Francisco from 2004 to 2014. *Tables 4.3* and *4.4* present San Francisco establishments for 2014 in geographic context. *Table 4.3* shows the distribution of establishments throughout the city by Land

Use Category type. *Table 4.4* shows the distribution of establishments throughout the city by employer size.

The tables show a number of establishments for whom the geographical location is not known or which are at the San Francisco International Airport. These have been placed under an Unclassified category. Other establishments that have not registered a physical address with the State and thus cannot be classified under a specific geographic district are also included in this category.

Table 4.1
SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2007–2016

This table contains the number of establishments in each of the five major non-residential land use categories in San Francisco. Data is presented from 2007–2016. Also included is the percentage distribution in any given year and the annual change within each land use category. The data is also presented graphically below in Figures 4.1.1 (a snapshot of establishment distribution in 2011) and 4.1.2 (a look at ten year trends).

Number of Establishments

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	11,179	11,292	11,419	11,430	11,511	11,938	12,542	13,366	13,595	13,578
Retail	7,395	7,473	7,496	7,541	7,516	7,666	7,947	8,189	8,332	8,403
PDR	4,839	4,812	4,718	4,614	4,483	4,500	4,596	4,700	4,717	4,799
Hotel	291	288	292	299	290	297	305	311	312	304
CIE	20,235	20,710	4,739	4,794	4,844	4,930	25,597	26,246	26,469	26,564
Pvt HH			22,864	24,161	26,607	26,140	4,184	4,240	5,034	5,654
TOTAL	43,939	44,575	51,528	52,839	55,251	55,471	55,171	57,052	58,459	59,302

Annual Percentage Distribution

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	25.4	25.3	22.2	21.6	20.8	21.5	22.7	23.4	23.3	22.9
Retail	16.8	16.8	14.5	14.3	13.6	13.8	14.4	14.4	14.3	14.2
PDR	11.0	10.8	9.2	8.7	8.1	8.1	8.3	8.2	8.1	8.1
Hotel	0.7	0.6	0.6	0.6	0.5	0.5	0.6	0.5	0.5	0.5
CIE	46.1	46.5	9.2	9.1	8.8	8.9	46.4	46.0	45.3	44.8
Pvt HH	-	-	55.6	54.3	51.8	52.9	7.6	7.4	8.6	9.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	1.0	1.1	0.1	0.7	3.7	5.1	6.6	1.7	-0.1
Retail	1.1	0.3	0.6	-0.3	2.0	3.7	3.0	1.7	0.9
PDR	-0.6	-2.0	-2.2	-2.8	0.4	2.1	2.3	0.4	1.7
Hotel	-1.0	1.4	2.4	-3.0	2.4	2.7	2.0	0.3	-2.6
CIE	2.3	-77.1	1.2	1.0	1.8	419.2	2.5	0.8	0.4
Pvt HH	-	-	5.7	10.1	-1.8	-84.0	1.3	18.7	12.3
TOTAL	1.4	15.6	2.5	4.6	0.4	-0.5	3.4	2.5	1.4

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Pvt HH = Private Household employment
- *The 81% decline in CIE establishments between 2008-2009 can be attributed to the treatment of Private Households as a separate land use category in 2009.
- Prior to 2009, private households were counted as part of CIE.
- Starting in 2014, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs) from the Private Household category to CIE.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Figure 4.1.1a
SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2016

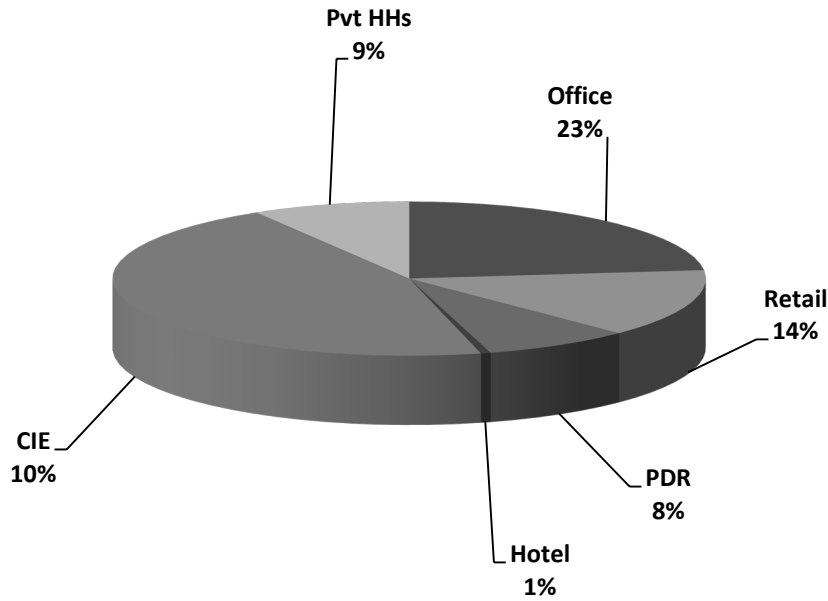


Figure 4.1.1b
SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2007–2016

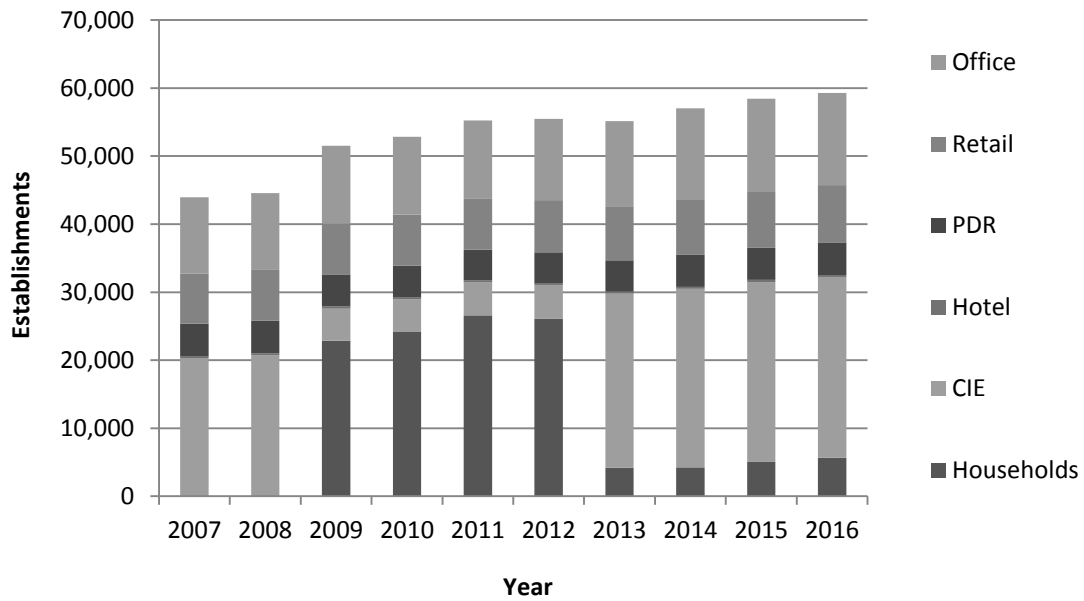


Table & Figure 4.2.1

OFFICE ESTABLISHMENTS BY INDUSTRY GROUP, 2007–2016

This table presents establishment trends in the office land use category. Also included is the percentage distribution in any given year and the annual change within the office land use category. Figure 4.2.1 presents the establishment trends graphically.

Number of Establishments

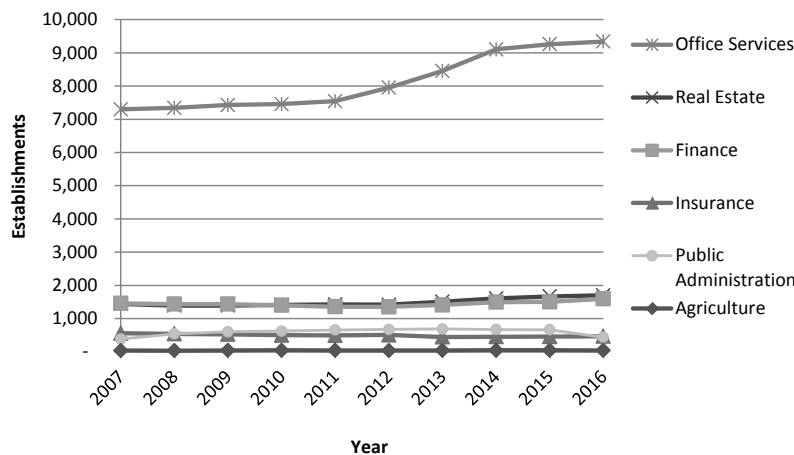
Industry Group	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Agriculture	36	34	39	43	41	38	40	44	43	42
Finance	1,455	1,436	1,434	1,399	1,357	1,353	1,410	1,493	1,504	1,593
Insurance	559	537	525	498	492	508	445	454	456	466
Real Estate	1,443	1,393	1,391	1,412	1,424	1,417	1,506	1,604	1,668	1,699
Office Services	7,297	7,343	7,429	7,456	7,544	7,951	8,454	9,104	9,260	9,340
Public Administration	384	540	601	622	653	671	688	668	663	438
TOTAL	11,173	11,283	11,419	11,430	11,511	11,938	12,543	13,367	13,594	13,578

Annual Percentage Distribution

Industry Group	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Agriculture	0.3	0.3	0.3	0.4	0.4	0.3	0.3	0.3	0.3	0.3
Finance	13.0	12.7	12.6	12.2	11.8	11.3	11.2	11.2	11.1	11.7
Insurance	5.0	4.8	4.6	4.4	4.3	4.3	3.5	3.4	3.4	3.4
Real Estate	12.9	12.3	12.2	12.4	12.4	11.9	12.0	12.0	12.3	12.5
Office Services	65.3	65.1	65.1	65.2	65.5	66.6	67.4	68.1	68.1	68.8
Public Administration	3.4	4.8	5.3	5.4	5.7	5.6	5.5	5.0	4.9	3.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Agriculture	-6.2	14.7	10.3	-4.7	-2.4	5.3	10.0	-2.3	-2.3
Finance	-1.3	-0.1	-2.4	-3.0	3.9	4.2	5.9	0.7	5.9
Insurance	-3.8	-2.3	-5.1	-1.2	-9.6	-12.4	2.0	0.4	2.2
Real Estate	-3.4	-0.1	1.5	0.8	5.8	6.3	6.5	4.0	1.9
Office Services	0.6	1.2	0.4	1.2	12.1	6.3	7.7	1.7	0.9
Public Administration	40.5	11.4	3.5	5.0	5.4	2.5	-2.9	-0.7	-33.9
TOTAL	1.0	1.2	0.1	0.7	9.0	5.1	6.6	1.7	-0.1



Notes:

- Due to rounding, figures may not add to the total shown.
- Office Service consists of the following:
 - Management of companies and enterprises
 - Professional, scientific, and technical services
 - Administrative and support
 - Internet publishing & broadcasting
 - Internet, web search, & data processing services
 - Other information services
- Prior to 2009, sums are less than in Table 4.1 due to increased data suppression warranted by the smaller industrial scale of analysis.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table & Figure 4.2.2**RETAIL ESTABLISHMENTS BY INDUSTRY GROUP, 2007–2016**

This table presents establishment trends in the retail land use category. Also included is the percentage distribution in any given year and the annual change within the retail land use category. Figure 4.2.2 presents the establishment trends graphically.

Number of Establishments

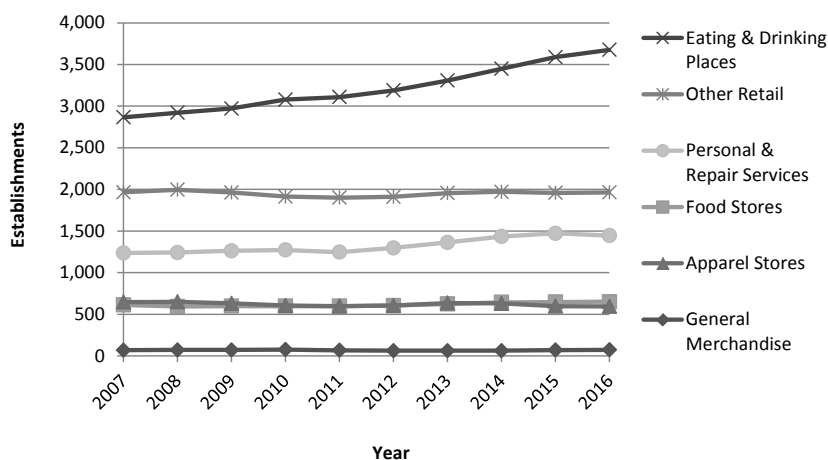
Industry Group	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
General Merchandise	68	71	72	76	67	62	63	63	70	73
Food Stores	612	594	598	597	597	605	624	644	646	651
Apparel Stores	647	650	630	604	598	605	635	630	597	594
Eating & Drinking Places	2,867	2,921	2,972	3,078	3,108	3,189	3,307	3,448	3,588	3,676
Other Retail	1,965	1,995	1,962	1,914	1,900	1,910	1,955	1,971	1,958	1,964
Personal & Repair Services	1,237	1,242	1,262	1,272	1,246	1,296	1,363	1,433	1,472	1,445
TOTAL	7,395	7,473	7,496	7,541	7,516	7,667	7,947	8,189	8,331	8,403

Annual Percentage Distribution

Industry Group	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
General Merchandise	0.9	1.0	1.0	1.0	0.9	0.8	0.8	0.8	0.8	0.9
Food Stores	8.3	7.9	8.0	7.9	7.9	7.9	7.9	7.9	7.8	7.7
Apparel Stores	8.7	8.7	8.4	8.0	8.0	7.9	8.0	7.7	7.2	7.1
Eating & Drinking Places	38.8	39.1	39.6	40.8	41.4	41.6	41.6	42.1	43.1	43.7
Other Retail	26.6	26.7	26.2	25.4	25.3	24.9	24.6	24.1	23.5	23.4
Personal & Repair Services	16.7	16.6	16.8	16.9	16.6	16.9	17.2	17.5	17.7	17.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
General Merchandise	4.8	1.4	5.6	-11.8	-6.0	1.6	0.0	11.1	4.3
Food Stores	-2.9	0.8	-0.2	0.0	4.5	3.1	3.2	0.3	0.8
Apparel Stores	0.5	-3.1	-4.1	-1.0	6.2	5.0	-0.8	-5.2	-0.5
Eating & Drinking Places	1.9	1.8	3.6	1.0	6.4	3.7	4.3	4.1	2.5
Other Retail	1.5	-1.7	-2.4	-0.7	2.9	2.4	0.8	-0.7	0.3
Personal & Repair Services	0.4	1.6	0.8	-2.0	9.4	5.2	5.1	2.7	-1.8
TOTAL	1.1	0.3	0.6	-0.3	5.7	3.7	3.0	1.7	0.9

**Notes:**

- Due to rounding, figures may not add to the total shown.
- Other Retail Stores include:
 - Motor vehicle parts and dealers
 - Electronics and appliance stores
 - Furniture and home furnishings stores
 - Miscellaneous retail stores
 - Rental and leasing services
 - Building material and garden equipment supply dealers
 - Health and personal care stores
 - Gasoline stations
 - Sporting goods, hobby, book, and music stores
 - Non-store retailers

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table 4.2.3**PDR ESTABLISHMENTS BY INDUSTRY GROUP, 2007–2016**

This table presents establishment trends in the PDR land use category. Also included is the percentage distribution in any given year and the annual change within the PDR land use category. Figure 4.2.3 presents the establishment trends graphically.

Number of Establishments

<i>Industry Group</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Construction	1,687	1,676	1,641	1,598	1,538	1,515	1,551	1,610	1,632	1,686
Transportation	494	503	418	417	398	400	408	429	433	430
Utilities	26	25	22	25	31	36	36	44	48	46
Information	249	249	247	240	230	229	228	218	180	170
Wholesale	1,295	1,302	1,253	1,210	1,178	1,196	1,268	1,257	1,236	1,212
Food Manufacturing	147	143	140	144	146	157	161	170	177	190
Apparel Manufacturing	168	163	155	146	141	133	128	119	113	107
Printing & Publishing	358	343	342	328	324	338	318	343	392	445
Other Manufacturing	416	410	500	506	499	495	498	511	506	513
TOTAL	4,839	4,812	4,718	4,614	4,485	4,499	4,596	4,701	4,717	4,799

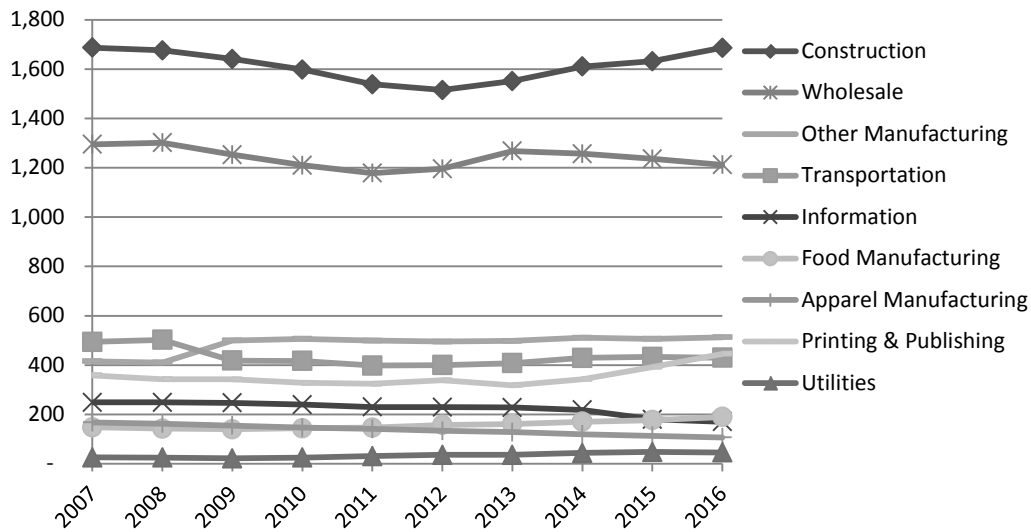
Annual Percentage Distribution

<i>Industry Group</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Construction	34.9	34.8	34.8	34.6	34.3	33.7	33.7	34.2	34.6	35.1
Transportation	10.2	10.4	8.9	9.0	8.9	8.9	8.9	9.1	9.2	9.0
Utilities	0.5	0.5	0.5	0.5	0.7	0.8	0.8	0.9	1.0	1.0
Information	5.1	5.2	5.2	5.2	5.1	5.1	5.0	4.6	3.8	3.5
Wholesale	26.8	27.1	26.6	26.2	26.3	26.6	27.6	26.7	26.2	25.3
Food Manufacturing	3.0	3.0	3.0	3.1	3.3	3.5	3.5	3.6	3.8	4.0
Apparel Manufacturing	3.5	3.4	3.3	3.2	3.1	3.0	2.8	2.5	2.4	2.2
Printing & Publishing	7.4	7.1	7.2	7.1	7.2	7.5	6.9	7.3	8.3	9.3
Other Manufacturing	8.6	8.5	10.6	11.0	11.1	11.0	10.8	10.9	10.7	10.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Industry Group</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Construction	-0.6	-2.1	-2.6	-3.8	0.8	2.4	3.8	1.4	3.3
Transportation	1.7	-16.8	-0.2	-4.6	2.5	2.0	5.1	0.9	-0.7
Utilities	-2.9	-12.0	13.6	24.0	16.1	0.0	22.2	9.1	-4.2
Information	-0.2	-0.6	-2.8	-4.2	-0.9	-0.4	-4.4	-17.4	-5.6
Wholesale	0.5	-3.7	-3.4	-2.6	7.6	6.0	-0.9	-1.7	-1.9
Food Manufacturing	-3.2	-1.8	2.9	1.4	10.3	2.5	5.6	4.1	7.3
Apparel Manufacturing	-3.1	-4.6	-5.8	-3.4	-9.2	-3.8	-7.0	-5.0	-5.3
Printing & Publishing	-4.3	-0.3	-4.1	-1.2	-1.9	-5.9	7.9	14.3	13.5
Other Manufacturing	-1.3	22.0	1.2	-1.4	-0.2	0.6	2.6	-1.0	1.4
TOTAL	-0.6	-1.9	-2.2	-2.8	2.5	2.2	2.3	0.3	1.7

Figure 4.2.3
PDR ESTABLISHMENTS BY INDUSTRY GROUP, 2007–2016



Notes:

- PDR = Production/Distribution/Repair
- Due to rounding, figures may not add to the total shown.
- Information Establishments include:
 - Broadcasting except internet
 - Telecommunications
- Other Manufacturing includes:
 - Lumber, furniture & fixtures, paper products
 - Chemicals and petroleum production
 - Rubber, leather, stone/clay/glass/concrete
 - Instruments, miscellaneous
 - Metal, industrial machinery & equipment
 - Electric and electronic manufacturing
 - Transportation equipment
 - Motion picture production & sound recording

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table 4.2.4**CULTURAL/INSTITUTIONAL/EDUCATIONAL (CIE) AND PRIVATE HOUSEHOLD (Pvt HH) ESTABLISHMENTS BY INDUSTRY GROUP, 2007–2016**

This table presents establishment trends in the cultural/institutional/educational (CIE) and in the private household (Pvt HH) land use categories. Also included is the percentage distribution in any given year and the annual change within the CIE land use category. Figure 4.2.4 presents the establishment trends graphically.

Number of Establishments

<i>Industry Group</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Arts & Recreation	424	416	416	246	249	253	265	287	291	306
Health Care	2,075	2,055	2,071	2,111	2,113	2,120	2,152	2,238	2,259	2,290
Educational Services	694	697	703	705	714	726	906	934	934	972
Social Assistance*	590	600	623	628	655	677	21,082	21,523	21,706	21,684
Other CIE Services*	16,684	21,122	926	1,104	1,112	1,154	1,192	1,264	1,279	1,311
Pvt HH*	-	-	22,864	24,161	26,607	26,140	4,183	4,239	5,034	5,655
TOTAL	20,466	24,888	27,603	28,955	31,450	31,070	29,780	30,485	31,503	32,218

Annual Percentage Distribution

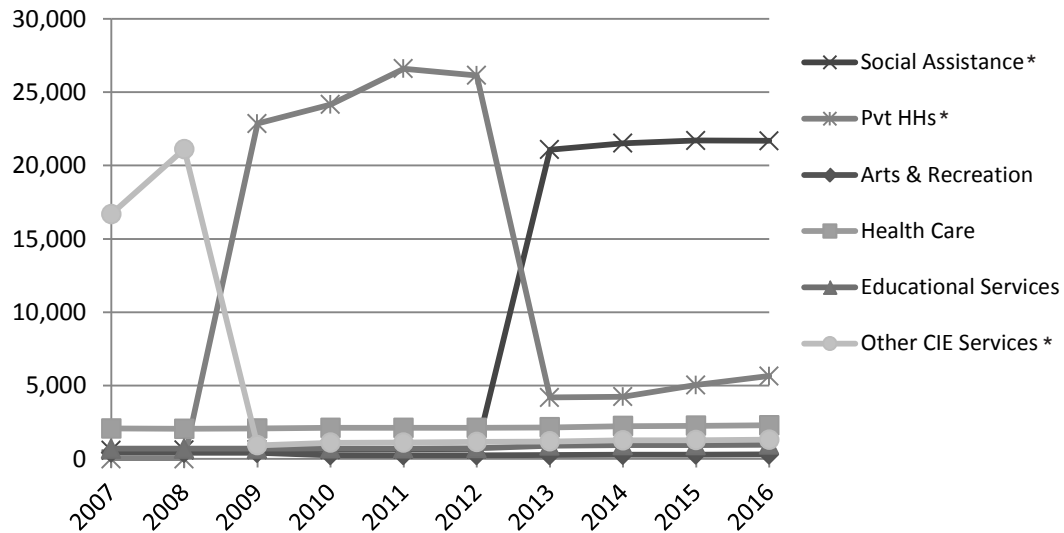
<i>Industry Group</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Arts & Recreation	2.1	1.7	1.5	0.8	0.8	0.8	0.9	0.9	0.9	0.9
Health Care	10.1	8.3	7.5	7.3	6.7	6.8	7.2	7.3	7.2	7.1
Educational Services	3.4	2.8	2.5	2.4	2.3	2.3	3.0	3.1	3.0	3.0
Social Assistance*	2.9	2.4	2.3	2.2	2.1	2.2	70.8	70.6	68.9	67.3
Other CIE Services*	81.5	84.9	3.4	3.8	3.5	3.7	4.0	4.1	4.1	4.1
Pvt HH*	-	-	82.8	83.4	84.6	84.1	14.0	13.9	16.0	17.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Industry Group</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Arts & Recreation	-1.8	0.0	-40.8	1.2	1.6	4.7	8.3	1.4	5.2
Health Care	-1.0	0.8	1.9	0.1	0.3	1.5	4.0	0.9	1.4
Educational Services	0.4	0.9	0.3	1.3	1.7	24.8	3.1	0.0	4.1
Social Assistance*	1.6	3.9	0.8	4.3	3.4	3,014.0	2.1	0.9	-0.1
Other CIE Services*	26.6	-95.6	19.2	0.7	3.8	3.3	6.0	1.2	2.5
Pvt HH*	-	-	5.7	10.1	-1.8	-84.0	1.3	18.8	12.3
TOTAL	21.6	10.9	4.9	8.6	-1.2	-4.2	2.4	3.3	2.3

* The grouping of subcategories of data has changed periodically between sectors and this accounts for the data discontinuities.

Figure 4.2.4
CULTURAL/INSTITUTIONAL/EDUCATIONAL ESTABLISHMENTS BY INDUSTRY GROUP, 2007–2016



Notes:

- Other CIE Services include:
 - Museums, historical sites, zoos, and parks
 - Membership associations and organizations
 - Private household employment (prior to 2009)
- Pvt HH = Private Household employment
- *The 95.6% decline in Other CIE Services establishments between 2008-2009 can be attributed to the treatment of Private Households as a separate land use category in 2009.
- Starting in 2014, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs) from the Private Household category to CIE. This explains the large jump in Social Assistance establishments from 2012-2014.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

** The grouping of subcategories of data has changed periodically between sectors and this accounts for the data discontinuities.

Table 4.3
ESTABLISHMENTS BY
COMMERCE & INDUSTRY
DISTRICT AND LAND USE
CATEGORY, 2016

This table presents the geographic distribution of establishments within San Francisco's eleven Commerce & Industry Districts by land use category (see Section 1.2 – Data Formats for more on these Districts).

Number of Establishments

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HHs</i>	<i>Total</i>
Bayview	195	247	662	4	1,373	100	2,581
Civic Center	835	502	109	63	2,143	128	3,780
Financial	5,414	1,310	763	50	1,959	637	10,133
Mission	520	648	309	6	1,553	344	3,380
North Beach	436	521	135	24	1,642	162	2,920
North Central	950	1,050	239	44	2,592	875	5,750
Northwest	632	611	280	4	2,188	533	4,248
South of Market	2,067	1,274	1,045	41	2,630	538	7,595
Southwest	1,470	1,509	956	17	7,489	1,391	12,832
Van Ness	538	562	103	42	1,724	277	3,246
Treasure Island	8	3	13	0	66	6	96
Unclassified	513	166	185	9	1,205	663	2,741
TOTAL	13,578	8,403	4,799	304	26,564	5,654	59,302

Percentage Distribution by Commerce and Industry District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HHs</i>	<i>Total</i>
Bayview	1.4	2.9	13.8	1.3	5.2	1.8	4.4
Civic Center	6.1	6.0	2.3	20.7	8.1	2.3	6.4
Financial	39.9	15.6	15.9	16.4	7.4	11.3	17.1
Mission	3.8	7.7	6.4	2.0	5.8	6.1	5.7
North Beach	3.2	6.2	2.8	7.9	6.2	2.9	4.9
North Central	7.0	12.5	5.0	14.5	9.8	15.5	9.7
Northwest	4.7	7.3	5.8	1.3	8.2	9.4	7.2
South of Market	15.2	15.2	21.8	13.5	9.9	9.5	12.8
Southwest	10.8	18.0	19.9	5.6	28.2	24.6	21.6
Van Ness	4.0	6.7	2.1	13.8	6.5	4.9	5.5
Treasure Island	0.1	0.0	0.3	0.0	0.2	0.1	0.2
Unclassified	3.8	2.0	3.9	3.0	4.5	11.7	4.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Category

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HHs</i>	<i>Total</i>
Bayview	7.6	9.6	25.6	0.2	53.2	3.9	100.0
Civic Center	22.1	13.3	2.9	1.7	56.7	3.4	100.0
Financial	53.4	12.9	7.5	0.5	19.3	6.3	100.0
Mission	15.4	19.2	9.1	0.2	45.9	10.2	100.0
North Beach	14.9	17.8	4.6	0.8	56.2	5.5	100.0
North Central	16.5	18.3	4.2	0.8	45.1	15.2	100.0
Northwest	14.9	14.4	6.6	0.1	51.5	12.5	100.0
South of Market	27.2	16.8	13.8	0.5	34.6	7.1	100.0
Southwest	11.5	11.8	7.5	0.1	58.4	10.8	100.0
Van Ness	16.6	17.3	3.2	1.3	53.1	8.5	100.0
Treasure Island	8.3	3.1	13.5	0.0	68.8	6.3	100.0
Unclassified	18.7	6.1	6.7	0.3	44.0	24.2	100.0
TOTAL	22.9	14.2	8.1	0.5	44.8	9.5	100.0

Notes:

- Due to rounding, figures may not add to the total shown.
- PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational; Pvt HH = Private Household employment
- Prior to 2009, Private households (NAICS 814) were counted under the CIE land use category.
- Tables 4.2.1-4.2.4 provide detailed information of various components of Office, Retail, PDR and CIE respectively.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table 4.4
ESTABLISHMENTS BY
COMMERCE & INDUSTRY
DISTRICT AND SIZE
CLASS, 2016

This table presents the geographic distribution of establishments within San Francisco's eleven Commerce & Industry Districts, by the size of the establishment (see Section 1.2 – Data Formats for more on these Districts).

Number of Employees

<i>C&I District</i>	<i>0-4</i>	<i>5-9</i>	<i>10-19</i>	<i>20-49</i>	<i>50-99</i>	<i>100-249</i>	<i>250-499</i>	<i>500-999</i>	<i>1000+</i>	<i>TOTAL</i>
Bayview	1,853	262	226	158	48	28	5	0	1	2,581
Civic Center	2,714	372	300	244	89	38	12	8	3	3,780
Financial	5,446	1,580	1,211	1,036	458	262	82	38	20	10,133
Mission	2,483	388	271	159	56	16	4	3	0	3,380
North Beach	2,233	278	202	139	40	21	5	2	0	2,920
North Central	4,395	566	428	236	82	32	3	2	6	5,750
Northwest	3,360	385	283	145	41	18	12	2	2	4,248
South of Market	4,772	979	811	579	218	143	52	20	21	7,595
Southwest	10,550	1,068	676	387	98	44	6	2	1	12,832
Van Ness	2,535	298	216	127	40	23	6	0	1	3,246
Treasure Island	73	11	8	2	0	1	1	0	0	96
Unclassified	2,237	211	131	97	35	21	6	3	0	2,741
TOTAL	42,650	6,398	4,763	3,309	1,205	647	194	80	55	59,302

Percentage Distribution by C&I District

<i>C&I District</i>	<i>0-4</i>	<i>5-9</i>	<i>10-19</i>	<i>20-49</i>	<i>50-99</i>	<i>100-249</i>	<i>250-499</i>	<i>500-999</i>	<i>1000+</i>	<i>TOTAL</i>
Bayview	4.3	4.1	4.7	4.8	4.0	4.3	2.6	0.0	1.8	4.4
Civic Center	6.4	5.8	6.3	7.4	7.4	5.9	6.2	10.0	5.5	6.4
Financial	12.8	24.7	25.4	31.3	38.0	40.5	42.3	47.5	36.4	17.1
Mission	5.8	6.1	5.7	4.8	4.6	2.5	2.1	3.8	0.0	5.7
North Beach	5.2	4.3	4.2	4.2	3.3	3.2	2.6	2.5	0.0	4.9
North Central	10.3	8.8	9.0	7.1	6.8	4.9	1.5	2.5	10.9	9.7
Northwest	7.9	6.0	5.9	4.4	3.4	2.8	6.2	2.5	3.6	7.2
South of Market	11.2	15.3	17.0	17.5	18.1	22.1	26.8	25.0	38.2	12.8
Southwest	24.7	16.7	14.2	11.7	8.1	6.8	3.1	2.5	1.8	21.6
Van Ness	5.9	4.7	4.5	3.8	3.3	3.6	3.1	0.0	1.8	5.5
Treasure Island	0.2	0.2	0.2	0.1	0.0	0.2	0.5	0.0	0.0	0.2
Unclassified	5.2	3.3	2.8	2.9	2.9	3.2	3.1	3.8	0.0	4.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Size Class

<i>C&I District</i>	<i>0-4</i>	<i>5-9</i>	<i>10-19</i>	<i>20-49</i>	<i>50-99</i>	<i>100-249</i>	<i>250-499</i>	<i>500-999</i>	<i>1000+</i>	<i>TOTAL</i>
Bayview	71.8	10.2	8.8	6.1	1.9	1.1	0.2	0.0	0.0	100.0
Civic Center	71.8	9.8	7.9	6.5	2.4	1.0	0.3	0.2	0.1	100.0
Financial	53.7	15.6	12.0	10.2	4.5	2.6	0.8	0.4	0.2	100.0
Mission	73.5	11.5	8.0	4.7	1.7	0.5	0.1	0.1	0.0	100.0
North Beach	76.5	9.5	6.9	4.8	1.4	0.7	0.2	0.1	0.0	100.0
North Central	76.4	9.8	7.4	4.1	1.4	0.6	0.1	0.0	0.1	100.0
Northwest	79.1	9.1	6.7	3.4	1.0	0.4	0.3	0.0	0.0	100.0
South of Market	62.8	12.9	10.7	7.6	2.9	1.9	0.7	0.3	0.3	100.0
Southwest	82.2	8.3	5.3	3.0	0.8	0.3	0.0	0.0	0.0	100.0
Van Ness	78.1	9.2	6.7	3.9	1.2	0.7	0.2	0.0	0.0	100.0
Treasure Island	76.0	11.5	8.3	2.1	0.0	1.0	1.0	0.0	0.0	100.0
Unclassified	81.6	7.7	4.8	3.5	1.3	0.8	0.2	0.1	0.0	100.0
TOTAL	71.9	10.8	8.0	5.6	2.0	1.1	0.3	0.1	0.1	100.0

Notes:

- Due to rounding, figures may not add to the total shown.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department



5.0 Monetary Transactions

This chapter presents information about trends in monetary transactions that occur in San Francisco. While the Employment and Establishments chapters provide information regarding the quantity and growth of jobs and establishments in San Francisco, this chapter supplies complementary information regarding the city's economic health in monetary terms. The chapter is divided into three sections, each relating to a key source of revenue in the city's economy such as annual wages, retail sales and permits, and government revenues.

Section 5.1 describes total annual wages received by individuals for work in San Francisco from 2006 to 2016, using data supplied by the California Employment Development Department (EDD). Section 5.2 presents the State Board of Equalization's data on San Francisco's taxable retail sales and sales tax permits in 2016. Section 5.3 reports city government revenues and expenditures in fiscal year 2016 (July 1, 2014 to June 30, 2016). This data is obtained from the City Controller's office. The tables in each section report each indicator's quantity in specific units and annual percentage distribution.

Nominal or current dollars reported for a specified period of time have been adjusted for inflation to obtain constant dollars. The adjustments have been made to control for inflated monetary values, thus enabling better measurement of an indicator's economic performance over time. The adjustments have been made by dividing nominal or current values by the Consumer Price Index (CPI) provided by the United States Department of Labor, Bureau of Labor Statistics.

5.1 WAGES BY LAND USE CATEGORY

This section describes total annual earnings received by persons for work in San Francisco from 2006 to 2016. Persons who received wages include workers who commute into the city and San Francisco residents employed in the city. The California Employment Development Department (EDD) prepares the measure of total annual wages. It includes each employee's total wages as reported by businesses in their payroll records. The earnings of sole proprietors are not reported in these data. Total annual wages are presented in thousands of dollars, annual percentage distribution, and percentage change.

This section complements Chapter 3, Employment. The employment and wages data in this inventory are derived from the same source, and are organized by Land Use Category. For an explanation of the Land Use Categories and C&I Districts, refer to Section 1.2, Data Formats.

5.2 TAXABLE SALES AND PERMITS

Section 5.2 reports taxable sales in retail stores and the number of sales tax permits issued for retail stores located in San Francisco from 2007–2016. Taxable sales and permits in California are reported by the California State Board of Equalization (SBE). Taxable sales revenues and sales tax permits issued for outlets that are not retail stores, including business and personal services, have not been included. Such outlets include the following: non-store retailers (vending machines, sales by telephone), public utilities, government agencies, educational institutions, health services, and advertising agencies.

Taxable sales are measured by transactions subject to sales and use tax, and are reported quarterly by type of business for all cities and counties in California.

Businesses are classified by the SBE according to their principal line of merchandise or service. Taxable sales are reported by type of business, but cannot be broken down by commodity. Those data do not include sales that are not subject to sales or use tax, such as food for home consumption, prescription medicine, sales for resale, and taxable sales disclosed by board audits.

The number of sales tax permits represents the number of businesses operated by all manufacturers, wholesalers, and retailers of tangible personal property, except those dealing in non-taxable commodities. Permits are tabulated semi-annually on January 1 and July 1.

5.3 CITY REVENUES AND EXPENDITURES

Section 5.3 presents San Francisco city government revenues and expenditures for fiscal year 2015-2016. The fiscal year ends on June 30th. The data in this subsection is from the Comprehensive Annual Financial Report, prepared by the San Francisco Controller's Office. This data covers the general fund, special revenue funds, and debt service funds. *Table 5.3.1* describes general governmental revenues by source. *Table 5.3.2* describes general governmental expenditures by major function.

The general fund accounts for resources that are not required to be accounted for in other funds. Special revenue funds are used to account for the proceeds of a specific revenue source, other than expendable trusts or major capital projects, which are legally restricted to expenditures for specified purposes. Now included in the general fund are two major funds/activities that were previously accounted for in special revenue funds: hotel tax and work order funds. All other previous special revenue funds remain in the new fund structure as special revenue funds. The debt service funds account for the accumulation of property taxes and other revenue for periodic payment of interest and principal on general obligation and lease revenue bonds and related authorized costs. There are no changes in the fund structure of this fund type.

Other city funds not included are capital project funds, proprietary fund types, and fiduciary fund types. Proprietary funds consist of enterprise and internal service funds. Fiduciary funds consist of pension trust, non-expendable trust funds, and expendable trust funds.

Table 5.3.1 general governmental revenues are presented by major source while *Table 5.3.2* presents them by government function for fiscal year 2012-2014. Major revenue sources are property taxes; business taxes; other local taxes; licenses, fines and penalties; interest and investment income; rents and concessions; intergovernmental; and charges for services. The major functions of general governmental expenditures include public protection; public works, transportation, and commerce; human welfare and neighborhood development; community health; culture and recreation; general administration and finance; debt service; and capital outlay.

Table 5.1.1 (next page) **TOTAL ANNUAL WAGES BY LAND USE CATEGORY, 2007-2016**

This table contains the amount of wages paid to workers in each of the five major non-residential land use categories in San Francisco. Data is presented from 2007-2016, (see Section 1.2 - Data Formats for a description of land use categories and discussion of NAICS categories). Also included is the percentage distribution in each year and the annual change within each land use category. The data are also presented graphically below in Figures 5.1.1a (a snapshot of job distribution in 2014) and 5.1.1b (a look at ten-year trends).

Notes:

- Totals from 2007-2016 also include wages from some unclassified land uses.
- Due to rounding, figures may not add to the total shown.
- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Pvt HH = Private Household employment
- Prior to 2009, Private Households were counted under the CIE land use category.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department
- CPI-U for the San Francisco-Oakland-San Jose Metropolitan Statistical Area from the US Bureau of Labor Statistics

Nominal – Non-Adjusted for Inflation (\$ 000s)

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	\$24,711,750	\$25,544,356	\$23,203,283	\$24,028,220	\$26,733,245	\$28,914,202	\$31,429,114	\$36,255,578	\$40,710,069	\$44,405,346
Retail	\$3,210,333	\$3,233,372	\$3,020,532	\$3,139,383	\$3,333,231	\$3,638,752	\$3,915,844	\$4,183,695	\$4,647,516	\$4,751,705
PDR	\$6,340,182	\$6,319,130	\$5,897,953	\$5,868,508	\$6,007,279	\$6,852,515	\$7,137,839	\$7,928,621	\$8,649,602	\$10,123,258
Hotel	\$704,872	\$764,622	\$695,174	\$691,582	\$736,805	\$740,550	\$803,545	\$778,152	\$830,804	\$848,666
CIE	\$6,817,418	\$7,325,473	\$7,249,460	\$7,541,484	\$7,858,454	\$8,406,144	\$8,999,560	\$9,462,599	\$10,220,937	\$10,975,933
Pvt HH	--	--	\$375,303	\$314,522	\$288,029	\$293,476	\$75,279	\$267,581	\$391,952	\$374,003
TOTAL	\$41,805,696	\$43,316,200	\$40,441,705	\$41,667,560	\$45,112,659	\$48,993,364	\$52,480,447	\$58,876,225	\$65,450,879	\$71,478,911

Inflation-Adjusted (2016 \$ 000s)

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	\$30,464,649	\$30,541,265	\$27,540,967	\$28,134,701	\$30,507,903	\$32,134,881	\$34,163,960	\$38,321,550	\$41,933,707	\$44,405,346
Retail	\$3,957,698	\$3,865,874	\$3,585,198	\$3,675,911	\$3,803,874	\$4,044,063	\$4,256,586	\$4,422,097	\$4,787,208	\$4,751,705
PDR	\$7,816,177	\$7,555,259	\$7,000,532	\$6,871,451	\$6,855,490	\$7,615,799	\$7,758,948	\$8,380,422	\$8,909,586	\$10,123,258
Hotel	\$868,967	\$914,195	\$825,132	\$809,775	\$840,840	\$823,038	\$873,466	\$822,493	\$855,776	\$848,666
CIE	\$8,404,514	\$8,758,460	\$8,604,693	\$8,830,342	\$8,968,045	\$9,342,483	\$9,782,669	\$10,001,811	\$10,528,152	\$10,975,933
Pvt HH	-	-	\$445,463	\$466,466	\$506,286	\$490,347	\$211,473	\$282,829	\$403,733	\$374,003
TOTAL	\$51,538,067	\$51,789,583	\$48,001,985	\$48,788,646	\$51,482,438	\$54,450,610	\$57,047,102	\$62,231,201	\$67,418,162	\$71,478,911

Annual Percentage Distribution

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	59.1	59.0	57.4	57.7	59.3	59.0	59.9	61.6	62.2	62.1
Retail	7.7	7.5	7.5	7.5	7.4	7.4	7.5	7.1	7.1	6.6
PDR	15.2	14.6	14.6	14.1	13.3	14.0	13.6	13.5	13.2	14.2
Hotel	1.7	1.8	1.7	1.7	1.6	1.5	1.5	1.3	1.3	1.2
CIE	16.3	16.9	17.9	18.1	17.4	17.2	17.1	16.1	15.6	15.4
Pvt HH	-	-	0.9	1.0	1.0	0.9	0.4	0.5	0.6	0.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	0.3	-9.8	2.2	8.4	5.3	6.3	12.2	9.4	5.9
Retail	-2.3	-7.3	2.5	3.5	6.3	5.3	3.9	8.3	-0.7
PDR	-3.3	-7.3	-1.8	-0.2	11.1	1.9	8.0	6.3	13.6
Hotel	5.2	-9.7	-1.9	3.8	-2.1	6.1	-5.8	4.0	-0.8
CIE	4.2	-1.8	2.6	1.6	4.2	4.7	2.2	5.3	4.3
Pvt HH	-	-	4.7	8.5	-3.1	-56.9	33.7	42.7	-7.4
TOTAL	0.5	-7.3	1.6	5.5	5.8	4.8	9.1	8.3	6.0

Figure 5.1.1a
TOTAL ANNUAL WAGES BY LAND USE CATEGORY, 2016

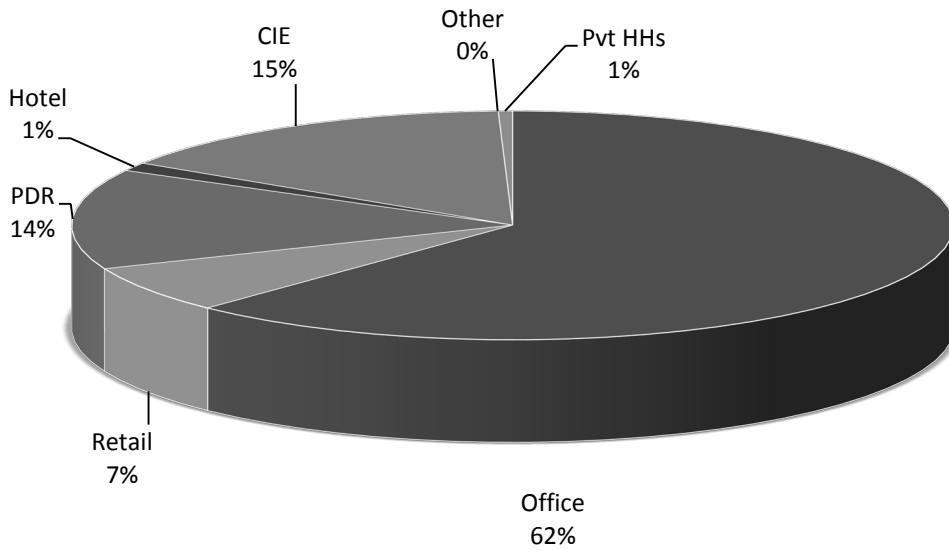


Figure 5.1.1b
TOTAL ANNUAL WAGES BY LAND USE CATEGORY, 2007-2016

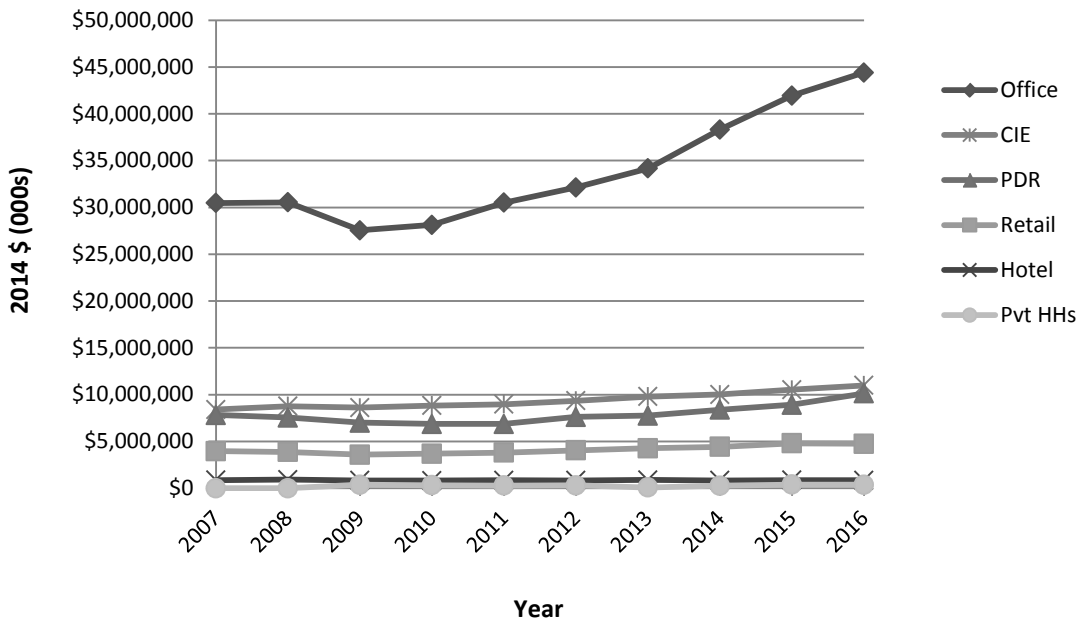


Table & Figure 5.1.2
ANNUAL WAGES PER WORKER BY LAND USE CATEGORY, 2007–2016

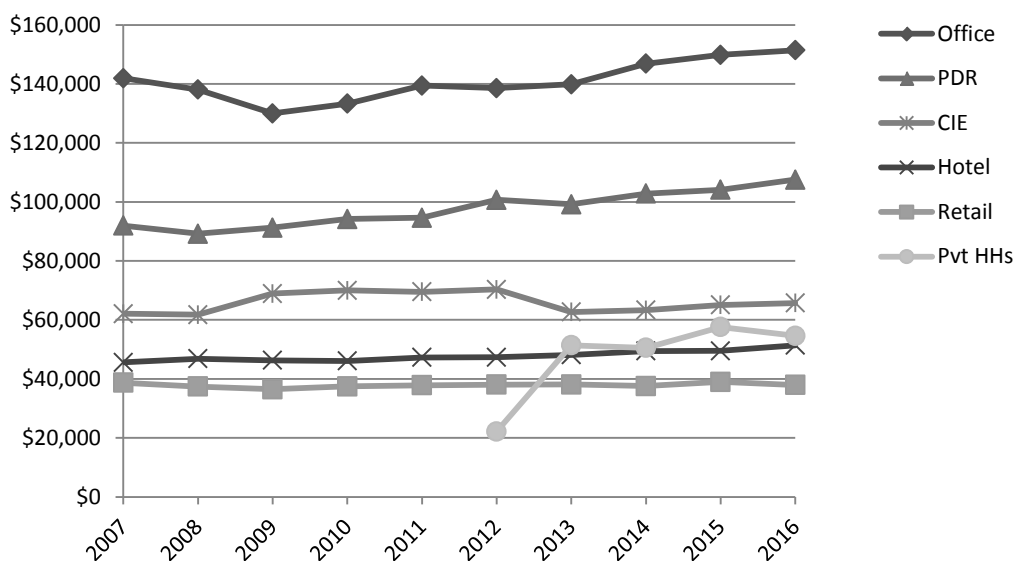
This table conveys the change in pay per worker. It is based on the wages (Table 5.1.1) and employment data (Table 3.1) previously presented in this document. This information is shown graphically in Figure 5.1.2.

Wages per Worker (2016 \$)

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	\$141,920	\$138,040	\$129,981	\$133,308	\$139,409	\$138,567	\$139,866	\$146,839	\$149,811	\$151,389
Retail	\$38,705	\$37,372	\$36,480	\$37,456	\$37,813	\$38,042	\$38,089	\$37,586	\$38,965	\$37,913
PDR	\$91,971	\$89,190	\$91,239	\$94,172	\$94,603	\$100,689	\$99,176	\$102,803	\$104,097	\$107,536
Hotel	\$45,567	\$46,817	\$46,283	\$46,094	\$47,251	\$47,301	\$48,162	\$49,411	\$49,518	\$51,372
CIE	\$62,090	\$61,745	\$68,931	\$69,967	\$69,512	\$70,323	\$62,646	\$63,307	\$65,069	\$65,697
Pvt HH	-	-	\$22,911	\$23,536	\$24,907	\$22,132	\$51,416	\$50,532	\$57,553	\$54,575
Average	\$92,639	\$90,735	\$90,647	\$92,766	\$92,091	\$92,878	\$93,114	\$97,179	\$99,959	\$101,643

Percentage Change

Land Use Category	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	-2.7	-5.8	2.6	4.6	-0.6	0.9	5.0	2.0	1.1
Retail	-3.4	-2.4	2.7	1.0	0.6	0.1	-1.3	3.7	-2.7
PDR	-3.0	2.3	3.2	0.5	6.4	-1.5	3.7	1.3	3.3
Hotel	2.7	-1.1	-0.4	2.5	0.1	1.8	2.6	0.2	3.7
CIE	-0.6	11.6	1.5	-0.7	1.2	-10.9	1.1	2.8	1.0
Pvt HH	-	-	2.7	5.8	-11.1	132.3	-1.7	13.9	-5.2
TOTAL	-2.1	-0.1	2.3	-0.7	0.9	0.3	4.4	2.9	1.7



Note: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational; Pvt HH = Private Household employment

Sources: Employees from Table 3.1 of this report; Wages from Table 5.1.1 of this report

Table 5.2.1

This is a table of taxable sales in San Francisco for the last ten years. The first table shows the amount of dollars as recorded each year, and the second shows this amount adjusted to reflect inflation. This information is presented graphically in Figure 5.2.1.

Nominal - Non-Adjusted for Inflation (\$ 000s)

Type of Sales	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
All Retail Sales	\$10,006,572	\$9,804,636	\$8,511,146	\$8,971,759	\$9,939,895	\$10,883,271	\$11,869,555	\$12,633,214	\$12,725,260	\$13,198,211
All Outlets	\$14,614,736	\$14,837,689	\$12,633,575	\$13,443,121	\$14,890,527	\$15,953,605	\$17,094,163	\$18,469,729	\$18,679,679	\$19,854,167

Inflation-Adjusted (2016 \$ 000s)

Type of Sales	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
All Retail Sales	\$12,336,103	\$11,722,589	\$10,102,242	\$10,505,054	\$11,343,380	\$12,095,531	\$12,902,400	\$13,353,099	\$13,107,748	\$13,198,211
All Outlets	\$18,017,048	\$17,740,192	\$14,995,329	\$15,740,583	\$16,993,027	\$17,730,636	\$18,581,635	\$19,522,200	\$19,241,142	\$19,854,167

Percentage Change

Type of Sales	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
All Retail Sales	-5.0%	-13.8%	4.0%	8.0%	6.6%	6.7%	3.5%	-1.8%	0.7%
All Outlets	-1.5%	-15.5%	5.0%	8.0%	4.3%	4.8%	5.1%	-1.4%	3.2%

Sources:

- California State Board of Equalization, Taxable Sales in California
- CPI-U for the San Francisco-Oakland-San Jose Metropolitan Statistical Area from the US Bureau of Labor Statistics
- Additional calculations by the San Francisco Planning Department

Figure 5.2.1
TAXABLE RETAIL SALES AND ALL OUTLET SALES, 2007–2016 (2016 \$000s)

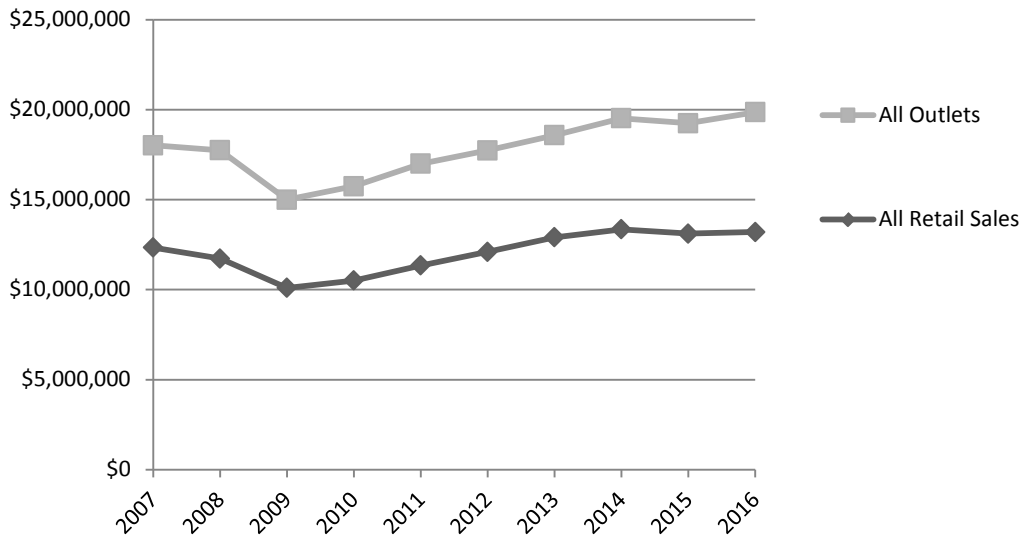


Table 5.2.2
TAXABLE RETAIL SALES & SALES TAX PERMITS BY TYPE OF OUTLET, 2016

This table looks more closely at the type of retail sales that occurred in 2016, as well as the number of sales permits issued in that time.

<i>Type of Retail Sales</i>	<i>Sales Tax Permits</i>	<i>Taxable Sales Transactions (\$ 000s)</i>
Apparel Stores	3,236	\$2,090,825
General Merchandise	348	\$807,043
Food Stores	1,332	\$863,442
Eating & Drinking	5,038	\$4,714,484
Home Furnishings & Appliances	1,163	\$967,901
Building Materials	331	\$592,851
Service Stations	120	\$413,420
Automotive Dealers and Supplies	199	\$538,890
Other Retail Stores	7,956	\$2,210,031
TOTAL RETAIL STORES	19,717	\$13,198,211
TOTAL OUTLETS	30,821	\$19,854,167

Notes:

- Other Retail Stores include:
 - Packaged liquor stores
 - Second hand merchandise
 - Farm and garden supply stores
 - Fuel and ice dealers
 - Mobile homes, trailers, and campers
 - Boat, motorcycle, and plane dealers
 - Specialty store group.

- In other derivations of BOE data all their retail stores includes farm implements.

Sources:

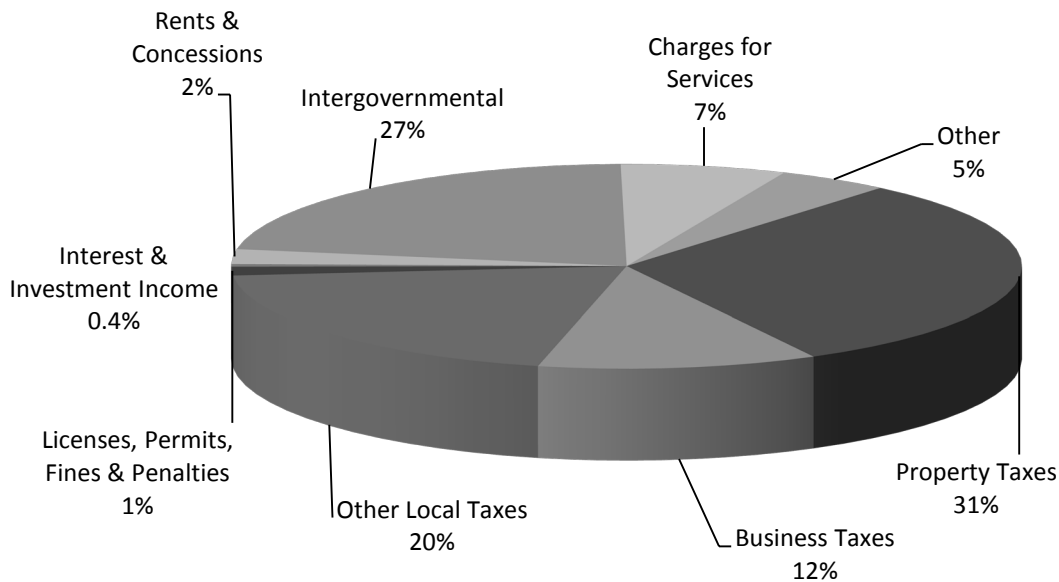
- California State Board of Equalization, Taxable Sales in California
- Additional calculations by the San Francisco Planning Department

Table & Figure 5.3.1

SAN FRANCISCO GOVERNMENT GENERAL REVENUE BY SOURCE, FISCAL YEAR 2016

Table 5.3.1 conveys the expenditures by the City and County of San Francisco in Fiscal Year 2016. This data is shown graphically in Figure 5.3.1.

<i>Revenue Source</i>	<i>Amount (\$ 000s)</i>	<i>% Distribution</i>
Property Taxes	\$1,798,776	31.1
Business Taxes	\$660,962	11.4
Other Local Taxes	\$1,153,637	19.9
Licenses, Permits, Fines & Penalties	\$79,891	1.4
Interest & Investment Income	\$23,931	0.4
Rents & Concessions	\$135,865	2.3
Intergovernmental	\$1,279,561	22.1
Federal -	\$416,823	7.2
State -	\$776,866	13.4
Other -	\$85,872	1.5
Charges for Services	\$392,665	6.8
Other	\$264,722	4.6
TOTAL	\$5,790,010	100.0

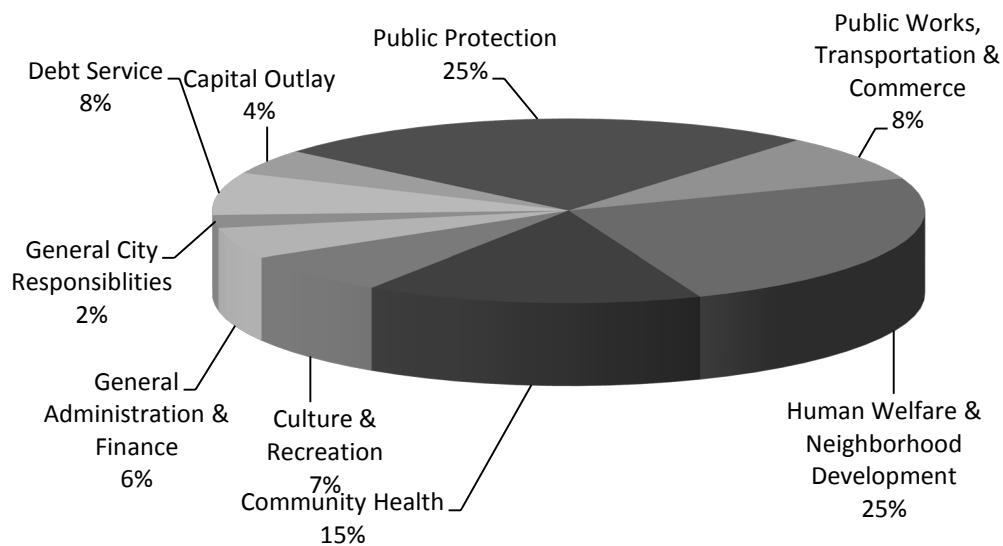


Note: Fiscal Year 2016 runs from July 1, 2015 to June 30, 2016
Source: San Francisco Controller, Comprehensive Annual Financial Report.

Table & Figure 5.3.2**SAN FRANCISCO GOVERNMENT GENERAL EXPENDITURES BY FUNCTION, FISCAL YEAR 2016**

Table 5.3.1 conveys the revenues for the City and County of San Francisco in Fiscal Year 2016. This data is shown graphically in Figure 5.3.2.

<i>Expenditure Function</i>	<i>Amount (\$ 000s)</i>	<i>% Distribution</i>
Public Protection	\$1,269,000	25.0
Public Works, Transportation & Commerce	\$416,152	8.2
Human Welfare & Neighborhood Development	\$1,252,588	24.7
Community Health	\$776,612	15.3
Culture & Recreation	\$364,909	7.2
General Administration & Finance	\$277,729	5.5
General City Responsibilities	\$114,684	2.3
Debt Service	\$379,287	7.5
Capital Outlay	\$223,904	4.4
TOTAL	\$5,074,865	100.00



Note: Fiscal Year 2016 runs from July 1, 2015 to June 30, 2016

Source: San Francisco Controller, Comprehensive Annual Financial Report.



Photo by SF Planning, Petar Iliev

6.0 Building and Land Use

The tables and graphs in this chapter present information about building permit applications for 2006 through 2016, as well as land use data for 2016. Building permit applications are filed at the City and County of San Francisco Department of Building Inspection (DBI) for construction of new buildings, demolitions, and alterations to existing structures. The number of permits, status of applications, and cost of projects are measures of construction activity in San Francisco, which accounts for approximately 20% of employment annually over the past 10 years. All information for this section was provided by DBI and has been reviewed and tabulated by Planning Department staff.

6.1 BUILDING

The discussion of building in San Francisco is presented in five sub-sections, 6.1 through 6.5 as follows: (1) All Permits & Costs by Land Use District (10 years); (2) All Permits & Costs by C&I District (10 years); (3) All Permits & Costs by C&I District and Land Use Categories (current year); (4) Permit Status by C&I District and Land Use Categories (current year); (5) Total Office Space (10 years).

Sections 6.1 and 6.2. Data are reported by the year that a project was filed with the Department of Building Inspection. Although all filed applications may not ultimately lead to completed projects, trends in the number of building permit applications filed are an important economic indicator. Construction activity and spending is a gauge of business confidence. Economic health is measured, among other things, by housing starts. Residential construction often leads commercial activity by about a year. Construction activity and its attendant costs generate jobs and wages, which in turn stimulate spending and consumption throughout the local economy.

In Section 6.1, data are reported by Land Use Category; in Section 6.2, these data are reported by Commerce and Industry (C&I) District. For further information on Land Use Categories and C&I Districts, refer to the Data Formats section in Appendix Chapter 1.

Tables in these sections are subdivided into three groups: (1) all building permits, (2) building permits for new construction activity, and (3) building permits for alterations and demolitions. In turn, each group contains tables that report information on permits, total construction cost, and average construction cost by year, land use and C&I District. Annual percentage distributions and annual percentage changes are reported for numbers of permit applications and total construction costs. Construction cost values are adjusted for inflation using Saylor Inc.'s *Materials/Labor Cost Index for Construction*, where 2014 is designated as the base year.

Section 6.3. Permit and construction cost data are cross-tabulated by Land Use Category and C&I District. This section includes all permit applications filed in 2014.

Section 6.4 describes permit applications by application status by Land Use Category and then by C&I District for 2014. These permit status categories are grouped into the following five major categories: (1) building permit applications that were *approved* for construction but not yet issued; (2) building permit applications that were *issued* but not completed; (3) *other* permit applications, which includes those that were not yet been acted upon, that were abandoned, reinstated, appealed, or for which no information was available; (4) building permit applications that were *cancelled*, including applications that have been withdrawn, revoked or disapproved; (5) building permit applications where the authorized work was *completed*.

The construction cost data reported in some tables are project cost estimates as reported by DBI, but are more usefully understood as estimates of construction expenditure or spending in the local and wider economy for each project. Hence, it's a measure of the size of the construction sector of the economy. Total and average construction cost data measure the scope, complexity, and extent of construction activity in San Francisco. While total construction cost indicates the extent of active permit applications, some of which are under construction in San Francisco for a particular year, average construction cost relates number of applications to total construction cost, revealing a rough estimate of project size. Construction cost data are adjusted for inflation using Saylor Inc.'s *Materials/Labor Cost Index for Construction*, where 1983 is designated as the base year (1983=100).

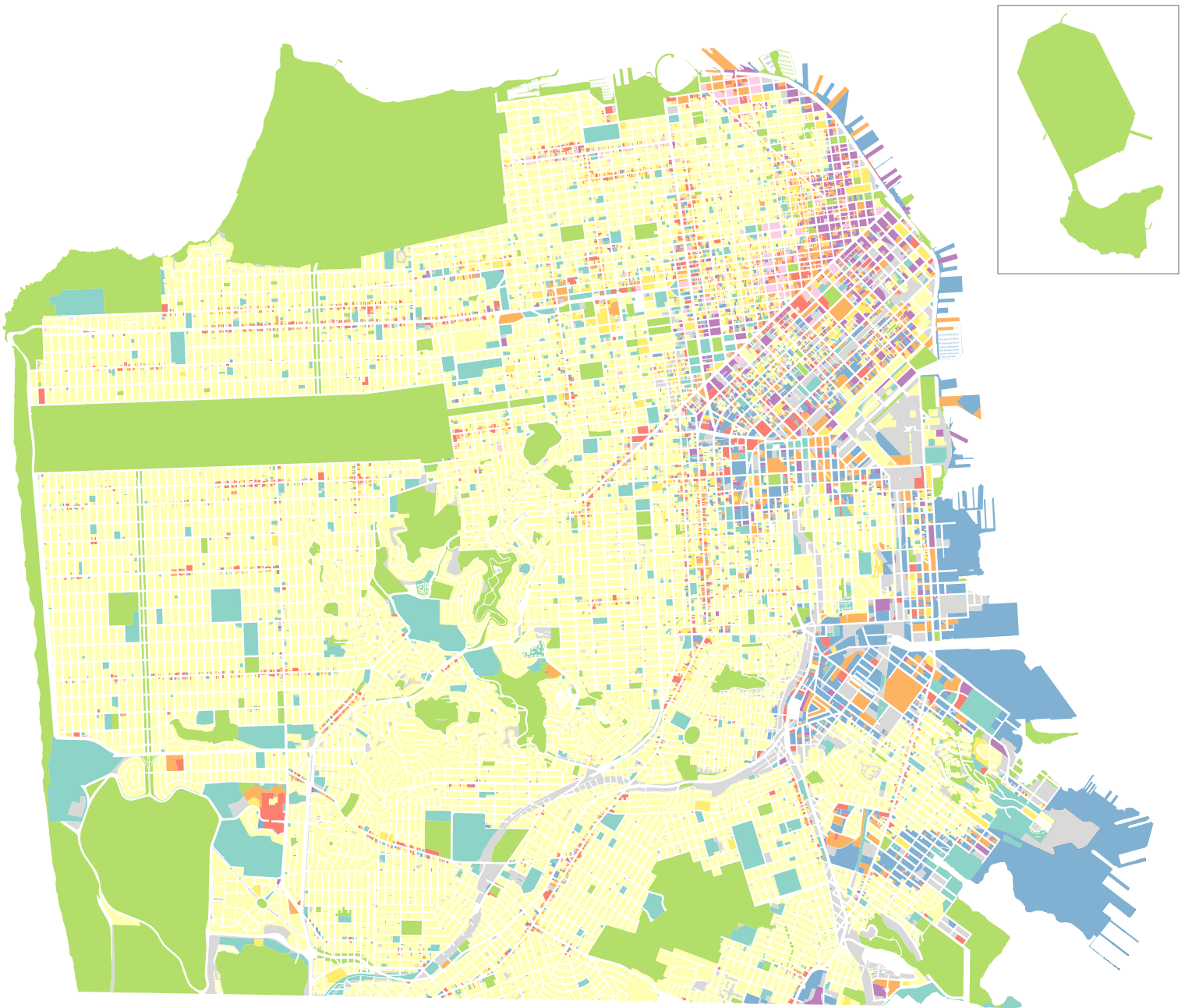
Section 6.5 reports total office space in San Francisco from 2004 to 2014. It includes absolute numbers as well as percentage changes over time. The source of these data is Cushman & Wakefield realtors.

6.2 LAND USE

Section 6.6 reports land use activity in San Francisco. Land use, for this section, is determined by incorporating both the business type on the parcel and the location of that parcel. Business data are culled from the Dun & Bradstreet databases. Dun & Bradstreet is a firm that conducts national surveys of existing businesses, gathering information that includes number of employees, square footage of businesses, and an industry classification system which best classifies those businesses. A parcel has to have 80% or more of its usable building space occupied by one specific land use in order to warrant that particular land use classification. Less than 80% in any one land use results in a Mixed Uses designation. If either the Planning Department or the Department of Building Inspection has a record of a residence on a lot, it is determined to be a Residential land use. If a lot contains a residence and a business establishment, that lot is classified as Mixed Residential.

Land Use is also determined by the location of a given parcel. The impact of location on land use classification is illustrated by the following example. If an establishment with a NAICS (North American Industry Classification System) code of 236 (Construction) is in the Financial District, it will be classified as Office use. If an establishment with the same NAICS code is located in South of Market or Bayview districts, it will be classified as PDR. Construction is generally considered part of the PDR land use classification. In the above scenario, however, the Financial District location of a construction business indicates that the business is conducting management, information, or professional services in more of an office setting and should therefore be assigned an Office land use classification.

The NAICS code for land uses under Office, Retail, PDR, Hotel, and Cultural/Institutional/ Educational (CIE) land use categories are noted in *Table 1.2*, Chapter 1. The Residential land use category data are gathered from Housing Inventory and the Department of Building Inspection's Permit Tracking System. Data on vacant sites are gathered from information supplied by the Assessor's Office. *Table 6.6* provides details on the amount of square footage (building footprint, not total) for each land use, as a predominant use on each parcel of land for 20 plan areas in San Francisco. *Map 6.2* shows the location of these 20 plan areas. *Table 6.6* is based on the information available in year 2016.



Land Use San Francisco

MAP 6.1

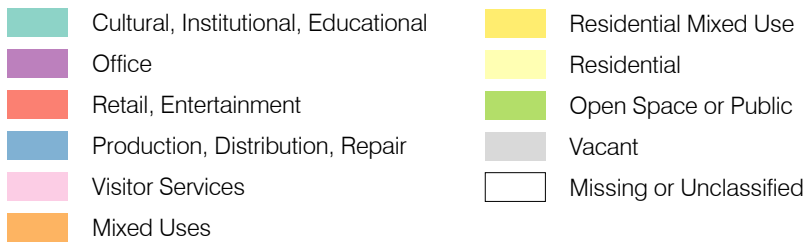


Table 6.1.1.A
ALL BUILDING PERMITS BY LAND USE CATEGORY, 2007–2016

This table presents the number of building permits filed by land use category (see Section 1.2 – Data Formats for a definition of land use categories). All building permits include new construction, alterations, and demolitions. Also included is the percentage distribution in any given year and the annual change within each land use category.

Number of Permits

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	4,366	3,791	2,907	2,968	3,406	3,712	4,410	4,465	4,981	4,679
Retail	1,852	1,927	2,203	1,967	2,178	2,442	2,337	2,209	2,222	2,191
PDR	198	235	236	205	248	231	283	306	371	324
Hotel	253	310	260	126	198	224	249	285	355	310
CIE	459	602	547	494	541	614	696	702	697	741
Residential	19,939	18,226	15,714	15,533	15,288	15,876	17,800	18,900	20,198	19,537
Other	931	819	600	631	754	1,196	1,227	1,304	987	970
TOTAL	27,998	25,910	22,467	21,924	22,613	24,295	27,002	28,171	29,811	28,752

Annual Percentage Distribution

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	15.6	14.6	12.9	13.5	15.1	15.3	16.3	15.8	16.7	16.3
Retail	6.6	7.4	9.8	9.0	9.6	10.1	8.7	7.8	7.5	7.6
PDR	0.7	0.9	1.1	0.9	1.1	1.0	1.0	1.1	1.2	1.1
Hotel	0.9	1.2	1.2	0.6	0.9	0.9	0.9	1.0	1.2	1.1
CIE	1.6	2.3	2.4	2.3	2.4	2.5	2.6	2.5	2.3	2.6
Residential	71.2	70.3	69.9	70.8	67.6	65.3	65.9	67.1	67.8	68.0
Other	3.3	3.2	2.7	2.9	3.3	4.9	4.5	4.6	3.3	3.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	-13.2	-23.3	2.1	14.8	9.0	18.8	1.2	11.6	-6.1
Retail	4.0	14.3	-10.7	10.7	12.1	-4.3	-5.5	0.6	-1.4
PDR	18.7	0.4	-13.1	21.0	-6.9	22.5	8.1	21.2	-12.7
Hotel	22.5	-16.1	-51.5	57.1	13.1	11.2	14.5	24.6	-12.7
CIE	31.2	-9.1	-9.7	9.5	13.5	13.4	0.9	-0.7	6.3
Residential	-8.6	-13.8	-1.2	-1.6	3.8	12.1	6.2	6.9	-3.3
Other	-12.0	-26.7	5.2	19.5	58.6	2.6	6.3	-24.3	-1.7
TOTAL	-7.5	-13.3	-2.4	3.1	7.4	11.1	4.3	5.8	-3.6

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational
Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.1.1.B**TOTAL CONSTRUCTION COSTS FOR ALL BUILDING PERMITS BY LAND USE CATEGORY, 2007–2016**

This table presents the total cost of construction associated with building permits filed by land use category. For consistency with previous C&I reports, costs are adjusted for inflation, with 2016 being the base year. Also included is the percentage distribution in any given year and the annual change within each land use category.

Total Construction Costs (Inflation-Adjusted 2016 \$ 000s)

<i>Land Use Category</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	\$1,089,427	\$537,919	\$316,685	\$415,691	\$907,799	\$788,003	\$1,294,411	\$1,079,671	\$1,511,189	\$974,405
Retail	\$230,777	\$189,925	\$102,539	\$191,131	\$166,116	\$313,240	\$199,730	\$145,101	\$414,334	\$213,953
PDR	\$55,604	\$30,139	\$25,561	\$13,721	\$18,155	\$18,790	\$34,748	\$89,713	\$57,864	\$83,255
Hotel	\$81,275	\$44,298	\$28,753	\$22,161	\$56,637	\$33,489	\$117,284	\$58,116	\$144,364	\$256,705
CIE	\$123,870	\$133,195	\$90,066	\$146,242	\$184,115	\$206,584	\$156,955	\$373,566	\$129,778	\$957,719
Residential	\$1,281,814	\$902,490	\$745,927	\$1,121,355	\$1,126,354	\$2,146,328	\$2,703,164	\$2,587,292	\$3,461,051	\$3,828,885
Other	\$33,409	\$13,720	\$9,308	\$9,099	\$16,640	\$206,526	\$98,578	\$54,189	\$101,577	\$137,935
TOTAL	\$2,896,176	\$1,851,687	\$1,318,839	\$1,919,401	\$2,475,816	\$3,712,960	\$4,604,870	\$4,387,647	\$5,820,156	\$6,452,857

Annual Percentage Distribution

<i>Land Use Category</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	37.6	29.1	24.0	21.7	36.7	21.2	28.1	24.6	26.0	15.1
Retail	8.0	10.3	7.8	10.0	6.7	8.4	4.3	3.3	7.1	3.3
PDR	1.9	1.6	1.9	0.7	0.7	0.5	0.8	2.0	1.0	1.3
Hotel	4.3	7.2	6.8	7.6	7.4	5.6	3.4	8.5	2.2	4.0
CIE	2.8	2.4	2.2	1.2	2.3	0.9	2.5	1.3	2.5	14.8
Residential	44.3	48.7	56.6	58.4	45.5	57.8	58.7	59.0	59.5	59.3
Other	1.2	0.7	0.7	0.5	0.7	5.6	2.1	1.2	1.7	2.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Land Use Category</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	-50.6	-41.1	31.3	118.4	-13.2	64.3	-16.6	40.0	-35.5
Retail	-17.7	-46.0	86.4	-13.1	88.6	-36.2	-27.4	185.5	-48.4
PDR	-45.8	-15.2	-46.3	32.3	3.5	84.9	158.2	-35.5	43.9
Hotel	7.5	-32.4	62.4	25.9	12.2	-24.0	138.0	-65.3	77.8
CIE	-45.5	-35.1	-22.9	155.6	-40.9	250.2	-50.4	148.4	638.0
Residential	-29.6	-17.3	50.3	0.4	90.6	25.9	-4.3	33.8	10.6
Other	-58.9	-32.2	-2.2	82.9	1141.1	-52.3	-45.0	87.4	35.8
TOTAL	-36.1	-28.8	45.5	29.0	50.0	24.0	-4.7	32.6	10.9

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

Sources: San Francisco Planning Department; Department of Building Inspection

1. The large increase in 'Other' construction spending in 2011 is due to permits filed for the Transbay Terminal, a transportation facility.

Table 6.1.1.C**AVERAGE CONSTRUCTION COSTS FOR ALL BUILDING PERMITS BY LAND USE CATEGORY, 2007–2016**

This table presents the average construction cost for all building permits filed by land use category. It represents the total costs (Table 6.1.1.B) divided by the total permits (Table 6.1.1.A).

Average Construction Costs (Inflation-Adjusted 2016 \$ 000s)

<i>Land Use Category</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	\$249.5	\$141.9	\$108.9	\$140.1	\$266.5	\$212.3	\$293.5	\$241.8	\$303.4	\$208.3
Retail	\$124.6	\$98.6	\$46.5	\$97.2	\$76.3	\$128.3	\$85.5	\$65.7	\$186.5	\$97.7
PDR	\$280.8	\$128.3	\$108.3	\$66.9	\$73.2	\$81.3	\$122.8	\$293.2	\$156.0	\$257.0
Hotel	\$321.2	\$142.9	\$110.6	\$175.9	\$286.0	\$149.5	\$471.0	\$203.9	\$406.7	\$828.1
CIE	\$269.9	\$221.3	\$164.7	\$296.0	\$340.3	\$336.5	\$225.5	\$532.1	\$186.2	\$1,292.5
Residential	\$64.3	\$49.5	\$47.5	\$72.2	\$73.7	\$135.2	\$151.9	\$136.9	\$171.4	\$196.0
Other	\$35.9	\$16.8	\$15.5	\$14.4	\$22.1	\$172.7	\$80.3	\$41.6	\$102.9	\$142.2
Average	\$103.4	\$71.5	\$58.7	\$87.5	\$109.5	\$152.8	\$170.5	\$155.8	\$195.2	\$224.4

Percentage Change

<i>Land Use Category</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	-43.1	-23.2	28.6	90.3	-20.4	38.3	-17.6	25.5	-31.4
Retail	-20.9	-52.8	108.8	-21.5	68.2	-33.4	-23.1	183.9	-47.6
PDR	-54.3	-15.6	-38.2	9.4	11.1	50.9	138.8	-46.8	64.8
Hotel	-55.5	-22.6	59.0	62.6	-47.7	215.1	-56.7	99.4	103.6
CIE	-18.0	-25.6	79.8	15.0	-1.1	-33.0	136.0	-65.0	594.1
Residential	-23.0	-4.1	52.1	2.1	83.5	12.3	-9.9	25.2	14.4
Other	-53.3	-7.4	-7.0	53.0	682.4	-53.5	-48.3	147.7	38.2
TOTAL	-30.9	-17.9	49.1	25.1	39.6	11.6	-8.7	25.4	15.0

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.1.2.A**BUILDING PERMITS FOR NEW CONSTRUCTION BY LAND USE CATEGORY, 2007–2016**

This table presents the number of building permits filed for new construction by land use category. Also included is the percentage distribution in any given year and the annual change within each land use category.

Number of Permits

<i>Land Use Category</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	11	9	0	1	8	9	8	7	11	6
Retail	8	5	6	10	9	10	8	10	12	10
PDR	7	13	4	5	5	5	9	7	9	4
Hotel	0	0	0	0	1	0	2	1	2	4
CIE	11	5	5	8	3	10	10	5	9	9
Residential	150	101	63	92	58	148	155	225	268	164
Other	1	0	3	0	9	17	9	5	0	1
TOTAL	188	133	81	116	93	199	201	260	311	198

Annual Percentage Distribution

<i>Land Use Category</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	5.9	6.8	0.0	0.9	8.6	4.5	4.0	2.7	3.5	3.0
Retail	4.3	3.8	7.4	8.6	9.7	5.0	4.0	3.8	3.9	5.1
PDR	3.7	9.8	4.9	4.3	5.4	2.5	4.5	2.7	2.9	2.0
Hotel	0.0	0.0	0.0	0.0	1.1	0.0	1.0	0.4	0.6	2.0
CIE	5.9	3.8	6.2	6.9	3.2	5.0	5.0	1.9	2.9	4.5
Residential	79.8	75.9	77.8	79.3	62.4	74.4	77.1	86.5	86.2	82.8
Other	0.5	0.0	3.7	0.0	9.7	8.5	4.5	1.9	0.0	0.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Land Use Category</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	-18.2	-100.0	--	700.0	12.5	-11.1	-12.5	57.1	-45.5
Retail	-37.5	20.0	66.7	-10.0	11.1	-20.0	25.0	20.0	-16.7
PDR	85.7	-69.2	25.0	0.0	0.0	80.0	-22.2	28.6	-55.6
Hotel	--	--	--	--	-100.0	--	-50.0	100.0	100.0
CIE	-54.5	0.0	60.0	-62.5	233.3	0.0	-50.0	80.0	0.0
Residential	-32.7	-37.6	46.0	-37.0	155.2	4.7	45.2	19.1	-38.8
Other	-100.0	--	-100.0	--	88.9	-47.1	-44.4	-100.0	--
TOTAL	-29.3	-39.1	43.2	-19.8	114.0	1.0	29.4	19.6	-36.3

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.1.2.B
Total Construction Costs (Inflation-Adjusted 2016 \$ 000s)

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	\$367,619	\$117,602	\$0	\$4,192	\$435,446	\$118,800	\$453,865	\$277,425	\$512,515	\$196,732
Retail	\$56,316	\$64,187	\$4,626	\$68,710	\$10,708	\$81,250	\$4,349	\$8,521	\$197,850	\$26,263
PDR	\$38,520	\$13,633	\$2,098	\$644	\$774	\$637	\$19,432	\$61,817	\$7,821	\$1,413
Hotel	\$0	\$0	\$0	\$0	\$28,011	\$0	\$51,794	\$0	\$93,868	\$188,425
CIE	\$23,599	\$25,841	\$24,491	\$67,908	\$14,080	\$12,201	\$28,430	\$3,467	\$32,809	\$825,765
Residential	\$511,763	\$253,474	\$252,496	\$596,578	\$680,017	\$1,533,232	\$1,597,047	\$1,809,018	\$2,150,943	\$2,933,615
Other	\$325	\$0	\$22	\$0	\$0	\$231,890	\$316	\$0	\$0	\$15,000
TOTAL	\$998,141	\$474,737	\$283,733	\$738,031	\$1,169,036	\$1,978,009	\$2,155,232	\$2,160,248	\$2,995,806	\$4,187,212

Annual Percentage Distribution

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	36.8	24.8	0.0	0.6	37.2	6.0	21.1	12.8	17.1	4.7
Retail	5.6	13.5	1.6	9.3	0.9	4.1	0.2	0.4	6.6	0.6
PDR	3.9	2.9	0.7	0.1	0.1	0.0	0.9	2.9	0.3	0.0
Hotel	0.0	0.0	0.0	0.0	2.4	0.0	2.4	0.0	3.1	4.5
CIE	2.4	5.4	8.6	9.2	1.2	0.6	1.3	0.2	1.1	19.7
Residential	51.3	53.4	89.0	80.8	58.2	77.5	74.1	83.7	71.8	70.1
Other	0.0	0.0	0.0	0.0	0.0	11.7	0.0	0.0	0.0	0.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	-68.0	-100.0	--	10,288.0	-72.7	282.0	-38.9	84.7	-61.6
Retail	14.0	-92.8	1,385.4	-84.4	658.8	-94.6	95.9	2,221.8	-86.7
PDR	-64.6	-84.6	-69.3	20.2	-17.6	2,949.1	218.1	-87.3	-81.9
Hotel	--	--	--	--	-100.0	--	-100.0	--	100.7
CIE	9.5	-5.2	177.3	-79.3	-13.3	133.0	-87.8	846.4	2,416.9
Residential	-50.5	-0.4	136.3	14.0	125.5	4.2	13.3	18.9	36.4
Other	-100.0	--	-100.0	--	--	-99.9	-100.0	--	--
TOTAL	-52.4	-40.2	160.1	58.4	69.2	9.0	0.2	38.7	39.8

Notes:
 • PDR = Production/
 Distribution/Repair
 • CIE = Cultural/
 Institutional/Educational

Sources:
 San Francisco Planning
 Department; Department of
 Building Inspection

Table 6.1.2.C**AVERAGE CONSTRUCTION COSTS FOR NEW CONSTRUCTION BY LAND USE CATEGORY, 2007-2016**

This table presents the average cost of new construction for all building permits filed by land use category. It represents the total costs (Table 6.1.2.B) divided by the total permits (Table 6.1.2.A).

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	\$33,420	\$13,067	--	\$4,192	\$54,431	\$13,200	\$56,733	\$39,632	\$46,592	\$32,789
Retail	\$7,040	\$12,837	\$771	\$6,871	\$1,190	\$8,125	\$544	\$852	\$16,488	\$2,626
PDR	\$5,503	\$1,049	\$525	\$129	\$155	\$127	\$2,159	\$8,831	\$869	\$353
Hotel	--	--	--	--	\$28,011	--	\$25,897	\$0	\$46,934	\$47,106
CIE	\$2,145	\$5,168	\$4,898	\$8,488	\$4,693	\$1,220	\$2,843	\$693	\$3,645	\$91,752
Residential	\$3,412	\$2,510	\$4,008	\$6,485	\$11,724	\$10,360	\$10,304	\$8,040	\$8,026	\$17,888
Other	\$325	--	\$7	--	\$0	\$13,641	\$35	\$0	--	\$15,000
TOTAL	\$5,309	\$3,569	\$3,503	\$6,362	\$12,570	\$9,940	\$10,723	\$8,309	\$9,633	\$21,148

Land Use Category	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	-60.9	--	--	1,198.5	-75.7	329.8	-30.1	17.6	-29.6
Retail	82.4	-94.0	791.2	-82.7	582.9	-93.3	56.7	1,834.9	-84.1
PDR	-80.9	-50.0	-75.5	20.2	-17.6	1,593.9	309.0	-90.2	-59.3
Hotel	--	--	--	--	--	--	-100.0	--	0.4
CIE	140.9	-5.2	73.3	-44.7	-74.0	133.0	-75.6	425.8	2,416.9
Residential	-26.4	59.7	61.8	80.8	-11.6	-0.5	-22.0	-0.2	122.9
Other	--	--	--	--	--	-99.7	-100.0	--	--
TOTAL	-32.8	-1.9	81.6	97.6	-20.9	7.9	-22.5	15.9	119.5

Percentage Change

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational
Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.1.3.A
BUILDING PERMITS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE CATEGORY, 2007–2016

This table presents the number of building permits filed for alterations and demolitions by land use category. Also included is the percentage distribution in any given year and the annual change within each land use category.

Number of Permits

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	4,355	3,782	2,907	2,967	3,398	3,704	4,402	4,458	4,970	4,682
Retail	1,844	1,922	2,197	1,955	2,168	2,432	2,329	2,199	2,210	2,188
PDR	191	222	232	200	243	226	274	299	362	323
Hotel	253	310	260	126	197	224	247	284	353	306
CIE	448	597	542	486	538	605	686	697	688	737
Residential	19,789	18,125	15,651	15,441	15,230	15,728	17,645	18,675	19,930	19,508
Other	335	270	218	212	271	330	462	580	353	488
TOTAL	27,215	25,228	22,007	21,387	22,045	23,249	26,045	27,192	28,866	28,232

Annual Percentage Distribution

Land Use Category	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	16.0	15.0	13.2	13.9	15.4	15.9	16.9	16.4	17.2	16.6
Retail	6.8	7.6	10.0	9.1	9.8	10.5	8.9	8.1	7.7	7.8
PDR	0.7	0.9	1.1	0.9	1.1	1.0	1.1	1.1	1.3	1.1
Hotel	0.9	1.2	1.2	0.6	0.9	1.0	0.9	1.0	1.2	1.1
CIE	1.6	2.4	2.5	2.3	2.4	2.6	2.6	2.6	2.4	2.6
Residential	72.7	71.8	71.1	72.2	69.1	67.7	67.7	68.7	69.0	69.1
Other	1.2	1.1	1.0	1.0	1.2	1.4	1.8	2.1	1.2	1.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	-13.2	-23.1	2.1	14.5	9.0	18.8	1.3	11.5	-5.8
Retail	4.2	14.3	-11.0	10.9	12.2	-4.2	-5.6	0.5	-1.0
PDR	16.2	4.5	-13.8	21.5	-7.0	21.2	9.1	21.1	-10.8
Hotel	22.5	-16.1	-51.5	56.3	13.7	10.3	15.0	24.3	-13.3
CIE	33.3	-9.2	-10.3	10.7	12.5	13.4	1.6	-1.3	7.1
Residential	-8.4	-13.6	-1.3	-1.4	3.3	12.2	5.8	6.7	-2.1
Other	-19.4	-19.3	-2.8	27.8	21.8	40.0	25.5	-39.1	38.2
TOTAL	-7.3	-12.8	-2.8	3.1	5.5	12.0	4.4	6.2	-2.2

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.1.3.B**TOTAL CONSTRUCTION COSTS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE CATEGORY, 2007–2016**

This table presents the total cost of construction associated with building permits filed for alterations and demolitions by land use category. For consistency with previous C&I reports, costs are adjusted for inflation, with 2016 being the base year. Also included is the percentage distribution in any given year and the annual change within each land use category.

Total Construction Costs (Inflation-Adjusted 2016 \$ 000s)

<i>Land Use Category</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	\$721,808	\$420,316	\$316,685	\$411,499	\$472,353	\$669,203	\$840,546	\$802,246	\$998,675	\$777,674
Retail	\$174,461	\$125,739	\$97,913	\$122,418	\$155,407	\$231,990	\$195,381	\$136,579	\$216,483	\$187,690
PDR	\$17,084	\$16,507	\$23,462	\$13,078	\$17,381	\$18,153	\$15,317	\$27,897	\$50,043	\$81,842
Hotel	\$81,275	\$44,298	\$28,753	\$22,161	\$28,626	\$33,489	\$65,491	\$58,116	\$50,495	\$68,280
CIE	\$100,272	\$107,354	\$65,575	\$78,334	\$170,035	\$194,383	\$128,526	\$370,099	\$96,969	\$131,954
Residential	\$770,051	\$649,017	\$493,431	\$524,777	\$446,337	\$613,096	\$1,106,117	\$778,274	\$1,310,108	\$895,270
Other	\$8,052	\$6,911	\$4,843	\$3,239	\$10,658	\$168,623	\$66,082	\$34,206	\$80,085	\$109,539
TOTAL	\$1,873,003	\$1,370,142	\$1,030,662	\$1,175,506	\$1,300,797	\$1,928,937	\$2,417,460	\$2,207,417	\$2,802,858	\$2,252,249

Annual Percentage Distribution

<i>Land Use Category</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	38.5	30.7	30.7	35.0	36.3	34.7	34.8	36.3	35.6	34.5
Retail	9.3	9.2	9.5	10.4	11.9	12.0	8.1	6.2	7.7	8.3
PDR	0.9	1.2	2.3	1.1	1.3	0.9	0.6	1.3	1.8	3.6
Hotel	4.3	3.2	2.8	1.9	2.2	1.7	2.7	2.6	1.8	3.0
CIE	5.4	7.8	6.4	6.7	13.1	10.1	5.3	16.8	3.5	5.9
Residential	41.1	47.4	47.9	44.6	34.3	31.8	45.8	35.3	46.7	39.8
Other	0.4	0.5	0.5	0.3	0.8	8.7	2.7	1.5	2.9	4.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Land Use Category</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	-41.8	-24.7	29.9	14.8	41.7	25.6	-4.6	24.5	-22.1
Retail	-27.9	-22.1	25.0	26.9	49.3	-15.8	-30.1	58.5	-13.3
PDR	-3.4	42.1	-44.3	32.9	4.4	-15.6	82.1	79.4	63.5
Hotel	-45.5	-35.1	-22.9	29.2	17.0	95.6	-11.3	-13.1	35.2
CIE	7.1	-38.9	19.5	117.1	14.3	-33.9	188.0	-73.8	36.1
Residential	-15.7	-24.0	6.4	-14.9	37.4	80.4	-29.6	68.3	-31.7
Other	-14.2	-29.9	-33.1	229.1	1482.1	-60.8	-48.2	134.1	36.8
TOTAL	-26.8	-24.8	14.1	10.7	48.3	25.3	-8.7	27.0	-19.6

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.1.3.C**AVERAGE CONSTRUCTION COSTS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE CATEGORY, 2007–2016**

This table presents the average construction cost for all building permits filed for alterations and demolitions by land use category. It represents the total costs (Table 6.1.3.B) divided by the total permits (Table 6.1.3.A).

Average Construction Costs (Inflation-Adjusted 2016 \$ 000s)

<i>Land Use Category</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Office	\$165.7	\$111.1	\$108.9	\$138.7	\$139.0	\$180.7	\$190.9	\$180.0	\$200.9	\$166.1
Retail	\$94.6	\$65.4	\$44.6	\$62.6	\$71.7	\$95.4	\$83.9	\$62.1	\$98.0	\$85.8
PDR	\$89.4	\$74.4	\$101.1	\$65.4	\$71.5	\$80.3	\$55.9	\$93.3	\$138.2	\$253.4
Hotel	\$321.2	\$142.9	\$110.6	\$175.9	\$145.3	\$149.5	\$265.1	\$204.6	\$143.0	\$223.1
CIE	\$223.8	\$179.8	\$121.0	\$161.2	\$316.1	\$321.3	\$187.4	\$531.0	\$140.9	\$179.0
Residential	\$38.9	\$35.8	\$31.5	\$34.0	\$29.3	\$39.0	\$62.7	\$41.7	\$65.7	\$45.9
Other	\$24.0	\$25.6	\$22.2	\$15.3	\$39.3	\$511.0	\$143.0	\$59.0	\$226.9	\$224.5
TOTAL	\$68.8	\$54.3	\$46.8	\$55.0	\$59.0	\$83.0	\$92.8	\$81.2	\$97.1	\$79.8

Percentage Change

<i>Land Use Category</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	-32.9	-2.0	27.3	0.2	30.0	5.7	-5.8	11.7	-17.3
Retail	-30.9	-31.9	40.5	14.5	33.1	-12.1	-26.0	57.7	-12.4
PDR	-16.9	36.0	-35.3	9.4	12.3	-30.4	66.9	48.2	83.3
Hotel	-55.5	-22.6	59.0	-17.4	2.9	77.3	-22.8	-30.1	56.0
CIE	-19.7	-32.7	33.2	96.1	1.7	-41.7	183.4	-73.5	27.0
Residential	-8.0	-12.0	7.8	-13.8	33.0	60.8	-33.5	57.7	-30.2
Other	6.5	-13.2	-31.2	157.4	1199.3	-72.0	-58.8	284.7	-1.1
TOTAL	-21.1	-13.8	17.4	7.4	40.6	11.9	-12.5	19.6	-17.8

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.1.A ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT, 2007–2016

This table presents the number of building permits filed by Commerce & Industry District (see Section 1.2 - Data Formats for a definition of Commerce & Industry Districts). All building permits include new construction, alterations, and demolitions. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Number of Permits

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	714	633	554	572	599	663	691	680	854	752
Civic Center	1,012	899	751	710	781	793	1,062	1,157	1,148	1,173
Financial	3,733	3,370	2,688	2,600	2,994	3,443	3,668	3,635	4,214	4,065
Mission	1,999	1,972	1,781	1,894	1,821	1,880	2,068	2,233	2,326	2,314
North Beach	801	832	713	649	730	709	918	872	963	920
North Central	4,054	3,506	3,202	2,981	2,916	3,221	3,493	3,675	3,984	3,972
Northwest	2,417	2,478	1,897	1,904	1,936	1,953	2,118	2,372	2,545	2,474
South of Market	2,269	2,263	2,072	1,969	2,131	2,481	2,913	3,056	3,019	2,907
Southwest	9,347	8,656	7,582	7,550	7,368	7,656	8,377	8,541	9,181	8,697
Van Ness	1,502	1,186	987	1,064	1,108	1,254	1,396	1,534	1,542	1,457
Unclassified	139	91	232	185	221	243	298	416	34	21
TOTAL	27,987	25,886	22,459	22,078	22,605	24,296	27,002	28,171	29,810	28,752

Annual Percentage Distribution

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	2.6	2.4	2.5	2.6	2.6	2.7	2.6	2.4	2.9	2.6
Civic Center	3.6	3.5	3.3	3.2	3.5	3.3	3.9	4.1	3.9	4.1
Financial	13.3	13.0	12.0	11.8	13.2	14.2	13.6	12.9	14.1	14.1
Mission	7.1	7.6	7.9	8.6	8.1	7.7	7.7	7.9	7.8	8.0
North Beach	2.9	3.2	3.2	2.9	3.2	2.9	3.4	3.1	3.2	3.2
North Central	14.5	13.5	14.3	13.5	12.9	13.3	12.9	13.0	13.4	13.8
Northwest	8.6	9.6	8.4	8.6	8.6	8.0	7.8	8.4	8.5	8.6
South of Market	8.1	8.7	9.2	8.9	9.4	10.2	10.8	10.8	10.1	10.1
Southwest	33.4	33.4	33.8	34.2	32.6	31.5	31.0	30.3	30.8	30.2
Van Ness	5.4	4.6	4.4	4.8	4.9	5.2	5.2	5.4	5.2	5.1
Unclassified	0.5	0.4	1.0	0.8	1.0	1.0	1.1	1.5	0.1	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>C&I District</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Bayview	-11.3	-12.5	3.2	4.7	10.7	4.2	-1.6	25.6	-11.9
Civic Center	-11.2	-16.5	-5.5	10.0	1.5	33.9	8.9	-0.8	2.2
Financial	-9.7	-20.2	-3.3	15.2	15.0	6.5	-0.9	15.9	-3.5
Mission	-1.4	-9.7	6.3	-3.9	3.2	10.0	8.0	4.2	-0.5
North Beach	3.9	-14.3	-9.0	12.5	-2.9	29.5	-5.0	10.4	-4.5
North Central	-13.5	-8.7	-6.9	-2.2	10.5	8.4	5.2	8.4	-0.3
Northwest	2.5	-23.4	0.4	1.7	0.9	8.4	12.0	7.3	-2.8
South of Market	-0.3	-8.4	-5.0	8.2	16.4	17.4	4.9	-1.2	-3.7
Southwest	-7.4	-12.4	-0.4	-2.4	3.9	9.4	2.0	7.5	-5.3
Van Ness	-21.0	-16.8	7.8	4.1	13.2	11.3	9.9	0.5	-5.5
Unclassified	-34.5	154.9	-20.3	19.5	10.0	22.6	39.6	-91.8	-38.2
TOTAL	-7.5	-13.2	-1.7	2.4	7.5	11.1	4.3	5.8	-3.5

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.1.B**TOTAL CONSTRUCTION COSTS FOR ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT, 2007–2016**

This table presents the total cost of construction associated with building permits filed by Commerce & Industry District. For consistency with previous C&I reports, costs are adjusted for inflation, with 2016 being the base year. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Total Construction Costs (Inflation-Adjusted 2016 \$ 000s)

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	\$154,097	\$24,627	\$147,814	\$46,728	\$35,650	\$75,317	\$182,367	\$323,199	\$210,026	\$274,618
Civic Center	\$119,965	\$90,894	\$60,898	\$161,357	\$89,261	\$685,553	\$350,566	\$317,105	\$252,666	\$542,700
Financial	\$688,332	\$500,252	\$276,704	\$555,030	\$483,590	\$1,134,774	\$1,270,911	\$1,087,638	\$1,486,398	\$1,136,232
Mission	\$126,288	\$60,287	\$53,833	\$71,368	\$76,568	\$73,166	\$163,009	\$182,247	\$330,198	\$322,448
North Beach	\$38,392	\$67,328	\$40,177	\$35,215	\$41,614	\$30,247	\$65,567	\$68,491	\$134,870	\$62,591
North Central	\$262,519	\$225,208	\$115,477	\$162,984	\$136,344	\$348,902	\$273,646	\$194,790	\$388,520	\$250,702
Northwest	\$169,680	\$122,311	\$62,282	\$77,434	\$67,565	\$89,277	\$99,766	\$123,190	\$122,933	\$198,238
South of Market	\$781,715	\$376,696	\$213,077	\$460,217	\$1,094,669	\$1,029,340	\$1,536,444	\$1,557,804	\$1,729,607	\$2,410,690
Southwest	\$355,871	\$315,104	\$295,640	\$298,068	\$230,664	\$325,667	\$444,304	\$422,796	\$1,030,386	\$857,585
Van Ness	\$199,034	\$67,553	\$52,813	\$50,583	\$218,954	\$140,620	\$216,812	\$110,092	\$130,377	\$381,081
Unclassified	\$283	\$1,425	\$124	\$416	\$937	\$97	\$1,478	\$294	\$4,174	\$15,973
TOTAL	\$2,896,176	\$1,851,685	\$1,318,839	\$1,919,400	\$2,475,816	\$3,932,960	\$4,604,870	\$4,387,646	\$5,820,155	\$6,452,858

Annual Percentage Distribution

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	5.3	1.3	11.2	2.4	1.4	1.9	4.0	7.4	3.6	4.3
Civic Center	4.1	4.9	4.6	8.4	3.6	17.4	7.6	7.2	4.3	8.4
Financial	23.8	27.0	21.0	28.9	19.5	28.9	27.6	24.8	25.5	17.6
Mission	4.4	3.3	4.1	3.7	3.1	1.9	3.5	4.2	5.7	5.0
North Beach	1.3	3.6	3.0	1.8	1.7	0.8	1.4	1.6	2.3	1.0
North Central	9.1	12.2	8.8	8.5	5.5	8.9	5.9	4.4	6.7	3.9
Northwest	5.9	6.6	4.7	4.0	2.7	2.3	2.2	2.8	2.1	3.1
South of Market	27.0	20.3	16.2	24.0	44.2	26.2	33.4	35.5	29.7	37.4
Southwest	12.3	17.0	22.4	15.5	9.3	8.3	9.6	9.6	17.7	13.3
Van Ness	6.9	3.6	4.0	2.6	8.8	3.6	4.7	2.5	2.2	5.9
Unclassified	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>C&I District</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Bayview	-84.0	500.2	-68.4	-23.7	111.3	142.1	77.2	-35.0	30.8
Civic Center	-24.2	-33.0	165.0	-44.7	668.0	-48.9	-9.5	-20.3	114.8
Financial	-27.3	-44.7	100.6	-12.9	134.7	12.0	-14.4	36.7	-23.6
Mission	-52.3	-10.7	32.6	7.3	-4.4	122.8	11.8	81.2	-2.3
North Beach	75.4	-40.3	-12.4	18.2	-27.3	116.8	4.5	96.9	-53.6
North Central	-14.2	-48.7	41.1	-16.3	155.9	-21.6	-28.8	99.5	-35.5
Northwest	-27.9	-49.1	24.3	-12.7	32.1	11.7	23.5	-0.2	61.3
South of Market	-51.8	-43.4	116.0	137.9	-6.0	49.3	1.4	11.0	39.4
Southwest	-11.5	-6.2	0.8	-22.6	41.2	36.4	-4.8	143.7	-16.8
Van Ness	-66.1	-21.8	-4.2	332.9	-35.8	54.2	-49.2	18.4	192.3
Unclassified	403.5	-91.3	235.5	125.2	-89.6	1,423.7	-80.1	1,319.7	282.7
TOTAL	-36.1	-28.8	45.5	29.0	58.9	17.1	-4.7	32.6	10.9

1. Starting in 2010, there are a large number of permits for which locational information is not available.

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.1.C**AVERAGE CONSTRUCTION COSTS FOR ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT, 2007–2016**

This table presents the average construction cost for all building permits filed by Commerce & Industry District. It represents the total costs (Table 6.2.1.B) divided by the total permits (Table 6.2.1.A).

Average Construction Costs (Inflation-Adjusted 2016 \$ 000s)

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	\$215.8	\$38.9	\$266.8	\$81.7	\$59.5	\$113.6	\$263.9	\$475.3	\$245.9	\$365.2
Civic Center	\$118.5	\$101.1	\$81.1	\$227.3	\$114.3	\$864.5	\$330.1	\$274.1	\$220.1	\$462.7
Financial	\$184.4	\$148.4	\$102.9	\$213.5	\$161.5	\$329.6	\$346.5	\$299.2	\$352.7	\$279.5
Mission	\$63.2	\$30.6	\$30.2	\$37.7	\$42.0	\$38.9	\$78.8	\$81.6	\$142.0	\$139.3
North Beach	\$47.9	\$80.9	\$56.3	\$54.3	\$57.0	\$42.7	\$71.4	\$78.5	\$140.1	\$68.0
North Central	\$64.8	\$64.2	\$36.1	\$54.7	\$46.8	\$108.3	\$78.3	\$53.0	\$97.5	\$63.1
Northwest	\$70.2	\$49.4	\$32.8	\$40.7	\$34.9	\$45.7	\$47.1	\$51.9	\$48.3	\$80.1
South of Market	\$344.5	\$166.5	\$102.8	\$233.7	\$513.7	\$414.9	\$527.4	\$509.8	\$572.9	\$829.3
Southwest	\$38.1	\$36.4	\$39.0	\$39.5	\$31.3	\$42.5	\$53.0	\$49.5	\$112.2	\$98.6
Van Ness	\$132.5	\$57.0	\$53.5	\$47.5	\$197.6	\$112.1	\$155.3	\$71.8	\$84.6	\$261.6
Unclassified	\$2.0	\$15.7	\$0.5	\$2.2	\$4.2	\$0.4	\$5.0	\$0.7	\$122.8	\$760.6
Citywide Average	\$103.5	\$71.5	\$58.7	\$86.9	\$109.5	\$161.9	\$170.5	\$155.8	\$195.2	\$224.4

Percentage Change

<i>C&I District</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Bayview	-82.0	585.8	-69.4	-27.1	90.9	132.3	80.1	-48.3	48.5
Civic Center	-14.7	-19.8	180.3	-49.7	656.4	-61.8	-17.0	-19.7	110.2
Financial	-19.5	-30.7	107.4	-24.3	104.1	5.1	-13.6	17.9	-20.8
Mission	-51.6	-1.1	24.7	11.6	-7.4	102.5	3.5	73.9	-1.8
North Beach	68.8	-30.4	-3.7	5.1	-25.2	67.4	10.0	78.3	-51.4
North Central	-0.8	-43.9	51.6	-14.5	131.7	-27.7	-32.3	84.0	-35.3
Northwest	-29.7	-33.5	23.9	-14.2	31.0	3.0	10.3	-7.0	65.9
South of Market	-51.7	-38.2	127.3	119.8	-19.2	27.1	-3.4	12.4	44.7
Southwest	-4.4	7.1	1.2	-20.7	35.9	24.7	-6.7	126.7	-12.1
Van Ness	-57.0	-6.1	-11.2	315.7	-43.3	38.5	-53.8	17.8	209.3
Unclassified	669.1	-96.6	320.7	88.5	-90.6	1,142.5	-85.8	17,270.8	519.6
Citywide Average	-30.9	-17.9	48.0	26.0	47.8	5.4	-8.7	25.4	15.0

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.2.A
BUILDING PERMITS FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT, 2007–2016

This table presents the number of building permits filed for new construction by Commerce & Industry District. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Number of Permits

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	15	16	15	9	3	13	20	18	78	26
Civic Center	2	4	3	9	3	6	11	3	6	9
Financial	6	3	1	3	4	10	9	7	7	10
Mission	30	8	4	4	4	8	15	29	21	20
North Beach	0	1	0	0	1	1	2	1	5	8
North Central	18	14	2	11	7	17	15	12	25	12
Northwest	12	7	3	7	3	5	10	14	5	7
South of Market	23	20	9	8	19	21	34	45	33	33
Southwest	67	55	39	62	19	77	53	81	129	47
Van Ness	11	2	4	3	3	6	2	6	2	11
Unclassified	5	2	1	23	27	34	30	44	0	15
TOTAL	189	132	81	139	93	198	201	260	311	198

Annual Percentage Distribution

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	7.9	12.1	18.5	6.5	3.2	6.6	10.0	6.9	25.1	13.1
Civic Center	1.1	3.0	3.7	6.5	3.2	3.0	5.5	1.2	1.9	4.5
Financial	3.2	2.3	1.2	2.2	4.3	5.1	4.5	2.7	2.3	5.1
Mission	15.9	6.1	4.9	2.9	4.3	4.0	7.5	11.2	6.8	10.1
North Beach	0.0	0.8	0.0	0.0	1.1	0.5	1.0	0.4	1.6	4.0
North Central	9.5	10.6	2.5	7.9	7.5	8.6	7.5	4.6	8.0	6.1
Northwest	6.3	5.3	3.7	5.0	3.2	2.5	5.0	5.4	1.6	3.5
South of Market	12.2	15.2	11.1	5.8	20.4	10.6	16.9	17.3	10.6	16.7
Southwest	35.4	41.7	48.1	44.6	20.4	38.9	26.4	31.2	41.5	23.7
Van Ness	5.8	1.5	4.9	2.2	3.2	3.0	1.0	2.3	0.6	5.6
Unclassified	2.6	1.5	1.2	16.5	29.0	17.2	14.9	16.9	0.0	7.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>C&I District</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Bayview	6.7	-6.3	-40.0	-66.7	333.3	53.8	-10.0	333.3	-66.7
Civic Center	100.0	-25.0	200.0	-66.7	100.0	83.3	-72.7	100.0	50.0
Financial	-50.0	-66.7	200.0	33.3	150.0	-10.0	-22.2	0.0	42.9
Mission	-73.3	-50.0	0.0	0.0	100.0	87.5	93.3	-27.6	-4.8
North Beach	--	-100.0	--	--	0.0	100.0	-50.0	400.0	60.0
North Central	-22.2	-85.7	450.0	-36.4	142.9	-11.8	-20.0	108.3	-52.0
Northwest	-41.7	-57.1	133.3	-57.1	66.7	100.0	40.0	-64.3	40.0
South of Market	-13.0	-55.0	-11.1	137.5	10.5	61.9	32.4	-26.7	0.0
Southwest	-17.9	-29.1	59.0	-69.4	305.3	-31.2	52.8	59.3	-63.6
Van Ness	-81.8	100.0	-25.0	0.0	100.0	-66.7	200.0	-66.7	450.0
Unclassified	-60.0	-50.0	2,200.0	17.4	25.9	-11.8	46.7	-100.0	--
TOTAL	-30.2	-38.6	71.6	-33.1	112.9	1.5	29.4	19.6	-36.3

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.2.B TOTAL CONSTRUCTION COSTS FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT, 2007–2016

This table presents the total cost of new construction associated with building permits filed by Commerce & Industry District. For consistency with previous C&I reports, costs are adjusted for inflation, with 2016 being the base year. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Total Construction Costs (Inflation-Adjusted 2016 \$ 000s)

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	\$75,928	\$5,635	\$113,725	\$24,070	\$822	\$52,208	\$115,079	\$170,103	\$79,773	\$96,194
Civic Center	\$2,663	\$12,398	\$12,174	\$97,970	\$27,424	\$84,406	\$220,106	\$203,592	\$94,036	\$443,863
Financial	\$256,884	\$26,889	\$19,842	\$202,996	\$158,928	\$709,448	\$690,309	\$637,015	\$699,036	\$550,266
Mission	\$39,364	\$4,341	\$3,809	\$6,583	\$4,929	\$6,074	\$56,191	\$77,746	\$205,730	\$170,095
North Beach	\$0	\$28,645	\$0	\$0	\$7,631	\$393	\$10,318	\$655	\$14,019	\$12,790
North Central	\$59,381	\$86,206	\$2,313	\$43,721	\$22,999	\$181,778	\$21,454	\$25,073	\$69,567	\$28,052
Northwest	\$82,520	\$29,339	\$2,592	\$4,663	\$3,536	\$4,595	\$8,827	\$16,153	\$4,624	\$82,592
South of Market	\$317,868	\$199,138	\$9,139	\$255,191	\$759,373	\$578,115	\$853,995	\$854,465	\$1,180,316	\$1,983,046
Southwest	\$63,740	\$75,875	\$104,223	\$97,093	\$14,271	\$84,427	\$104,261	\$87,699	\$633,351	\$402,515
Van Ness	\$99,795	\$6,271	\$15,916	\$5,742	\$169,123	\$56,564	\$41,212	\$22,094	\$15,354	\$290,700
Unclassified	\$0	\$0	\$0	\$0	\$0	\$0	\$33,479	\$65,653	\$0	\$127,100
TOTAL	\$998,143	\$474,737	\$283,733	\$738,029	\$1,169,036	\$1,758,008	\$2,155,231	\$2,160,248	\$2,995,806	\$4,187,213

Annual Percentage Distribution

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	7.6	1.2	40.1	3.3	0.1	3.0	5.3	7.9	2.7	2.3
Civic Center	0.3	2.6	4.3	13.3	2.3	4.8	10.2	9.4	3.1	10.6
Financial	25.7	5.7	7.0	27.5	13.6	40.4	32.0	29.5	23.3	13.1
Mission	3.9	0.9	1.3	0.9	0.4	0.3	2.6	3.6	6.9	4.1
North Beach	0.0	6.0	0.0	0.0	0.7	0.0	0.5	0.0	0.5	0.3
North Central	5.9	18.2	0.8	5.9	2.0	10.3	1.0	1.2	2.3	0.7
Northwest	8.3	6.2	0.9	0.6	0.3	0.3	0.4	0.7	0.2	2.0
South of Market	31.8	41.9	3.2	34.6	65.0	32.9	39.6	39.6	39.4	47.4
Southwest	6.4	16.0	36.7	13.2	1.2	4.8	4.8	4.1	21.1	9.6
Van Ness	10.0	1.3	5.6	0.8	14.5	3.2	1.9	1.0	0.5	6.9
Unclassified	0.0	0.0	0.0	0.0	0.0	0.0	1.6	3.0	0.0	3.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>C&I District</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Bayview	-92.6	1,918.2	-78.8	-96.6	6,251.3	120.4	47.8	-53.1	20.6
Civic Center	365.6	-1.8	704.7	-72.0	207.8	160.8	-7.5	-53.8	372.0
Financial	-89.5	-26.2	923.1	-21.7	346.4	-2.7	-7.7	9.7	-21.3
Mission	-89.0	-12.3	72.8	-25.1	23.2	825.1	38.4	164.6	-17.3
North Beach	--	-100.0	--	--	-94.8	2,525.4	-93.7	2,040.3	-8.8
North Central	45.2	-97.3	1,790.2	-47.4	690.4	-88.2	16.9	177.5	-59.7
Northwest	-64.4	-91.2	79.9	-24.2	29.9	92.1	83.0	-71.4	1,686.2
South of Market	-37.4	-95.4	2,692.3	197.6	-23.9	47.7	0.1	38.1	68.0
Southwest	19.0	37.4	-6.8	-85.3	491.6	23.5	-15.9	622.2	-36.4
Van Ness	-93.7	153.8	-63.9	2,845.4	-66.6	-27.1	-46.4	-30.5	1,793.3
Unclassified	--	--	--	--	--	--	96.1	-100.0	--
TOTAL	-52.4	-40.2	160.1	58.4	50.4	22.6	0.2	38.7	39.8

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.2.C**AVERAGE CONSTRUCTION COSTS FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT, 2007–2016**

This table presents the average cost of new construction for all building permits filed by Commerce & Industry District. It represents the total costs (Table 6.2.2.B) divided by the total permits (Table 6.2.2.A).

Average Construction Costs (Inflation-Adjusted 2016 \$ 000s)

<i>C&I District</i>	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Bayview	\$5,062	\$352	\$7,582	\$2,674	\$274	\$4,016	\$5,754	\$9,450	\$1,023	\$3,700
Civic Center	\$1,332	\$3,100	\$4,058	\$10,886	\$9,141	\$14,068	\$20,010	\$67,864	\$15,673	\$49,318
Financial	\$42,814	\$8,963	\$19,842	\$67,665	\$39,732	\$70,945	\$76,701	\$91,002	\$99,862	\$55,027
Mission	\$1,312	\$543	\$952	\$1,646	\$1,232	\$759	\$3,746	\$2,681	\$9,797	\$8,505
North Beach	--	\$28,645	--	--	\$7,631	\$393	\$5,159	\$655	\$2,804	\$1,599
North Central	\$3,299	\$6,158	\$1,157	\$3,975	\$3,286	\$10,693	\$1,430	\$2,089	\$2,783	\$2,338
Northwest	\$6,877	\$4,191	\$864	\$666	\$1,179	\$919	\$883	\$1,154	\$925	\$11,799
South of Market	\$13,820	\$9,957	\$1,015	\$31,899	\$39,967	\$27,529	\$25,118	\$18,988	\$35,767	\$60,092
Southwest	\$951	\$1,380	\$2,672	\$1,566	\$751	\$1,096	\$1,967	\$1,083	\$4,910	\$8,564
Van Ness	\$9,072	\$3,136	\$3,979	\$1,914	\$56,374	\$9,427	\$20,606	\$3,682	\$7,677	\$26,427
Unclassified	\$0	\$0	\$0	\$0	\$0	\$0	\$1,116	\$1,492	--	\$8,473
Citywide Average	\$5,281	\$3,596	\$3,503	\$5,310	\$12,570	\$8,879	\$10,723	\$8,309	\$9,633	\$21,148

Percentage Change

<i>C&I District</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Bayview	-93.0	2,052.7	-64.7	-89.8	1,365.7	43.3	64.2	-89.2	261.8
Civic Center	132.8	30.9	168.2	-16.0	53.9	42.2	239.2	-76.9	214.7
Financial	-79.1	121.4	241.0	-41.3	78.6	8.1	18.6	9.7	-44.9
Mission	-58.6	75.5	72.8	-25.1	-38.4	393.4	-28.4	265.4	-13.2
North Beach	--	--	--	--	-94.8	1,212.7	-87.3	328.1	-43.0
North Central	86.7	-81.2	243.7	-17.3	225.4	-86.6	46.1	33.2	-16.0
Northwest	-39.1	-79.4	-22.9	76.9	-22.0	-3.9	30.7	-19.8	1,175.8
South of Market	-28.0	-89.8	3,041.4	25.3	-31.1	-8.8	-24.4	88.4	68.0
Southwest	45.0	93.7	-41.4	-52.0	46.0	79.4	-45.0	353.5	74.4
Van Ness	-65.4	26.9	-51.9	2,845.4	-83.3	118.6	-82.1	108.5	244.2
Unclassified	--	--	--	--	--	--	33.7	--	--
Citywide Average	-31.9	-2.6	51.6	136.7	-29.4	20.8	-22.5	15.9	119.5

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.3.A**BUILDING PERMITS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE & INDUSTRY DISTRICT, 2007–2016**

This table presents the number of building permits filed for alterations and demolitions by Commerce & Industry District. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Number of Permits

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	690	601	524	544	572	635	646	647	762	701
Civic Center	969	843	723	674	734	736	1,003	1,100	1,072	1,086
Financial	3,629	3,238	2,608	2,508	2,882	3,213	3,548	3,481	4,068	3,909
Mission	1,941	1,939	1,753	1,864	1,785	1,839	2,019	2,178	2,279	2,257
North Beach	787	805	689	626	705	673	836	822	936	867
North Central	3,967	3,433	3,165	2,943	2,870	3,116	3,401	3,614	3,917	3,898
Northwest	2,352	2,440	1,874	1,877	1,916	1,904	2,045	2,326	2,508	2,449
South of Market	2,110	2,152	2,004	1,841	2,019	2,298	2,722	2,859	2,850	2,725
Southwest	9,173	8,519	7,476	7,431	7,282	7,435	8,216	8,335	8,944	8,569
Van Ness	1,460	1,148	956	1,048	1,085	1,208	1,356	1,495	1,497	1,429
Unclassified	125	88	227	156	187	191	253	335	33	19
TOTAL	27,203	25,206	21,999	21,512	22,037	23,248	26,045	27,192	28,866	27,909

Annual Percentage Distribution

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	2.5	2.4	2.4	2.5	2.6	2.7	2.5	2.4	2.6	2.5
Civic Center	3.6	3.3	3.3	3.1	3.3	3.2	3.9	4.0	3.7	3.9
Financial	13.3	12.8	11.9	11.7	13.1	13.8	13.6	12.8	14.1	14.0
Mission	7.1	7.7	8.0	8.7	8.1	7.9	7.8	8.0	7.9	8.1
North Beach	2.9	3.2	3.1	2.9	3.2	2.9	3.2	3.0	3.2	3.1
North Central	14.6	13.6	14.4	13.7	13.0	13.4	13.1	13.3	13.6	14.0
Northwest	8.6	9.7	8.5	8.7	8.7	8.2	7.9	8.6	8.7	8.8
South of Market	7.8	8.5	9.1	8.6	9.2	9.9	10.5	10.5	9.9	9.8
Southwest	33.7	33.8	34.0	34.5	33.0	32.0	31.5	30.7	31.0	30.7
Van Ness	5.4	4.6	4.3	4.9	4.9	5.2	5.2	5.5	5.2	5.1
Unclassified	0.5	0.3	1.0	0.7	0.8	0.8	1.0	1.2	0.1	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>C&I District</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Bayview	-12.9	-12.8	3.8	5.1	11.0	1.7	0.2	17.8	-8.0
Civic Center	-13.0	-14.2	-6.8	8.9	0.3	36.3	9.7	-2.5	1.3
Financial	-10.8	-19.5	-3.8	14.9	11.5	10.4	-1.9	16.9	-3.9
Mission	-0.1	-9.6	6.3	-4.2	3.0	9.8	7.9	4.6	-1.0
North Beach	2.3	-14.4	-9.1	12.6	-4.5	24.2	-1.7	13.9	-7.4
North Central	-13.5	-7.8	-7.0	-2.5	8.6	9.1	6.3	8.4	-0.5
Northwest	3.7	-23.2	0.2	2.1	-0.6	7.4	13.7	7.8	-2.4
South of Market	2.0	-6.9	-8.1	9.7	13.8	18.5	5.0	-0.3	-4.4
Southwest	-7.1	-12.2	-0.6	-2.0	2.1	10.5	1.4	7.3	-4.2
Van Ness	-21.4	-16.7	9.6	3.5	11.3	12.3	10.3	0.1	-4.5
Unclassified	-29.6	158.0	-31.3	19.9	2.1	32.5	32.4	-90.1	-42.4
TOTAL	-7.3	-12.7	-2.2	2.4	5.5	12.0	4.4	6.2	-3.3

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.3.B**TOTAL CONSTRUCTION COSTS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE & INDUSTRY DISTRICT, 2007–2016**

This table presents the total cost of construction associated with building permits filed for alterations and demolitions by Commerce & Industry District. For ease of comprehension, costs are adjusted for inflation, with 2016 being the base year. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Total Construction Costs (Inflation-Adjusted 2016 \$ 000s)

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	\$78,013	\$18,809	\$33,584	\$19,707	\$34,659	\$21,803	\$32,151	\$86,679	\$126,955	\$66,285
Civic Center	\$116,826	\$78,202	\$48,581	\$63,238	\$61,524	\$380,785	\$130,265	\$113,273	\$158,416	\$98,134
Financial	\$420,169	\$471,158	\$256,029	\$351,558	\$324,220	\$423,892	\$572,047	\$450,035	\$772,647	\$578,346
Mission	\$86,813	\$55,863	\$49,869	\$64,711	\$71,493	\$66,822	\$105,897	\$104,453	\$124,339	\$152,130
North Beach	\$38,027	\$38,503	\$40,092	\$35,102	\$33,810	\$29,747	\$53,002	\$67,623	\$120,727	\$49,660
North Central	\$202,821	\$137,858	\$112,932	\$119,154	\$113,227	\$166,018	\$251,406	\$169,469	\$318,679	\$222,515
Northwest	\$86,823	\$92,867	\$59,602	\$72,672	\$63,984	\$84,587	\$90,423	\$106,946	\$118,150	\$115,574
South of Market	\$456,446	\$175,603	\$203,608	\$203,729	\$331,035	\$448,565	\$668,702	\$702,660	\$548,029	\$426,966
Southwest	\$290,984	\$238,757	\$189,489	\$200,404	\$216,129	\$223,324	\$337,460	\$319,821	\$395,996	\$451,864
Van Ness	\$95,827	\$61,096	\$36,754	\$44,815	\$49,780	\$83,299	\$174,627	\$86,161	\$114,753	\$90,303
Unclassified	\$254	\$1,425	\$124	\$416	\$936	\$97	\$1,478	\$294	\$4,169	\$473
TOTAL	\$1,873,003	\$1,370,141	\$1,030,664	\$1,175,506	\$1,300,797	\$1,928,939	\$2,417,458	\$2,207,414	\$2,802,860	\$2,252,250

Annual Percentage Distribution

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	4.2	1.4	3.3	1.7	2.7	1.1	1.3	3.9	4.5	2.9
Civic Center	6.2	5.7	4.7	5.4	4.7	19.7	5.4	5.1	5.7	4.4
Financial	22.4	34.4	24.8	29.9	24.9	22.0	23.7	20.4	27.6	25.7
Mission	4.6	4.1	4.8	5.5	5.5	3.5	4.4	4.7	4.4	6.8
North Beach	2.0	2.8	3.9	3.0	2.6	1.5	2.2	3.1	4.3	2.2
North Central	10.8	10.1	11.0	10.1	8.7	8.6	10.4	7.7	11.4	9.9
Northwest	4.6	6.8	5.8	6.2	4.9	4.4	3.7	4.8	4.2	5.1
South of Market	24.4	12.8	19.8	17.3	25.4	23.3	27.7	31.8	19.6	19.0
Southwest	15.5	17.4	18.4	17.0	16.6	11.6	14.0	14.5	14.1	20.1
Van Ness	5.1	4.5	3.6	3.8	3.8	4.3	7.2	3.9	4.1	4.0
Unclassified	0.0	0.1	0.0	0.0	0.1	0.0	0.1	0.0	0.1	0.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>C&I District</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Bayview	-75.9	78.6	-41.3	75.9	-37.1	47.5	169.6	46.5	-47.8
Civic Center	-33.1	-37.9	30.2	-2.7	518.9	-65.8	-13.0	39.9	-38.1
Financial	12.1	-45.7	37.3	-7.8	30.7	35.0	-21.3	71.7	-25.1
Mission	-35.7	-10.7	29.8	10.5	-6.5	58.5	-1.4	19.0	22.4
North Beach	1.3	4.1	-12.4	-3.7	-12.0	78.2	27.6	78.5	-58.9
North Central	-32.0	-18.1	5.5	-5.0	46.6	51.4	-32.6	88.0	-30.2
Northwest	7.0	-35.8	21.9	-12.0	32.2	6.9	18.3	10.5	-2.2
South of Market	-61.5	15.9	0.1	62.5	35.5	49.1	5.1	-22.0	-22.1
Southwest	-17.9	-20.6	5.8	7.8	3.3	51.1	-5.2	23.8	14.1
Van Ness	-36.2	-39.8	21.9	11.1	67.3	109.6	-50.7	33.2	-21.3
Unclassified	461.0	-91.3	235.5	125.0	-89.6	1423.7	-80.1	1318.0	-88.7
TOTAL	-26.8	-24.8	14.1	10.7	48.3	25.3	-8.7	27.0	-19.6

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.3.C**AVERAGE CONSTRUCTION COSTS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE & INDUSTRY DISTRICT, 2007–2016**

This table presents the average construction cost for all building permits filed for alterations and demolitions by Commerce & Industry District. It represents the total costs (Table 6.2.3.B) divided by the total permits (Table 6.2.3.A).

Average Construction Costs (Inflation-Adjusted 2016 \$ 000s)

<i>C&I District</i>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bayview	\$113.1	\$31.3	\$64.1	\$36.2	\$60.6	\$34.3	\$49.8	\$134.0	\$166.6	\$94.6
Civic Center	\$120.6	\$92.8	\$67.2	\$93.8	\$83.8	\$517.4	\$129.9	\$103.0	\$147.8	\$90.4
Financial	\$115.8	\$145.5	\$98.2	\$140.2	\$112.5	\$131.9	\$161.2	\$129.3	\$189.9	\$148.0
Mission	\$44.7	\$28.8	\$28.4	\$34.7	\$40.1	\$36.3	\$52.5	\$48.0	\$54.6	\$67.4
North Beach	\$48.3	\$47.8	\$58.2	\$56.1	\$48.0	\$44.2	\$63.4	\$82.3	\$129.0	\$57.3
North Central	\$51.1	\$40.2	\$35.7	\$40.5	\$39.5	\$53.3	\$73.9	\$46.9	\$81.4	\$57.1
Northwest	\$36.9	\$38.1	\$31.8	\$38.7	\$33.4	\$44.4	\$44.2	\$46.0	\$47.1	\$47.2
South of Market	\$216.3	\$81.6	\$101.6	\$110.7	\$164.0	\$195.2	\$245.7	\$245.8	\$192.3	\$156.7
Southwest	\$31.7	\$28.0	\$25.3	\$27.0	\$29.7	\$30.0	\$41.1	\$38.4	\$44.3	\$52.7
Van Ness	\$65.6	\$53.2	\$38.4	\$42.8	\$45.9	\$69.0	\$128.8	\$57.6	\$76.7	\$63.2
Unclassified	\$2.0	\$16.2	\$0.5	\$2.7	\$5.0	\$0.5	\$5.8	\$0.9	\$126.3	\$24.9
Citywide Average	\$68.9	\$54.4	\$46.9	\$54.6	\$59.0	\$83.0	\$92.8	\$81.2	\$97.1	\$80.7

Percentage Change

<i>C&I District</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Bayview	-72.3	104.8	-43.5	67.3	-43.3	45.0	169.2	24.4	-43.2
Civic Center	-23.1	-27.6	39.6	-10.7	517.2	-74.9	-20.7	43.5	-38.9
Financial	25.7	-32.5	42.8	-19.7	17.3	22.2	-19.8	46.9	-22.1
Mission	-35.6	-1.3	22.0	15.4	-9.3	44.3	-8.6	13.8	23.5
North Beach	-1.0	21.7	-3.6	-14.5	-7.8	43.4	29.8	56.8	-55.6
North Central	-21.5	-11.1	13.5	-2.6	35.0	38.7	-36.6	73.5	-29.8
Northwest	3.1	-16.4	21.7	-13.7	33.0	-0.5	4.0	2.5	0.2
South of Market	-62.3	24.5	8.9	48.2	19.1	25.9	0.0	-21.8	-18.5
Southwest	-11.6	-9.6	6.4	10.1	1.2	36.7	-6.6	15.4	19.1
Van Ness	-18.9	-27.8	11.2	7.3	50.3	86.8	-55.2	33.0	-17.6
Unclassified	696.9	-96.6	388.2	87.7	-89.9	1050.3	-85.0	14295.1	-80.3
Citywide Average	-21.1	-13.8	16.6	8.0	40.6	11.9	-12.5	19.6	-16.9

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.3.A
PERMIT APPLICATIONS
BY COMMERCE &
INDUSTRY DISTRICT AND
LAND USE CATEGORY,
2016

This table presents the permit applications by both Commerce & Industry District and Land Use Category. Also included is the percentage distribution in any given by both land use category and Commerce & Industry District.

Number of Permits

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	50	72	79	1	17	502	31	752
Civic Center	271	174	1	115	64	454	94	1,173
Financial	2,975	420	20	37	39	398	176	4,065
Mission	71	203	40	28	67	1,827	78	2,314
North Beach	75	106	4	24	38	617	56	920
North Central	53	217	1	33	135	3,444	89	3,972
Northwest	36	96	6	0	52	2,251	33	2,474
South of Market	929	431	145	41	123	1,024	214	2,907
Southwest	148	323	18	8	162	7,873	165	8,697
Van Ness	70	145	9	23	39	1,139	32	1,457
Unclassified	1	4	1	0	5	8	2	21
TOTAL	4,679	2,191	324	310	741	19,537	970	28,752

Percentage Distribution by C&I District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	1.1	3.3	24.4	0.3	2.3	2.6	3.2	2.6
Civic Center	5.8	7.9	0.3	37.1	8.6	2.3	9.7	4.1
Financial	63.6	19.2	6.2	11.9	5.3	2.0	18.1	14.1
Mission	1.5	9.3	12.3	9.0	9.0	9.4	8.0	8.0
North Beach	1.6	4.8	1.2	7.7	5.1	3.2	5.8	3.2
North Central	1.1	9.9	0.3	10.6	18.2	17.6	9.2	13.8
Northwest	0.8	4.4	1.9	0.0	7.0	11.5	3.4	8.6
South of Market	19.9	19.7	44.8	13.2	16.6	5.2	22.1	10.1
Southwest	3.2	14.7	5.6	2.6	21.9	40.3	17.0	30.2
Van Ness	1.5	6.6	2.8	7.4	5.3	5.8	3.3	5.1
Unclassified	0.0	0.2	0.3	0.0	0.7	0.0	0.2	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Category

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	6.6	9.6	10.5	0.1	2.3	66.8	4.1	100.0
Civic Center	23.1	14.8	0.1	9.8	5.5	38.7	8.0	100.0
Financial	73.2	10.3	0.5	0.9	1.0	9.8	4.3	100.0
Mission	3.1	8.8	1.7	1.2	2.9	79.0	3.4	100.0
North Beach	8.2	11.5	0.4	2.6	4.1	67.1	6.1	100.0
North Central	1.3	5.5	0.0	0.8	3.4	86.7	2.2	100.0
Northwest	1.5	3.9	0.2	0.0	2.1	91.0	1.3	100.0
South of Market	32.0	14.8	5.0	1.4	4.2	35.2	7.4	100.0
Southwest	1.7	3.7	0.2	0.1	1.9	90.5	1.9	100.0
Van Ness	4.8	10.0	0.6	1.6	2.7	78.2	2.2	100.0
Unclassified	4.8	19.0	4.8	0.0	23.8	38.1	9.5	100.0
TOTAL	16.3	7.6	1.1	1.1	2.6	68.0	3.4	100.0

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational
Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.3.B
TOTAL CONSTRUCTION COSTS BY COMMERCE & INDUSTRY DISTRICT AND LAND USE CATEGORY, 2016

This table presents the total construction cost for all permit applications by both Commerce & Industry District and Land Use Category. Also included is the percentage distribution in any given by both land use category and Commerce & Industry District.

Total Construction Costs (2016 \$ 000s)

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	\$6,887	\$28,673	\$27,711	\$5,500	\$31,570	\$165,283	\$8,992	\$274,618
Civic Center	\$41,026	\$13,421	\$107	\$159,606	\$5,429	\$317,755	\$5,357	\$542,700
Financial	\$502,127	\$31,966	\$1,313	\$23,989	\$14,825	\$541,293	\$20,718	\$1,136,232
Mission	\$4,992	\$10,087	\$1,542	\$6,701	\$9,916	\$282,182	\$7,029	\$322,448
North Beach	\$8,162	\$3,876	\$194	\$13,058	\$2,660	\$34,117	\$525	\$62,591
North Central	\$4,676	\$10,695	\$2	\$11,343	\$19,839	\$202,813	\$1,335	\$250,702
Northwest	\$4,870	\$4,924	\$160	\$0	\$8,549	\$179,503	\$231	\$198,238
South of Market	\$372,880	\$65,010	\$17,807	\$35,717	\$809,294	\$1,042,533	\$67,448	\$2,410,690
Southwest	\$18,280	\$35,120	\$32,893	\$207	\$46,673	\$715,425	\$8,988	\$857,585
Van Ness	\$10,487	\$10,040	\$1,027	\$586	\$8,912	\$347,723	\$2,308	\$381,081
Unclassified	\$18	\$142	\$500	\$0	\$52	\$257	\$15,004	\$15,973
TOTAL	\$974,405	\$213,953	\$83,255	\$256,705	\$957,719	\$3,828,885	\$137,935	\$6,452,857

Annual Percentage Distribution by C&I District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	0.7	13.4	33.3	2.1	3.3	4.3	6.5	4.3
Civic Center	4.2	6.3	0.1	62.2	0.6	8.3	3.9	8.4
Financial	51.5	14.9	1.6	9.3	1.5	14.1	15.0	17.6
Mission	0.5	4.7	1.9	2.6	1.0	7.4	5.1	5.0
North Beach	0.8	1.8	0.2	5.1	0.3	0.9	0.4	1.0
North Central	0.5	5.0	0.0	4.4	2.1	5.3	1.0	3.9
Northwest	0.5	2.3	0.2	0.0	0.9	4.7	0.2	3.1
South of Market	38.3	30.4	21.4	13.9	84.5	27.2	48.9	37.4
Southwest	1.9	16.4	39.5	0.1	4.9	18.7	6.5	13.3
Van Ness	1.1	4.7	1.2	0.2	0.9	9.1	1.7	5.9
Unclassified	0.0	0.1	0.6	0.0	0.0	0.0	10.9	0.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Annual Percentage Distribution by Land Use Category

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	2.5	10.4	10.1	2.0	11.5	60.2	3.3	100.0
Civic Center	7.6	2.5	0.0	29.4	1.0	58.6	1.0	100.0
Financial	44.2	2.8	0.1	2.1	1.3	47.6	1.8	100.0
Mission	1.5	3.1	0.5	2.1	3.1	87.5	2.2	100.0
North Beach	13.0	6.2	0.3	20.9	4.2	54.5	0.8	100.0
North Central	1.9	4.3	0.0	4.5	7.9	80.9	0.5	100.0
Northwest	2.5	2.5	0.1	0.0	4.3	90.5	0.1	100.0
South of Market	15.5	2.7	0.7	1.5	33.6	43.2	2.8	100.0
Southwest	2.1	4.1	3.8	0.0	5.4	83.4	1.0	100.0
Van Ness	2.8	2.6	0.3	0.2	2.3	91.2	0.6	100.0
Unclassified	0.1	0.9	3.1	0.0	0.3	1.6	93.9	100.0
TOTAL	15.1	3.3	1.3	4.0	14.8	59.3	2.1	100.0

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational
Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.3.C
AVERAGE CONSTRUCTION COSTS FOR ALL PERMITS BY COMMERCE & INDUSTRY DISTRICT AND LAND USE CATEGORY, 2016

This table presents the average construction cost for all permit applications by both Commerce & Industry District and Land Use Category. It represents the total costs (Table 6.3.B) divided by the total permits (Table 6.3.A).

Average Construction Costs (2016 \$ 000s)

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>Average</i>
Bayview	\$137.7	\$398.2	\$350.8	\$5,500.0	\$1,857.1	\$329.2	\$290.1	\$365.2
Civic Center	\$151.4	\$77.1	\$106.6	\$1,387.9	\$84.8	\$699.9	\$57.0	\$462.7
Financial	\$168.8	\$76.1	\$65.7	\$648.4	\$380.1	\$1,360.0	\$117.7	\$279.5
Mission	\$70.3	\$49.7	\$38.5	\$239.3	\$148.0	\$154.5	\$90.1	\$139.3
North Beach	\$108.8	\$36.6	\$48.5	\$544.1	\$70.0	\$55.3	\$9.4	\$68.0
North Central	\$88.2	\$49.3	\$1.5	\$343.7	\$147.0	\$58.9	\$15.0	\$63.1
Northwest	\$135.3	\$51.3	\$26.7	--	\$164.4	\$79.7	\$7.0	\$80.1
South of Market	\$401.4	\$150.8	\$122.8	\$871.1	\$6,579.6	\$1,018.1	\$315.2	\$829.3
Southwest	\$123.5	\$108.7	\$1,827.4	\$25.9	\$288.1	\$90.9	\$54.5	\$98.6
Van Ness	\$149.8	\$69.2	\$114.1	\$25.5	\$228.5	\$305.3	\$72.1	\$261.6
Unclassified	\$18.0	\$35.5	\$500.0	--	\$10.4	\$32.2	\$7,501.8	\$760.6
Citywide Average	\$208.3	\$97.7	\$257.0	\$828.1	\$1,292.5	\$196.0	\$142.2	\$224.4

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational
Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.4.1.A
ALL BUILDING PERMITS BY LAND USE CATEGORY AND PERMIT STATUS, 2016

This table presents the status of building permits by Land Use Category. Also included is the percentage distribution by Land Use Category and by permit status.

Number of Permits

<i>Land Use Category</i>	<i>Approved</i>	<i>Cancelled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Office	13	16	3,100	1,337	213	4,679
Retail	17	11	1,216	705	242	2,191
PDR	2	3	183	110	26	324
Hotel	5	1	154	113	37	310
CIE	6	1	394	260	80	741
Residential	123	194	11,481	5,935	1,804	19,537
Other	21	10	225	447	267	970
TOTAL	187	236	16,753	8,907	2,669	28,752

Percentage Distribution by Land Use Category

<i>Land Use Category</i>	<i>Approved</i>	<i>Cancelled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Office	7.0	6.8	18.5	15.0	8.0	16.3
Retail	9.1	4.7	7.3	7.9	9.1	7.6
PDR	1.1	1.3	1.1	1.2	1.0	1.1
Hotel	2.7	0.4	0.9	1.3	1.4	1.1
CIE	3.2	0.4	2.4	2.9	3.0	2.6
Residential	65.8	82.2	68.5	66.6	67.6	68.0
Other	11.2	4.2	1.3	5.0	10.0	3.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

<i>Land Use Category</i>	<i>Approved</i>	<i>Cancelled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Office	0.3	0.3	66.3	28.6	4.6	100.0
Retail	0.8	0.5	55.5	32.2	11.0	100.0
PDR	0.6	0.9	56.5	34.0	8.0	100.0
Hotel	1.6	0.3	49.7	36.5	11.9	100.0
CIE	0.8	0.1	53.2	35.1	10.8	100.0
Residential	0.6	1.0	58.8	30.4	9.2	100.0
Other	2.2	1.0	23.2	46.1	27.5	100.0
TOTAL	0.7	0.8	58.3	31.0	9.3	100.0

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Other represents those permits still in the pipeline.

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.4.1.B
TOTAL CONSTRUCTION COSTS BY LAND USE CATEGORY AND PERMIT STATUS, 2016

This table presents the construction cost of building permits by Land Use Category and by permit status. Also included is the percentage distribution by Land Use Category and by permit status.

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Other represents those permits still in the pipeline.

Sources: San Francisco Planning Department; Department of Building Inspection

Total Construction Costs (2016 \$ 000s)

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	\$3,767	\$2,610	\$483,687	\$425,611	\$58,731	\$974,405
Retail	\$441	\$1,400	\$77,468	\$103,117	\$31,212	\$213,638
PDR	\$2,753	\$88	\$13,265	\$65,931	\$1,217	\$83,255
Hotel	\$144,273	\$117	\$36,682	\$61,256	\$14,378	\$256,705
CIE	\$6,984	\$1	\$45,629	\$850,211	\$54,895	\$957,719
Residential	\$740,667	\$4,648	\$318,417	\$914,706	\$1,842,512	\$3,820,950
Other	\$15,818	\$21	\$16,521	\$97,904	\$7,671	\$137,935
TOTAL	\$914,701	\$8,886	\$991,668	\$2,518,737	\$2,010,617	\$6,444,608

Percentage Distribution by Land Use Category

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	0.4	29.4	48.8	16.9	2.9	15.1
Retail	0.0	15.8	7.8	4.1	1.6	3.3
PDR	0.3	1.0	1.3	2.6	0.1	1.3
Hotel	15.8	1.3	3.7	2.4	0.7	4.0
CIE	0.8	0.0	4.6	33.8	2.7	14.9
Residential	81.0	52.3	32.1	36.3	91.6	59.3
Other	1.7	0.2	1.7	3.9	0.4	2.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	0.4	0.3	49.6	43.7	6.0	100.0
Retail	0.2	0.7	36.3	48.3	14.6	100.0
PDR	3.3	0.1	15.9	79.2	1.5	100.0
Hotel	56.2	0.0	14.3	23.9	5.6	100.0
CIE	0.7	0.0	4.8	88.8	5.7	100.0
Residential	19.4	0.1	8.3	23.9	48.2	100.0
Other	11.5	0.0	12.0	71.0	5.6	100.0
TOTAL	14.2	0.1	15.4	39.1	31.2	100.0

Table 6.4.1.C
AVERAGE CONSTRUCTION COSTS BY LAND USE CATEGORY AND PERMIT STATUS, 2016

This table presents the average construction cost for all permit applications by both Land Use Category and permit status. It represents the total costs (Table 6.4.1.B) divided by the total permits (Table 6.4.1.A).

Average Construction Costs (2016 \$ 000s)

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	\$289.7	\$163.1	\$156.0	\$318.3	\$275.7	\$208.3
Retail	\$25.9	\$127.3	\$63.7	\$146.3	\$129.0	\$97.5
PDR	\$1,376.5	\$29.5	\$72.5	\$599.4	\$46.8	\$257.0
Hotel	\$28,854.5	\$117.0	\$238.2	\$542.1	\$388.6	\$828.1
CIE	\$1,164.0	\$1.0	\$115.8	\$3,270.0	\$686.2	\$1,292.5
Residential	\$6,021.7	\$24.0	\$27.7	\$154.1	\$1,021.3	\$195.6
Other	\$753.2	\$2.1	\$73.4	\$219.0	\$28.7	\$142.2
TOTAL	\$4,891.4	\$37.7	\$59.2	\$282.8	\$753.3	\$224.1

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Other represents those permits still in the pipeline.

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.4.2.A
BUILDING PERMITS BY
COMMERCE & INDUSTRY
DISTRICT AND PERMIT
STATUS, 2016

This table presents the status of building permits by Commerce & Industry District. Also included is the percentage distribution by Commerce & Industry District and by permit status.

Note:
 Other represents those permits still in the pipeline.

Sources:
 San Francisco Planning Department;
 Department of Building Inspection

Number of Permits

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	1	6	385	273	87	752
Civic Center	17	14	652	351	139	1,173
Financial	16	18	2,637	1,166	228	4,065
Mission	16	18	1,216	787	277	2,314
North Beach	14	10	470	306	120	920
North Central	25	27	2,288	1,238	394	3,972
Northwest	14	29	1,496	691	244	2,474
South of Market	18	15	1,619	987	268	2,907
Southwest	51	85	5,132	2,690	739	8,697
Van Ness	12	14	847	414	170	1,457
Unclassified	3	0	11	4	3	21
TOTAL	187	236	16,753	8,907	2,669	28,752

Percentage Distribution by C&I District

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	0.5	2.5	2.3	3.1	3.3	2.6
Civic Center	9.1	5.9	3.9	3.9	5.2	4.1
Financial	8.6	7.6	15.7	13.1	8.5	14.1
Mission	8.6	7.6	7.3	8.8	10.4	8.0
North Beach	7.5	4.2	2.8	3.4	4.5	3.2
North Central	13.4	11.4	13.7	13.9	14.8	13.8
Northwest	7.5	12.3	8.9	7.8	9.1	8.6
South of Market	9.6	6.4	9.7	11.1	10.0	10.1
Southwest	27.3	36.0	30.6	30.2	27.7	30.2
Van Ness	6.4	5.9	5.1	4.6	6.4	5.1
Unclassified	1.6	0.0	0.1	0.0	0.1	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	0.1	0.8	51.2	36.3	11.6	100.0
Civic Center	1.4	1.2	55.6	29.9	11.8	100.0
Financial	0.4	0.4	64.9	28.7	5.6	100.0
Mission	0.7	0.8	52.5	34.0	12.0	100.0
North Beach	1.5	1.1	51.1	33.3	13.0	100.0
North Central	0.6	0.7	57.6	31.2	9.9	100.0
Northwest	0.6	1.2	60.5	27.9	9.9	100.0
South of Market	0.6	0.5	55.7	34.0	9.2	100.0
Southwest	0.6	1.0	59.0	30.9	8.5	100.0
Van Ness	0.8	1.0	58.1	28.4	11.7	100.0
Unclassified	14.3	0.0	52.4	19.0	14.3	100.0
TOTAL	0.7	0.8	58.3	31.0	9.3	100.0

Table 6.4.2.B
TOTAL CONSTRUCTION COSTS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2016

This table presents the construction cost of building permits by Commerce & Industry District and by permit status. Also included is the percentage distribution by Commerce & Industry District and by permit status.

Note:
 Other represents those permits still in the pipeline.

Sources:
 San Francisco Planning Department; Department of Building Inspection

Total Construction Costs (2016 \$ 000s)

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	\$553	\$1,148	\$27,965	\$157,315	\$87,637	\$274,618
Civic Center	\$156,628	\$450	\$53,254	\$114,209	\$218,159	\$542,700
Financial	\$215,899	\$1,497	\$374,948	\$280,769	\$263,120	\$1,136,232
Mission	\$2,782	\$293	\$42,309	\$114,749	\$162,315	\$322,448
North Beach	\$891	\$52	\$24,816	\$22,365	\$14,466	\$62,591
North Central	\$3,171	\$678	\$87,444	\$92,303	\$67,106	\$250,702
Northwest	\$2,352	\$639	\$49,330	\$43,135	\$102,781	\$198,238
South of Market	\$491,305	\$1,775	\$150,195	\$1,368,905	\$398,511	\$2,410,690
Southwest	\$23,675	\$1,874	\$146,656	\$289,105	\$396,275	\$857,585
Van Ness	\$2,413	\$480	\$34,421	\$35,770	\$307,996	\$381,081
Unclassified	\$15,032	\$0	\$329	\$112	\$500	\$15,973
TOTAL	\$914,701	\$8,886	\$991,668	\$2,518,737	\$2,018,866	\$6,452,857

Percentage Distribution by C&I District

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	0.1	12.9	2.8	6.2	4.3	4.3
Civic Center	17.1	5.1	5.4	4.5	10.8	8.4
Financial	23.6	16.9	37.8	11.1	13.0	17.6
Mission	0.3	3.3	4.3	4.6	8.0	5.0
North Beach	0.1	0.6	2.5	0.9	0.7	1.0
North Central	0.3	7.6	8.8	3.7	3.3	3.9
Northwest	0.3	7.2	5.0	1.7	5.1	3.1
South of Market	53.7	20.0	15.1	54.3	19.7	37.4
Southwest	2.6	21.1	14.8	11.5	19.6	13.3
Van Ness	0.3	5.4	3.5	1.4	15.3	5.9
Unclassified	1.6	0.0	0.0	0.0	0.0	0.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	0.2	0.4	10.2	57.3	31.9	100.0
Civic Center	28.9	0.1	9.8	21.0	40.2	100.0
Financial	19.0	0.1	33.0	24.7	23.2	100.0
Mission	0.9	0.1	13.1	35.6	50.3	100.0
North Beach	1.4	0.1	39.6	35.7	23.1	100.0
North Central	1.3	0.3	34.9	36.8	26.8	100.0
Northwest	1.2	0.3	24.9	21.8	51.8	100.0
South of Market	20.4	0.1	6.2	56.8	16.5	100.0
Southwest	2.8	0.2	17.1	33.7	46.2	100.0
Van Ness	0.6	0.1	9.0	9.4	80.8	100.0
Unclassified	94.1	0.0	2.1	0.7	3.1	100.0
TOTAL	14.2	0.1	15.4	39.0	31.3	100.0

Table 6.4.2.C
AVERAGE CONSTRUCTION COSTS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2016

This table presents the average construction cost for all permit applications by both Commerce & Industry District and permit status. It represents the total costs (Table 6.4.1.B) divided by the total permits (Table 6.4.1.A).

Average Construction Costs (2016 \$ 000s)

C&I District	Approved	Cancelled	Completed	Issued	Other	TOTAL
Bayview	\$553.0	\$191.3	\$72.6	\$576.2	\$1,007.3	\$365.2
Civic Center	\$9,213.4	\$32.1	\$81.7	\$325.4	\$1,569.5	\$462.7
Financial	\$13,493.7	\$83.2	\$142.2	\$240.8	\$1,154.0	\$279.5
Mission	\$173.9	\$16.3	\$34.8	\$145.8	\$586.0	\$139.3
North Beach	\$63.6	\$5.2	\$52.8	\$73.1	\$120.6	\$68.0
North Central	\$126.8	\$25.1	\$38.2	\$74.6	\$170.3	\$63.1
Northwest	\$168.0	\$22.0	\$33.0	\$62.4	\$421.2	\$80.1
South of Market	\$27,294.7	\$118.3	\$92.8	\$1,386.9	\$1,487.0	\$829.3
Southwest	\$464.2	\$22.0	\$28.6	\$107.5	\$536.2	\$98.6
Van Ness	\$201.1	\$34.3	\$40.6	\$86.4	\$1,811.7	\$261.6
Unclassified	\$5,010.7	--	\$29.9	\$28.0	\$166.7	\$760.6
TOTAL	\$4,891.4	\$37.7	\$59.2	\$282.8	\$756.4	\$224.4

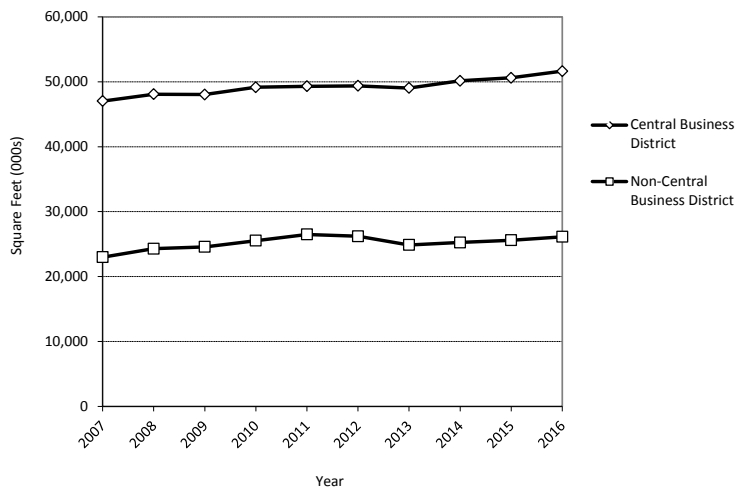
Note: Other represents those permits still in the pipeline.
Sources: San Francisco Planning Department; Department of Building Inspection

Table & Figure 6.5
TOTAL OFFICE SPACE IN CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS, 2007-2016

This table presents the total existing office space in the central and non-central business districts over the last ten years. It also conveys the percent change by year. This information is presented graphically in Figure 6.5.

- Note:**
- Office Space includes large commercial buildings of 25,000 rentable square feet or larger in the Central and Non-Central Business Districts, which are defined below. Not included are government, medical, and owner occupied buildings.
 - The Central Business District includes the Financial District areas both north and south of Market Street.
 - The Non-Central Business District includes Jackson Square, North Waterfront, Yerba Buena, South of Market, West of Kearny, West of Van Ness Corridor, Van Ness, and Union Square.

Sources: Cushman & Wakefield of California Research Services; San Francisco Planning Department



Building Square Footage (000s)

Location	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Central Business District	47,026	48,084	48,039	49,158	49,310	49,368	49,048	50,154	50,604	51,633
Non-Central Business District	22,996	24,300	24,569	25,539	26,488	26,205	24,871	25,252	25,602	26,133
TOTAL	70,022	72,384	72,608	74,697	75,798	75,573	73,919	75,406	76,206	77,766

Percentage Change

Location	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Central Business District	2.3	-0.1	2.3	0.3	0.1	-0.6	2.3	0.9	2.0
Non-Central Business District	5.7	1.1	3.9	3.7	-1.1	-5.1	1.5	1.4	2.1
TOTAL	3.4	0.3	2.9	1.5	-0.3	-2.2	2.0	1.1	2.0



Select Areas for Land Use Tables

0 Miles 1

MAP 6.2

Table 6.6
LAND USE SQUARE FOOTAGE BY SELECT AREAS, 2016

This table conveys the area square footage for each land use category for 17 select areas in San Francisco. These plan areas are shown in Map 6.2.

Land Square Footage (000s)

Plan Area	Residential	Mixed Res	Office	Retail	PDR	CIE	Hotel	Mixed Uses	Public/OS	Vacant	Other	TOTAL
Balboa	361.3	192.2	13.2	263.5	63.1	2,904.9	0.0	76.6	2,532.2	1,383.43	0.0	7,790.3
Bayview	18,186.1	1,387.1	1,242.5	1,692.2	12,687.6	8,053.9	10.0	5,651.5	11,884.1	8,669.0	478.7	69,942.8
C-3	198.6	516.4	2,947.6	1,141.8	263.3	196.2	1,197.9	1,976.5	306.6	297.0	30.6	9,072.6
Central Waterfront	471.0	414.5	353.8	247.8	8,601.3	59.1	2.0	1,077.9	2,894.8	2,763.8	2.4	16,888.5
East Soma	1,476.8	1,436.5	1,352.3	370.1	1,049.6	230.2	61.4	924.2	733.7	1,309.3	64.1	9,008.1
Hunters Point Shipyard	0.0	0.0	0.0	0.0	18,141.6	975.8	0.0	0.0	0.0	2,618.9	0.0	21,736.3
Market/Octavia	5,109.7	1,086.4	676.2	736.8	425.1	989.5	78.3	444.5	573.2	814.3	10.2	10,944.3
Mid-Market	310.8	82.9	657.5	227.6	167.0	67.1	142.3	252.0	0.0	423.2	0.0	2,330.4
Mission	12,061.5	2,134.3	618.3	1,493.0	2,751.8	2,041.0	71.5	1,829.7	637.6	955.5	138.0	24,692.2
Mission Bay	3,440.4	343.8	151.6	197.9	426.3	793.1	0.0	254.1	268.0	5,482.9	164.7	11,522.9
Rest of the City	362,967.0	16,718.3	4,888.0	8,270.0	6,678.7	54,133.2	2,224.0	8,791.8	267,538.6	19,993.8	3,022.1	755,225.6
Rincon Hill	272.9	375.7	280.1	49.8	29.0	187.5	0.0	56.4	7.0	373.9	0.0	1,632.3
Showplace Sq/Potrero Hill	7,990.4	848.9	682.4	613.4	2,041.8	1,782.5	0.0	1,814.8	683.1	3,374.3	53.0	19,884.5
Transbay	76.6	21.7	510.4	125.9	37.5	16.1	18.6	138.0	0.0	822.5	0.0	1,767.3
Van Ness	744.7	538.1	178.4	354.4	292.6	234.7	236.6	351.0	0.0	78.2	0.0	3,008.7
Visitacion Valley	8,452.9	148.5	281.3	106.6	957.2	372.1	0.0	32.9	625.7	768.7	104.3	11,850.3
West Soma	1,002.9	652.0	657.3	875.0	2,334.6	666.9	83.3	1,100.9	10.2	1,304.5	0.0	8,687.5
Yerba Buena	106.0	153.0	173.1	162.7	25.9	229.9	223.3	640.2	330.0	52.7	0.0	2,096.8
TOTAL	423,229.7	27,050.3	15,664.2	16,888.4	56,974.1	73,933.7	4,394.3	25,413.0	289,024.9	51,485.6	4,068.1	988,081.2

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TABLE 6.6 LAND USE SQUARE FOOTAGE BY SELECT AREAS, 2016 (CONTINUED)

Percentage Distribution by Select Area

<i>Plan Area</i>	<i>Residential</i>	<i>Mixed Res</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>CIE</i>	<i>Hotel</i>	<i>Mixed Uses</i>	<i>Public/OS</i>	<i>Vacant</i>	<i>Other</i>	<i>TOTAL</i>
Balboa	4.6	2.5	0.2	3.4	0.8	37.3	0.0	1.0	32.5	17.8	0.0	100.0
Bayview	26.0	2.0	1.8	2.4	18.1	11.5	0.0	8.1	17.0	12.4	0.7	100.0
C-3	2.2	5.7	32.5	12.6	2.9	2.2	13.2	21.8	3.4	3.3	0.3	100.0
Central Waterfront	2.8	2.5	2.1	1.5	50.9	0.3	0.0	6.4	17.1	16.4	0.0	100.0
East Soma	16.4	15.9	15.0	4.1	11.7	2.6	0.7	10.3	8.1	14.5	0.7	100.0
Hunters Point Shipyard	0.0	0.0	0.0	0.0	83.5	4.5	0.0	0.0	0.0	12.0	0.0	100.0
Market/Octavia	46.7	9.9	6.2	6.7	3.9	9.0	0.7	4.1	5.2	7.4	0.1	100.0
Mid-Market	13.3	3.6	28.2	9.8	7.2	2.9	6.1	10.8	0.0	18.2	0.0	100.0
Mission	48.8	8.6	2.5	5.9	11.1	8.3	0.3	7.4	2.6	3.9	0.6	100.0
Mission Bay	29.9	3.0	1.3	1.7	3.7	6.9	0.0	2.2	2.3	47.6	1.4	100.0
Rest of the City	48.1	2.2	0.6	1.1	0.9	7.2	0.3	1.2	35.4	2.6	0.4	100.0
Rincon Hill	16.7	23.0	17.2	3.1	1.8	11.5	0.0	3.5	0.4	22.9	0.0	100.0
Showplace Sq/Potrero Hill	40.2	4.3	3.4	3.1	10.3	9.0	0.0	9.1	3.4	17.0	0.3	100.0
Transbay	4.3	1.2	28.9	7.1	2.1	0.9	1.1	7.8	0.0	46.5	0.0	100.0
Van Ness	24.8	17.9	5.9	11.8	9.7	7.8	7.9	11.7	0.0	2.6	0.0	100.0
Visitacion Valley	71.3	1.3	2.4	0.9	8.1	3.1	0.0	0.3	5.3	6.5	0.9	100.0
West Soma	11.5	7.5	7.6	10.1	26.9	7.7	1.0	12.7	0.1	15.0	0.0	100.0
Yerba Buena	5.1	7.3	8.3	7.8	1.2	11.0	10.7	30.5	15.7	2.5	0.0	100.0
TOTAL	42.8	2.7	1.6	1.7	5.8	7.5	0.4	2.6	29.3	5.2	0.4	100.0

Percentage Distribution by Land Use Category

<i>Plan Area</i>	<i>Residential</i>	<i>Mixed Res</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>CIE</i>	<i>Hotel</i>	<i>Mixed Uses</i>	<i>Public/OS</i>	<i>Vacant</i>	<i>Other</i>	<i>TOTAL</i>
Balboa	0.1	0.7	0.1	1.6	0.1	3.9	0.0	0.3	0.9	2.7	0.0	0.8
Bayview	4.3	5.1	7.9	10.0	22.3	10.9	0.2	22.2	4.1	16.8	11.8	7.1
C-3	0.0	1.9	18.8	6.8	0.5	0.3	27.5	7.8	0.1	0.6	0.8	0.9
Central Waterfront	0.1	1.5	2.3	1.5	15.1	0.1	0.0	4.2	1.0	5.4	0.1	1.7
East Soma	0.3	5.3	8.6	2.2	1.8	0.3	1.4	3.6	0.3	2.5	1.6	0.9
Hunters Point Shipyard	0.0	0.0	0.0	0.0	31.8	1.3	0.0	0.0	0.0	5.1	0.0	2.2
Market/Octavia	1.2	4.0	4.3	4.4	0.7	1.3	1.8	1.7	0.2	1.6	0.3	1.1
Mid-Market	0.1	0.3	4.2	1.3	0.3	0.1	3.3	1.0	0.0	0.8	0.0	0.2
Mission	2.8	7.9	3.9	8.6	4.8	2.8	1.6	7.2	0.2	1.9	3.4	2.5
Mission Bay	0.8	1.3	1.0	1.2	0.7	1.1	0.0	1.0	0.1	10.6	4.0	1.2
Rest of the City	85.8	61.8	31.2	49.0	11.7	73.2	51.1	34.6	92.6	38.8	74.3	76.4
Rincon Hill	0.1	1.4	1.8	0.3	0.1	0.3	0.0	0.2	0.0	0.7	0.0	0.2
Showplace Sq/Potrero Hill	1.9	3.1	4.4	3.6	3.6	2.4	0.0	7.1	0.2	6.6	1.3	2.0
Transbay	0.0	0.1	3.3	0.7	0.1	0.0	0.4	0.5	0.0	1.6	0.0	0.2
Van Ness	0.2	2.0	1.1	2.1	0.5	0.3	5.4	1.4	0.0	0.2	0.0	0.3
Visitacion Valley	2.0	0.5	1.8	0.6	1.7	0.5	0.0	0.1	0.2	1.5	2.6	1.2
West Soma	0.2	2.4	4.2	5.2	4.1	0.9	1.9	4.3	0.0	2.5	0.1	0.9
Yerba Buena	0.0	0.6	1.1	1.0	0.0	0.3	5.1	2.5	0.1	0.1	0.0	0.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Notes: Mixed Res = Mixed Residential; PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational; Public/OS = Public and Open Space;
Sources: San Francisco Office of the Assessor-Recorder; San Francisco Planning Department; Dun & Bradstreet



7.0 Transportation

The primary purpose of this chapter on transportation is to systematically track and publish information on transportation trends in San Francisco. While there are a number of ways of measuring trends in urban mobility in this city, for consistency, this chapter presents much of the same type of transportation data collected as part of the *Downtown Plan Monitoring Report*. The *Downtown Plan Monitoring Report* is an assessment of the effectiveness of the *Downtown Plan*, prepared every five years as mandated in Chapter 10E of the San Francisco Administrative Code. This chapter tracks changes in transportation trends and provides recent data in the following areas:

- Mode split;
- Parking entitlements;
- Vehicle occupancy;
- Transit service; and
- Transit Impact Development Fee (TIDF) revenues.

The transportation data presented in this chapter come from a number of government agency sources, primarily the Planning Department and Municipal Transportation Agency (SFMTA), but also the American Community Survey, a service of the U.S. Census Bureau. For the purposes of this chapter, data are reported on an annual or biennial basis, either as part of a larger series of thematic reports or as a stand-alone set of data specifically compiled for this inventory report.

7.1 MODE SPLIT

Daily commuters access San Francisco through a number of different transportation modes, including single occupant vehicle (or drive alone); carpool or vanpool; public transit; walking; bicycle; and other modes (e.g., motorcycles, taxicabs). In addition, an increasing number of commuters regularly work at home at least one day a week.

Local trends in commute mode share over the past six years are contained in *Table 7.1*. Data is provided for both San Francisco residents working in all locations (residents), as well as San Francisco employees either residing in San Francisco County or another county in the region (employees).

7.2 PARKING ENTITLEMENTS

Studies have shown that the volume and nature of travel is influenced by the availability and price of parking. Where parking is cheap and available, employees tend to drive to work, rather than seek other alternatives. However, where parking is more expensive and alternatives are available, commuters tend to use alternative modes some of the time.

The parking entitlement data was previously included in *Table 7.2*. However, reliable data has not been available since 2014, the table has been removed from this report until more accurate figures can be obtained.

7.3 VEHICLE OCCUPANCY

This indicator measures the average number of individuals per private vehicle during critical periods of the day, when traffic congestion is at its highest (e.g., peak commute periods). The primary source for local vehicle occupancy rates is the American Community Survey (ACS) undertaken by the U.S. Bureau of the Census.

This survey estimated the number of individuals commuting to work and their principal modes of travel: drive alone, carpool, public transit, bicycle, walk and other. In order to compute the average vehicle occupancy, the ACS takes the number of commuters arriving by private vehicle (drive alone or carpool/vanpool) and divides by the number of private vehicles.

The data is presented in [Table 7.3](#).

7.4 TRANSIT RIDERSHIP

Levels of transit service are commonly expressed in terms of transit ridership along a specific line or in specific service areas. In this case, MUNI, the transit operating division of the SFMTA, provides periodic ridership volumes for all of its lines. These data, covering average daily volumes during Fiscal Years 2012 (2011-12) and 2016 (2015-16), are reported in [Table 7.4](#). This table provides ridership data for all of MUNI's existing transit routes throughout the city, including and light rail service.

7.5 TIDF REVENUES

The SFMTA Finance Division assembles data on the volume of revenue collected from the Transit Impact Development Fee (TIDF). These fees, which are collected from building applicants just prior to the issuance of a certificate of occupancy, are subsequently deposited into an account for use by the SFMTA. Historically, data have indicated wide variations in the volume of revenues collected each year, depending on the number and size of projects approved.

The TIDF has been in effect in San Francisco since 1981, although litigation prevented collection of this fee until three years later. Originally, the TIDF was developed to offset the increased marginal operating and capital costs incurred by MUNI in the late 1970s, during the boom in office development. In response to increasing transit demand, this new fee was designed to provide expanded peak period transit service to downtown MUNI routes. While the application of this fee was originally limited to all new and converted office space in downtown San Francisco, in 2004, legislation expanded its application to most non-residential uses throughout the city.

Annual revenues from the TIDF are shown in [Table 7.5](#). They have been inflation adjusted to 2016 dollars.

Table 7.1 MODE SPLIT FOR COMMUTERS, 2011–2016

Table 7.1 presents the most recent mode split data for San Francisco’s residents and employees. It is shown in terms of the percentages of all trips.

Mode	Residents						Employees					
	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
Drive Alone	37.6	36.3	36.4	34.2	35.3	33.7	37.1	35.0	33.3	33.0	33.6	33.2
Carpool/Vanpool	7.3	7.7	6.8	7.1	6.5	6.7	9.5	9.7	9.4	9.3	8.6	8.9
Transit	31.6	33.1	32.7	34.0	34.7	34.3	36.0	38.3	39.4	40.0	40.3	40.1
Walk	9.9	9.8	10.9	11.2	10.4	11.1	7.0	7.1	7.8	7.7	7.5	7.4
Bicycle	3.4	3.8	3.8	4.4	4.3	3.9	2.5	2.7	2.7	3.0	3.1	2.7
Work at Home	7.8	6.7	6.8	7.0	6.2	6.4	5.6	4.9	4.9	4.8	4.3	4.3
Other	2.3	2.6	2.6	2.1	2.7	4.0	2.3	2.2	2.6	2.2	2.7	3.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: US Census, American Community Surveys.

Table 7.3
PRIVATE VEHICLE OCCUPANCY IN San Francisco, 2010–2016

Table 7.3 presents data on private vehicle occupancy rates in San Francisco. It describes the average number of people per trip in San Francisco.

<i>Population</i>	2010	2011	2012	2013	2014	2015	2016
San Francisco Employees	1.15	1.13	1.14	1.14	1.14	1.14	1.14

Sources: US Census American Community Survey.

Table 7.4
TRANSIT
RIDERSHIP ON
MUNI LINES,
2012 & 2016

Table 7.4 presents data on average daily ridership on MUNI lines for 2012 and 2016.

Daily Ridership by Route

<i>Route Nos.</i>	<i>Route Name</i>	2012	2016	<i>Difference</i>	<i>% Change</i>
1, 1AX, 1BX	California	29,127	26,600	-2,527	-8.7%
2	Clement	5,217	4,800	-417	-8.0%
3	Jackson	3,443	3,100	-343	-10.0%
5, 5R	Fulton	17,269	21,500	4,231	24.5%
6	Parnassus	8,462	7,800	-662	-7.8%
7, 7R, 7X	Haight-Noriega	13,135	13,300	165	1.3%
8, 8AX, 8BX	Bayshore	38,604	35,200	-3,404	-8.8%
9, 9R	San Bruno	15,453	20,900	5,447	35.3%
10	Townsend	5,518	6,300	782	14.2%
12	Folsom	4,244	5,400	1,156	27.3%
14, 14R, 14X	Mission	40,225	46,500	6,275	15.6%
18	46th Avenue	3,653	3,600	-53	-1.5%
19	Polk	7,574	7,400	-174	-2.3%
21	Hayes	12,426	7,200	-5,226	-42.1%
22	Fillmore	16,818	16,200	-618	-3.7%
23	Monterey	4,971	4,100	-871	-17.5%
24	Divisadero	11,374	11,300	-74	-0.6%
25	Treasure Island	4,215	3,100	-1,115	-26.4%
27	Bryant	7,927	6,600	-1,327	-16.7%
28, 28R	19th Avenue	15,765	15,000	-765	-4.9%
29	Sunset	18,795	18,100	-695	-3.7%
30, 30X	Stockton	35,364	25,200	-10,164	-28.7%
31, 31AX, 31BX	Balboa	9,954	11,100	1,146	11.5%
33	Stanyan	6,233	6,100	-133	-2.1%
35	Eureka	892	700	-192	-21.5%
36	Teresita	1,529	1,500	-29	-1.9%
37	Corbett	2,109	2,100	-9	-0.4%
38, 38R, 38AX, 38BX	Geary	57,514	53,000	-4,514	-7.8%
39	Coit	929	500	-429	-46.2%
41	Union	3,699	3,500	-199	-5.4%
43	Masonic	11,971	13,100	1,129	9.4%
44	O'Shaughnessy	16,897	16,400	-497	-2.9%
45	Union-Stockton	11,735	10,800	-935	-8.0%

Source:
San Francisco Municipal
Transportation Agency

CONTINUED >

TABLE 7.4
TRANSIT RIDERSHIP
ON MUNI LINES, 2010
& 2016 (CONTINUED)

Daily Ridership by Route

Route Nos.	Route Name	2012	2016	Difference	% Change
47	Van Ness	13,050	11,000	-2,050	-15.7%
48	Quintara–24th Street	10,591	7,900	-2,691	-25.4%
49	Van Ness–Mission	26,765	22,400	-4,365	-16.3%
52	Excelsior	2,029	2,000	-29	-1.4%
54	Felton	6,801	7,400	599	8.8%
55	16th Street	na	1,800	1,800	na
56	Rutland	300	400	100	33.5%
57	Parkmerced	866	1,500	634	73.1%
66	Quintara	626	800	174	27.8%
67	Bernal Heights	1,726	1,500	-226	-13.1%
80X	Gateway Express	17	na	-17	na
81X	Caltrain Express	198	100	-98	-49.6%
82X	Levi Plaza	1,029	600	-429	-41.7%
83X	Mid-Market Express	na	300	300	na
88	BART Shuttle	464	400	-64	-13.7%
90	Owl	202	300	98	48.5%
91	Owl	605	800	195	32.3%
F	Market	23,208	21,100	-2,108	-9.1%
J	Church	14,767	16,200	1,433	9.7%
K/T	Ingleside/Third	33,752	42,500	8,748	25.9%
L	Taraval	28,816	33,000	4,184	14.5%
M	Ocean View	26,920	30,600	3,680	13.7%
N, NX	Judah	41,439	50,400	8,961	21.6%
Cable Cars		20,162	15,400	-4,762	-23.6%
	TOTAL	693,881	696,400	2,519	0.4%

Table 7.5
TRANSIT IMPACT
DEVELOPMENT FEE
(TIDF) REVENUE
COLLECTED (INFLATION-
ADJUSTED), FISCAL
YEARS 2007–2016

Table 7.5 presents data on TIDF revenues collected in San Francisco since Fiscal Year 2007 (July 1, 2006 - June 30, 2007) in 2016 dollars.

Fiscal Year	Fee Structure	Collections (2016 \$)
2006-2007	2004 Ordinance	\$2,523,726
2007-2008	2007 Ordinance	\$1,098,107
2008-2009	2007 Ordinance	\$5,471,656
2009-2010	2007 Ordinance	\$2,215,216
2010-2011	2010 Ordinance	\$1,234,994
2011-2012	2010 Ordinance	\$1,939,139
2012-2013	2010 / 2013 Ordinance	\$5,274,845
2013-2014	2013/2014 Ordinance	\$13,722,746
2014-2015	2014 Ordinance	\$14,217,513
2015-2016	2014 Ordinance	\$37,468,397

Source: San Francisco Controller's Office

Acknowledgements

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