

San Francisco HOUSING INVENTORY



San Francisco Planning Department

April 2010



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- 1 1390 Mission Street - 136 affordable family rental units; new construction
- 2 77 Van Ness Avenue - 50 units, including 6 inclusionary affordable housing units; new construction
- 3 Mission Walk - 330 & 335 Berry Street - 131 affordable family homeownership units; new construction
- 4 Homes on Esprit Park - 900 Minnesota Street - 75 units; conversion of office building
- 5 The Millenium Tower - 301 Mission Street - 420 units; new construction

San Francisco
HOUSING INVENTORY
2009

San Francisco Planning Department

April 2010



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Introduction

The *Housing Inventory* is the Planning Department's annual survey of housing production trends in San Francisco. It has reported changes in the City's housing stock, including housing construction, demolition, and alterations, since 1967. This report is 40th in the series and presents housing production activity during 2009.

By monitoring changes in San Francisco's housing stock, the *Housing Inventory* provides a basis for evaluating the housing production goals and policies of the *Housing Element* of the *San Francisco General Plan*. Housing policy implications that may arise from data in this report, however, are not discussed here.

The *Housing Inventory* reports housing production, which begins when a building permit application for a project is filed with the City. The application is first reviewed by the Planning Department for compliance with the *Planning Code*, zoning, and other applicable policies. If the Planning Department approves the project, the Department of Building Inspection (DBI) reviews the application for compliance with the Building Code. If DBI approves the application, it issues a permit authorizing construction. The next step is for the project sponsor to begin construction on the project. Once construction has been completed and passed all required inspections, DBI issues a Certificate of Final Completion (CFC) for the project.

The *Housing Inventory* also reports the annual net gain in housing units citywide and by planning district. Net gain is the number of newly constructed units with CFCs issued, adjusted for alterations – which can add or subtract units – and demolitions. Affordable housing, condominiums,

and changes in the residential hotel stock are other areas of interest covered by the *Housing Inventory*. In addition, the report provides a regional perspective by examining housing construction activity and home prices for the nine-county Bay Area region. Finally, major projects completed, authorized, under review, or in the pipeline are listed in Appendix A. Starting with this issue, the Planning Department will be reporting on housing production trends in the recently adopted area plan neighborhoods in Appendix B.

This report was prepared from information received from a number of different sources including the Department of Building Inspection, the Department of Public Works, and Planning Department records. The Mayor's Office of Housing, the San Francisco Housing Authority and the San Francisco Redevelopment Agency provided information on affordable housing projects. The Construction Industry Research Board provided Bay Area building permit data. The California Association of Realtors and Zillow.com provided housing costs. Project sponsors also contributed data.

Copies of this report can be downloaded from the Publications & Reports link at the Planning Department's web site at <http://www.sfplanning.org>.

A limited number of copies are available from the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Copies may also be reviewed at the Government Information Center on the fifth floor of the San Francisco Main Library.

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Key Findings

Housing Production

- New housing production in 2009 totaled 3,544 units—the highest level since 1964. This includes 3,366 units in new construction and 178 new units added through conversions of non-residential uses or expansion of existing structures.
- Some 90 units were lost through demolition, unit mergers, or removal of illegal units.
- This year saw a net addition of 3,454 units to the City’s housing stock, a 6% increase over 2008. This is also 50% higher than the 10-year average and 112% higher than the 20-year average.
- By the end of 2009, there were 367,116 dwelling units in San Francisco: 31% are single-family homes, 33% are in buildings with two to nine units, and 36% are in buildings with 10 or more units.
- In 2009, 742 units were authorized for construction. This represents a 26% decrease from 2008. New housing authorized for construction over the past five years continues to be overwhelmingly (85%) in buildings with 20 or more units.
- The Planning Department fully entitled 97 projects proposing a total of 2,056 units in 2009.
- In 2009, 835 new condominiums were recorded – a 56% decrease over 2008. Some 74% of those units were in buildings with 20 units or more. Condominium conversions were at the second highest level ever – 803 or 5% less than that converted in 2008.

- New housing development in 2009 continued to be concentrated on the eastern side of the City, particularly in the South of Market planning district, where 44% of all units were built. The Downtown planning district ranked second, where 33% of new net units are located.

Affordable Housing

- More affordable housing units were completed in 2009 than in any year since reporting of housing completions began in the 1960s. In 2009, 946 new affordable housing units were constructed — almost 15% more than the previous year. This includes 44 inclusionary units and 70 secondary units added to existing structures.
- About 73% of the new affordable units were rentals affordable to low-income households.

Housing Production Process

The *Housing Inventory* describes net changes in the housing stock and details units that have been certified complete, units that were authorized for construction, and units that are under review by the Planning Department.

The housing production process begins with a project review by the Planning Department and ends with the issuance of a Certificate of Final Completion (CFC) by the Department of Building Inspection (DBI). Figure 1 outlines the main stages of the housing production process.

Units Reviewed by Planning Department and DBI

For most major projects, review by the Planning Department is the first step in the process. Proposals are reviewed by the Planning Department for compliance with the *Planning Code*, the *General Plan*, environmental requirements, and other regulations and policies. Generally, only major projects require special Planning Department approvals, such as a conditional use permit or variance. The number and type of projects undergoing Planning Department review are indicators of current building interest and production expectation within the next two to five years. Following Planning Department approval and entitlements, the Department of Building Inspection (DBI) reviews the project for compliance with the *Building Code*.

Units Authorized for Construction

If DBI approves the project following its own review, it issues building permits authorizing con-

struction. Projects with approved building permits generally start construction within 90 days from the date the permit is issued. Start of construction, however, may be delayed for up to a year. If the permit is not picked up or acted on within 90 days, the permit expires. The number of units authorized for construction is a key indicator of future housing construction.

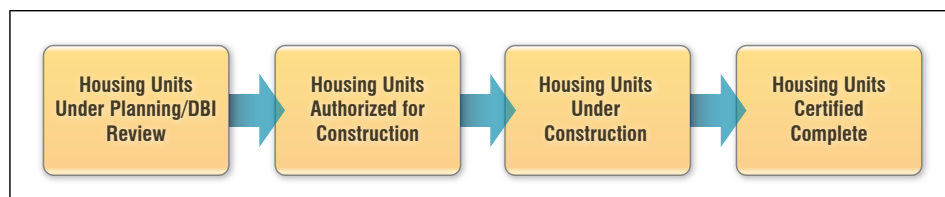
Units Certified Complete

Projects are inspected by DBI at various stages throughout the construction process. However, inspectors only issue Certificates of Final Completions (CFCs) for projects that are deemed 100% complete. Units certified complete are an indicator of changes to the City's housing supply and include units gained or lost from new construction, alterations, and demolitions.

For the purposes of this report, however, units that have received Temporary Certificates of Occupancy (TCOs) or "Final Inspection Approval" from the Department of Building Inspection are also considered and counted as completed units.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project's building permit application may be withdrawn, disapproved, or revised; its permit may also expire if, for example, a project is not financed. Housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed within one to two years, depending on the size of the project.

FIGURE 1.
The Housing
Production Process



Housing Stock

The number of units in San Francisco’s housing stock is derived by taking the total units from the 2000 Census and then adding the net unit changes following the April 2000 count. The net unit change is the sum of units completed from new construction and alterations minus units lost from demolition and alterations.

Since the 2000 Census, there has been a net gain of 22,418 units. In 2009, 3,454 net units were added to the housing stock. This represents a 6% increase from the 3,263 units added in 2007.

By the end of 2009, housing units in San Francisco totaled 367,116, with a near equal distribution between single family units (30%), moderate density

buildings (two to nine units – 33%), and higher density structures (10 or more units – 37%). This distribution will likely change in the next few years as the trend has been moving towards increasingly larger buildings.

As of December 2009, units in buildings with 20 or more units comprised 27% of the City’s total housing. Of all units added since the 2000 Census, 81% have been in buildings with more than 20 units.

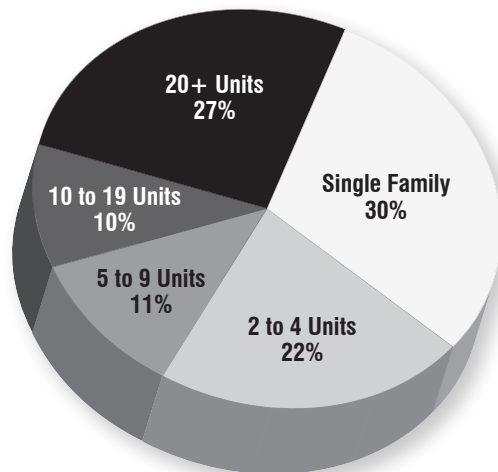
Table 1 provides a profile of San Francisco’s housing stock by building type from 2000 through 2009. Figure 2 illustrates San Francisco’s housing stock by building type for 2009.

TABLE 1. San Francisco Housing Stock by Building Type, 2000-2009

Building Type	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	Total
2000 Census count, April 2000	111,125	80,168	38,940	34,996	79,469	344,698
Added April 2000 to 2008	138	1,302	909	1,448	15,167	18,964
2009	13	175	79	99	3,088	3,454
Total	111,276	81,645	39,928	36,543	97,724	367,116

Sources: U.S. Census Bureau; Planning Department

FIGURE 2.
San Francisco Housing Stock by Building Type, 2009



Housing Production Trends

New Housing Construction

- In 2009, housing production reached its highest level in 45 years. The total net new unit count - 3,454 - is at the highest level since 1964.
- New construction unit totals for 2009 - 3,366 - also increased by 11% from 2008. New construction in 2009 was more than double the 20-year average of 1,659 units.
- Some 117 units were added to the housing stock through “alterations” of existing units. Conversions of non-residential uses resulted in 93 new units and 85 new units were added through expansion of existing structures. This represents a 57% drop from 2008 as a result of alterations.
- The number of demolitions in 2009 - 29 - is the same number as in 2008. These two years represent the fewest level since 1994. This number is 76% lower than the 10-year demolition average of 123 units.
- Fifty-six units were also lost due to mergers, removal of illegal units, or conversion of residential units to non-residential uses.
- In 2009, a net of 3,454 units were added to the housing stock, an increase of 6% over the previous year’s total. This is also 50% above the 10-year average (2,302) and 112% above the 20-year average (1,633). These increases were the result of the large increase in new construction units.
- In 2009, the Department of Building Inspection (DBI) authorized 752 units for construction according to building permit data. That number represents a 68% drop from 2008 (2,346).

Table 2 and Figures 3 and 4 show housing production trends over the past 20 years. The table and

figures account for net new units gained - which is the number of units newly constructed and adjusted for alterations, which can add or subtract units, and demolitions. Figure 5 illustrates five-year housing production activity from 2005-2009.

Some of the larger projects completed in 2009 include: 1188 Mission Street (440 units); 301 Mission Street (420 units); 338 Spear Street (285 units); 240 Berry Street (260 units); 1201 Fourth Street (192 units); 601 Alabama Street (151 affordable units); 1390 Mission Street (136 affordable units); 275 Tenth Street (134 affordable units); 330 and 335 Berry Street (131 affordable units); 5600 Third Street (124 affordable units); 301 Executive Park Boulevard (110 units); 766 Harrison Street (98 units); 325 China Basin Street (98 units); 650 Eddy Street (83 affordable units); and 900 Minnesota Street (75 units).

A list of all market rate projects with 10 units or more completed in 2009 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects completed in 2009.

Projects Approved and Under Review by Planning

Depending on the type of project, there are various approvals by the Planning Department that a project needs to be fully entitled. Full entitlement of a project means that the project sponsor can proceed with the next step in the development process: securing approval and issuance of the building permit.

- In 2009, 85 projects with 902 units were filed at the Planning Department. This number is lower than the count in 2008 (7,761 units) by 88% and is far below the five-year average (6,680). This extraordinarily high average is due to very large projects filed in recent years.

TABLE 2.
San Francisco Housing Trends, 1990-2009

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
1990	1,332	2,065	433	105	1,737
1991	987	1,882	90	(60)	1,732
1992	629	767	76	34	725
1993	1,001	379	26	(65)	288
1994	948	1,234	25	(23)	1,186
1995	525	532	55	(76)	401
1996	1,228	909	278	52	683
1997	1,666	906	344	163	725
1998	2,336	909	54	19	874
1999	3,360	1,225	98	158	1,285
2000	2,897	1,859	61	(1)	1,797
2001	2,380	1,619	99	259	1,779
2002	1,478	2,260	73	221	2,408
2003	1,845	2,730	286	52	2,496
2004	2,318	1,780	355	62	1,487
2005	5,571	1,872	174	157	1,855
2006	2,332	1,675	41	280	1,914
2007	3,281	2,197	81	451	2,567
2008	2,346	3,019	29	273	3,263
2009	742	3,366	29	117	3,454
Total	39,212	33,185	2,707	2,073	32,656

Source: Planning Department

Note: Net Change equals Units Completed less Units Demolished plus Units Gained or (Lost) from Alterations.

FIGURE 3.
20-Year Housing
Production Trends,
1990-2009

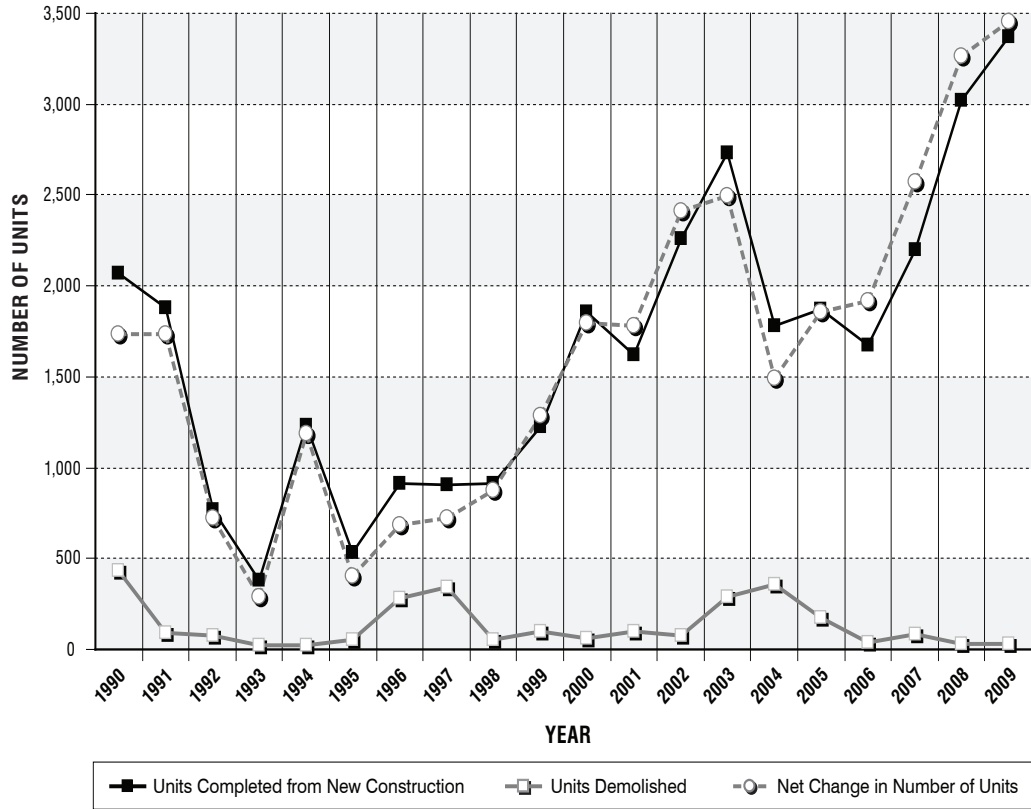


FIGURE 4.
Units Authorized
and Completed,
1990-2009

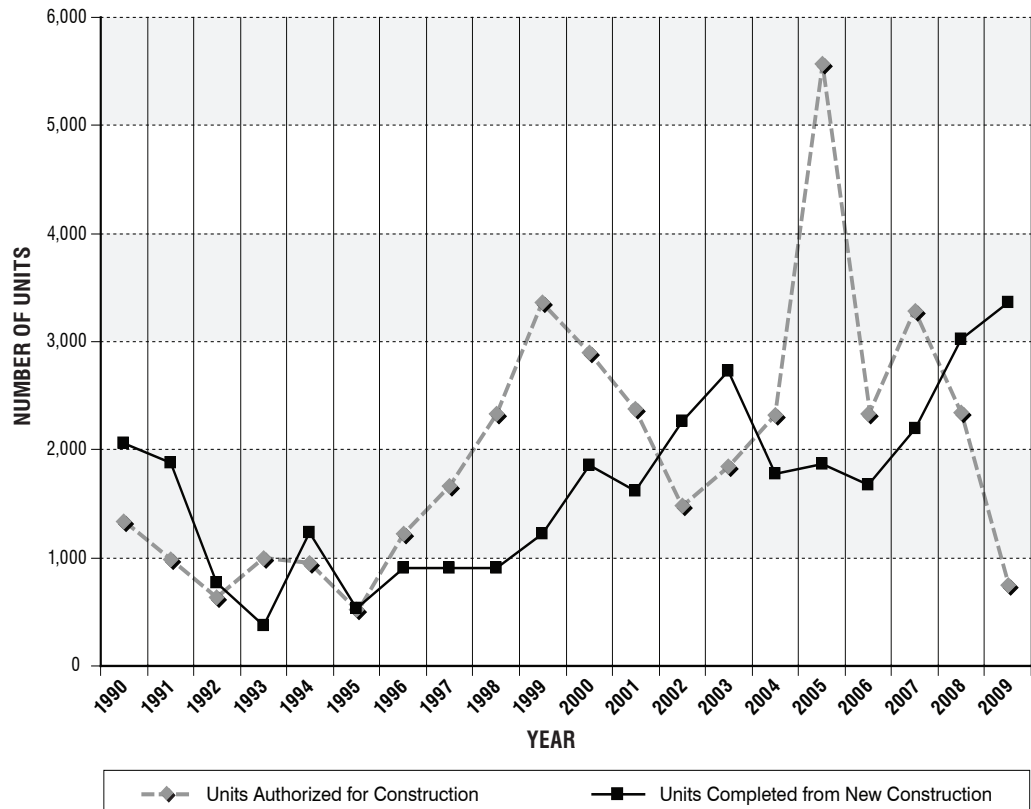
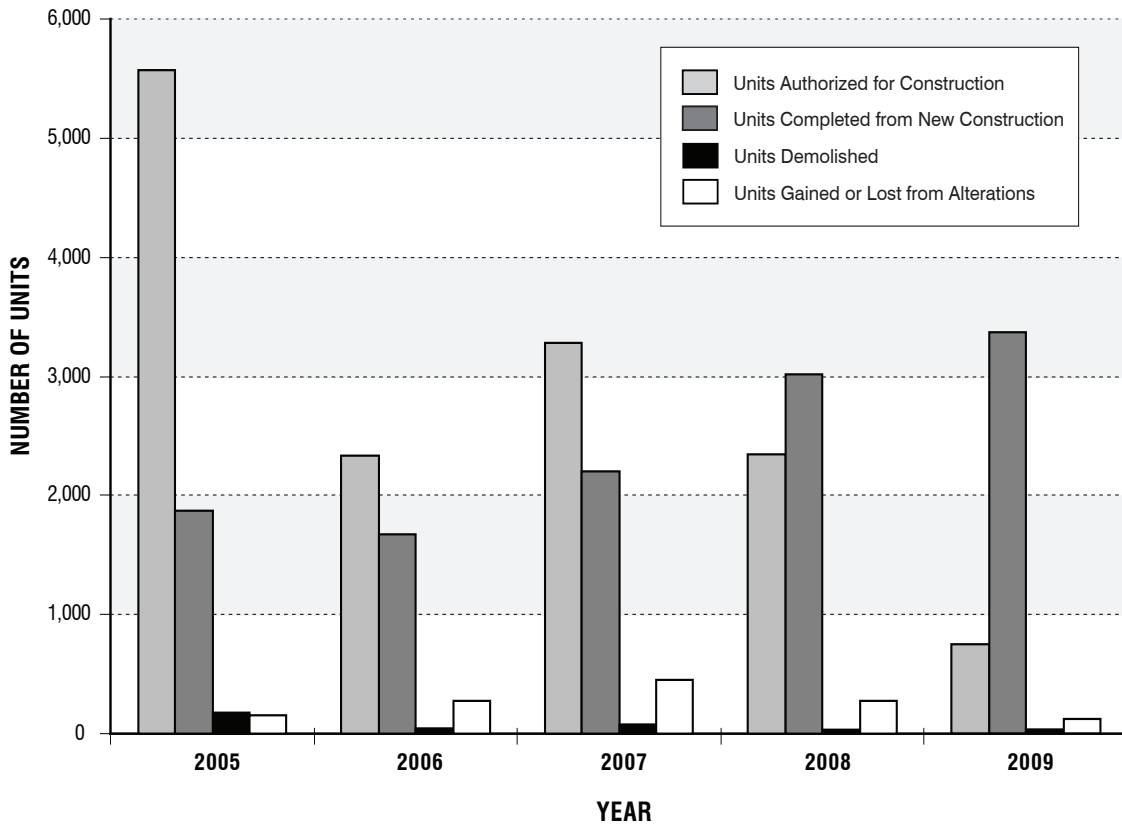


FIGURE 5.

Units Authorized and Gained from New Construction, Alterations, and Demolitions, 2005-2009



- The Planning Department approved and fully entitled 97 projects in 2009. These projects propose a total of 2,056 units.
- As of December 31, 2009, the total number of units under review at the Planning Department was 30,370.

Table 3 shows the number of housing projects filed with the Planning Department over the last five years. It is important to note that Planning may not approve all projects under review or may not approve projects at the unit levels requested. Project sponsors may also change or withdraw the project proposals. Some projects listed in Table 3 as undergoing Planning Department review may have

TABLE 3.
Projects and Units Filed at Planning Department for Review by Year, 2005-2009

Year	Projects Filed	Units Filed
2005	355	6,602
2006	260	7,854
2007	175	10,281
2008	145	7,761
2009	85	902
Total	1,279	39,090

Source: Planning Department

reached their approval stage, been authorized for construction, or may have been completed. Lastly, many of the housing projects under development by the San Francisco Redevelopment Agency (SFRA) do not show up in Table 3 because the SFRA is responsible for the review of those projects.

Very large projects (over 50 units) filed in 2009 and under Planning Department review include: 1540 Market Street (180 units); 1801-1875 Mission Street (98 units); 178 Townsend Street (94 units); and 11 Phelan Avenue (60 affordable units).

Appendix A-3 records major projects (10 units or more) that received Planning entitlements in 2009. Appendix A-4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2009.

Units Authorized for Construction

- In 2009, DBI authorized 752 units for construction, 68% lower than 2008. This is 74% lower than the five-year average (2,856). Since units

authorized for construction is one of the indicators of future housing construction, the number of new units completed is expected to increase at a somewhat lower rate over the next few years.

- There were 135 projects authorized in 2009 compared to 225 projects in 2008. In 2008, the average project size was 5.6 units, 41% lower than the average development size from 2005-2009 (13.6).

Table 4 summarizes the number of projects and units by building type authorized for construction by the Department of Building Inspection (DBI).

Some of the major projects authorized for construction during the reporting year include: 1880 Mission Street (194 units); 220 Golden Gate Avenue (71 units); 101 Donahue Street (63 units); and 474 Natoma Street (55 units).

Appendix A-5 lists all projects with five or more units authorized for construction in 2009.

TABLE 4.
Units and Projects Authorized for Construction by DBI by Building Type, 2005-2009

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
2005	82	50	32	172	5,235	5,571	171
2006	104	76	63	267	1,822	2,332	231
2007	61	189	98	274	2,659	3,281	292
2008	64	141	69	120	1,952	2,346	225
2009	37	71	51	106	487	752	135
Total	348	527	313	939	12,155	14,282	1,054

Source: Planning Department

Demolitions

- A total of 29 units were demolished in 2009. This is the same number of units demolished in 2008 and 59% lower than the five-year demolition average of 71 units. The 29 units demolished in 2008 and 2009 represent the smallest amount of demolitions since 1994.
- In 2009, 11 or 38% of the demolitions took place in the RH-2 district (up to two family units per lot), and 10 or 24% occurred in the RH-1 district.

Table 5 shows the units demolished by building type from 2005-2009, and Table 6 shows the demolitions in 2009 by zoning district.

It should be noted that city policies require a minimum of one to one replacement of demolished housing.

Alterations and Conversions

The majority of building permits issued by DBI are for residential alterations. These alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. The *Housing Inventory* is primarily concerned with alterations which result in a net loss or gain in the total number of units in the housing stock.

Dwelling units are gained by additions to existing housing structures, conversions to residential use, and legalization of illegal units. Dwelling units are lost by merging separate units into larger units, by conversion to commercial use, or by the removal of illegal units.

- The net gain of 117 units from alterations in 2009 is comprised of 178 units added and 61 new units eliminated.
- Net units gained through alterations decreased 57% from the 273 units gained in 2008. The decrease is a result of a smaller number of units added and a larger number of units removed.

Conversion projects completed in 2009 resulted in the addition of 93 new units. The conversions of office space or retail space into residential space were primarily in the South of Market, Downtown, and Mission areas. Office conversions include 900 Minnesota Street (45 units); 728 Montgomery Street (12 units); 580 Washington Street (nine units); and 2837 Mission Street (six units). The lone retail conversion was at 2235 Mission Street (six units).

- Of the 61 units lost through alteration in 2009, 42 were lost due to mergers and another 12 to conversion to non-residential uses. This represents a 27% increase in units lost through alterations.

Table 7 shows the number of units added or eliminated through alteration permits from 2005 to 2009. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

- The net total of 90 units lost in 2009 due to demolition or alteration is 17% greater than that in 2008 when 77 total units were lost.

TABLE 5. Units Demolished by Building Type, 2005-2009

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
2005	81	70	16	3	85	174
2006	27	18	12	11	0	41
2007	25	19	8	3	51	81
2008	14	11	4	3	11	29
2009	14	20	6	3	0	29
Total	161	138	46	23	147	354

Source: Planning Department

TABLE 6. Units Demolished by Zoning District, 2009

Zoning District	Buildings	Units		Total	Percent of Total
		Single Family	Multi-Family		
RH-1	10	10	0	10	34%
RH-2	10	9	2	11	38%
RH-3	2	1	2	3	10%
RTO	1	0	3	3	10%
RTO-Mission	1	0	2	2	7%
Total	24	20	9	29	100%

Source: Planning Department

TABLE 7. Units Added or Lost Through Alteration Permits, 2005-2009

Year	Units Added	Units Eliminated	Net Change
2005	240	83	157
2006	320	40	280
2007	482	31	451
2008	321	48	273
2009	178	61	117
Total	1,541	263	1,278

Source: Planning Department

TABLE 8. Units Lost Through Alterations and Demolitions, 2005-2009

Year	Alterations					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2005	38	38	0	7	83	174	257
2006	12	21	0	7	40	41	81
2007	10	16	4	1	31	81	112
2008	19	28	0	1	48	29	77
2009	2	42	5	12	61	29	90
Total	81	145	9	32	267	354	531

Source: Planning Department

New Construction Trends

New construction is the primary engine behind changes to the housing stock. This section examines new construction units over the past five years by looking at the types of buildings and the zoning districts where they occurred.

Types of Buildings

- Construction of new housing units over the past five years continues to be overwhelmingly (87%) in buildings with 20 or more units.
- Increases were seen in new construction units completed in the “20 + Units” category (13% more than that completed in 2008) and the “2 Units” grouping (110%).
- The share of new construction in high-density buildings (20 or more units) was 91% in 2009 – up from five-year average of 87%.
- Single-family and two-unit buildings construction made up a small proportion (4%) of new construction in 2009.

Table 9 shows new construction from 2005 through 2009 by building type. Figure 6 shows new construction by building type for 2009.

New Construction by Zoning District

- About a third of new units built in 2009 (33%) were in the Downtown Commercial zoning districts. Mission Bay Redevelopment zoning districts, where 20% of new units were built, and Residential-Commercial districts, with 15%, ranked second and third, respectively.
- Traditional residential districts accounted for only 96 units or 4% of new housing production in 2009. The new Eastern Neighborhoods Mixed Use districts saw a substantial number of new units built (436).

Table 10 summarizes new construction in 2009 by generalized zoning districts. Table 11 lists the number of units constructed in various zoning districts in the City. A complete list of San Francisco’s zoning districts is included in Appendix C.

TABLE 9. Units Gained from New Construction by Building Type, 2005-2009

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
2005	46	38	117	38	1,633	1,872
2006	46	38	98	278	1,215	1,675
2007	71	56	77	64	1,929	2,197
2008	47	42	108	106	2,716	3,019
2009	36	88	94	71	3,077	3,366
Total	246	262	494	557	10,570	12,129
Share of New Construction, 2005-2009	2%	2%	4%	5%	87%	100%

Source: Planning Department

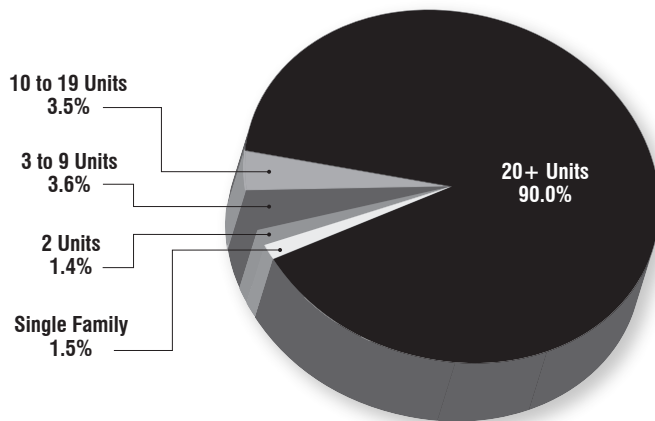


FIGURE 6.

Units Gained from New Construction by Building Type, 2009

General Zoning Districts	Units	Percent of Total	Rank
Residential, House and Mixed	96	2.9%	9
Residential, Transit Oriented	15	0.4%	11
Residential-Commercial	496	14.7%	3
Neighborhood Commercial	124	3.7%	7
Neighborhood Commercial Transit	23	0.7%	10
South of Market Mixed Use	144	4.3%	5
Eastern Neighborhoods Mixed Use	436	13.0%	4
Commercial	125	3.7%	6
Downtown Commercial	1,102	32.7%	1
Industrial	124	3.7%	7
Mission Bay Redevelopment	681	20.2%	2
Total	3,366	100.0%	--

TABLE 10. Units Gained from New Construction by Generalized Zoning, 2009

Source: Planning Department

TABLE 11.
Units Gained From New Construction by Zoning District, 2009

Zoning Districts	Units	Percent of Total	Rank
RH-1	21	0.6%	16
RH-1(D)	9	0.3%	20
RH-2	42	1.2%	13
RH-3	20	0.6%	17
RM-1	2	0.1%	28
RM-2	2	0.1%	28
RTO	15	0.4%	18
RC-4	496	14.7%	3
NC-1	7	0.2%	23
NC-2	3	0.1%	26
NC-3	30	0.9%	14
NC-S	50	1.5%	12
NCD-Inner Sunset	11	0.3%	19
NCD-North Beach	9	0.3%	20
NCD-Pacific	6	0.2%	24
NCD-Polk	8	0.2%	22
NCT-Mission	23	0.7%	15
RED	6	0.2%	24
SPD	3	0.1%	26
SLR	135	4.0%	6
MUR	69	2.0%	10
MUO	98	2.9%	9
UMU	269	8.0%	5
C-2	125	3.7%	7
C-3-G	626	18.6%	2
C-3-R	56	1.7%	11
C-3-O	420	12.5%	4
M-1	124	3.7%	8
MB-RA	681	20.2%	1
Total	3,366	100.0%	--

Source: Planning Department

Condominiums

All condominium developments, whether new construction or conversions, are recorded with the Department of Public Works's (DPW) Bureau of Street-Use and Mapping (BSM). Annual condominium totals recorded by DPW do not directly correlate with annual units completed and counted as part of the *Housing Inventory* because DPW's records may be for projects not yet completed or from projects completed in a previous year. Large multi-unit developments also file for condominium subdivision when they are first built even though the units may initially be offered for rent. Condominium construction, like all real estate, is subject to market forces and varies from year to year.

New Condominium Construction

- 2009 saw new condominium construction decrease by 56% (835) from the record number recorded in 2008 (1,897).
- Seventy-four percent of the condominiums recorded (615) were in buildings with 20 or more units, a 60% drop from 2008 (1,545).

Table 12 shows construction of new condominiums recorded by DPW over the past ten years and Table 13 shows new condominium construction by building type over the past five years.

Condominium Conversions

The San Francisco Subdivision Code regulates condominium conversions. Since 1983, conversions of units from rental to condominium have been limited to 200 units per year and to buildings with six or fewer units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a subsequent year. The 200-unit cap on conversions can also be bypassed for two-unit buildings with owners occupying both units.

- Condominium conversions were down slightly in 2009 (803) after a record number of condominium conversions (845) were registered in 2008. This number is 5% lower than the number of conversions in 2008, but 52% higher than the 10-year average of 527 units.
- Over 63% of units converted in 2009 occurred in two-unit buildings, representing an decrease of 12% from 2008. Conversions of two-unit, owner-occupied buildings are not subject to the annual 200-unit limit on conversions. According to the Bureau of Street-Use and Mapping, the upsurge in two-unit and three-unit building conversions can be attributed to an increase in staffing that cleared application backlogs.
- Eighty-one percent of the condominium conversions in 2009 (649) were in buildings with two or three units, compared to 89% in 2008.

Table 14 shows the number of conversions recorded by DPW from 2000-2009. Table 15 shows condominium conversions by building type over the past five years.

TABLE 12.
New Condominiums Recorded by DPW, 2000-2009

Year	Units	% Change from Previous Year
2000	1,309	222%
2001	1,797	37%
2002	1,815	1%
2003	2,098	16%
2004	1,215	-42%
2005	1,907	57%
2006	2,466	29%
2007	3,395	38%
2008	1,897	-44%
2009	835	-56%
Total	18,734	--

Source: Department of Public Works, Bureau of Street-Use and Mapping

TABLE 13.
New Condominiums Recorded by the DPW by Building Type, 2005-2009

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
2005	28	79	49	74	1,677	1,907
2006	62	114	95	250	1,945	2,466
2007	60	65	70	64	3,136	3,395
2008	64	106	70	112	1,545	1,897
2009	54	82	72	12	615	835
Total	268	446	356	512	8,918	10,500

Source: Department of Public Works, Bureau of Street-Use and Mapping

TABLE 14.
**Condominium
 Conversions Recorded
 by DPW, 2000-2009**

Year	Units	% Change from Previous Year
2000	323	23%
2001	371	15%
2002	376	1%
2003	432	15%
2004	303	-30%
2005	306	1%
2006	727	138%
2007	784	8%
2008	845	8%
2009	803	-5%
Total	5,270	--

Source: Department of Public Works, Bureau of Street-Use and Mapping

TABLE 15.
Condominium Conversions Recorded by DPW by Building Type, 2005-2009

Building Type	2 Units	3 Units	4 Units	5 to 6 Units	Total
2005	180	51	48	27	306
2006	448	192	64	23	727
2007	522	150	96	16	784
2008	576	180	72	17	845
2009	508	141	132	22	803
Total	2,234	714	412	105	3,465

Source: Department of Public Works, Bureau of Street-Use and Mapping

Residential Hotels

Residential hotels in San Francisco are regulated by Administrative Code Chapter 41 — the Residential Hotel Conversion and Demolition Ordinance (HCO), enacted in 1981. The Department of Building Inspection (DBI) Housing Inspection Services Division administers the HCO. This ordinance preserves the stock of residential hotels and regulates the conversion and demolition of residential hotel units.

Table 16 reports the number of residential hotel buildings and units for both for-profit and non-profit residential hotels from 2005 through 2009.

- As of 2009, 19,145 residential hotel rooms exist in San Francisco; 73% are residential rooms in for-profit residential hotels and 27% are residential in non-profit hotels.
- Residential rooms in non-profit residential hotels have been increasing in each of the past five years. In the last five years, non-profit residential hotel rooms increased 21%.
- In for-profit residential hotels, both residential rooms and tourist rooms in 2009 decreased from 2008.
- The number of for-profit residential hotel buildings continued decreasing, as in the four previous years, from 435 buildings in 2006 to 418 buildings in 2009.

TABLE 16.
Changes in Residential Hotel Stock, 2005-2009

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		Total	
	Buildings	Resid. Rooms	Tourist Rooms	Buildings	Resid. Rooms	Buildings	Resid. Rooms
2005	435	15,106	3,345	71	4,217	506	19,323
2006	422	14,385	3,036	82	4,779	504	19,164
2007	419	14,233	3,004	84	4,886	503	19,119
2008	419	14,160	2,998	85	4,978	504	19,138
2009	418	14,040	2,953	87	5,105	505	19,145

Source: Department of Building Inspection

Affordable Housing

Standards and Definitions of Affordability

Affordable housing by definition is housing that is either rented or owned at prices affordable to households with low to moderate incomes. The United States Department of Housing and Urban Development (HUD) determines the thresholds by household size for these incomes for the San Francisco HUD Metro Fair Market Rent Area (HFMA). The HFMA includes San Francisco, Marin, and San Mateo counties. The standard definitions for housing affordability by income level are as follows:

Extremely low income: Units affordable to households with incomes at or below 30% of the HUD median income for the San Francisco HFMA;

Very low income: Units affordable to households with incomes at or below 50% of the HUD median income for the San Francisco HFMA;

Lower income: Units affordable to households with incomes at or below 60% of the HUD median income for the San Francisco HFMA;

Low income: Units affordable to households with incomes at or below 80% of the HUD median income for the San Francisco HFMA,

Moderate income: Units affordable to households with incomes at or below 120% of the HUD median income for the San Francisco HFMA; and

Market rate: Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market rate units may be priced at levels that are affordable to moderate income households.

Housing affordability for units is calculated as follows:

Affordable rental unit: A unit for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco HFMA, utilities included;

Affordable ownership unit: A unit for which the mortgage payments, PMI (principal mortgage insurance), property taxes, homeowners dues, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco HFMA median income, assuming a 10% down payment and a 30-year 8% fixed rate loan.

Inclusionary Affordable Housing Program units: These units are rental units for households earning up to 60% of the San Francisco median income, or ownership units for first-time home buyer households with incomes from 80% to up to 120% of the San Francisco median income.

Tables 17 and 18 show the incomes and prices for affordable rental and ownership units based on 2009 HUD income limits. Appendix D shows incomes and prices for affordable units based on 2009 San Francisco median income.

New Affordable Housing Construction

- Some 946 affordable units were completed in 2009, representing 28% of the new housing constructed in 2009. Of these, 44 are inclusionary affordable units and 70 are secondary units.
- Very low-income units represent 58% of the new affordable units that were constructed in 2009; affordable homeownership units made up 27%.

Figure 7 shows affordable housing construction compared to market-rate housing construction from 2005 to 2009 by year and as a total.

TABLE 17.
2009 Rental Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (30% of HUD Median Income)	1	Studio	\$20,350	\$509
	2	1 Bedroom	\$23,250	\$581
	3	2 Bedroom	\$26,150	\$654
	4	3 Bedroom	\$29,050	\$726
	5	4 Bedroom	\$31,350	\$784
	6	5 Bedroom	\$33,700	\$843
Very Low Income (50% of HUD Median Income)	1	Studio	\$33,900	\$848
	2	1 Bedroom	\$38,750	\$969
	3	2 Bedroom	\$43,550	\$1,089
	4	3 Bedroom	\$48,400	\$1,210
	5	4 Bedroom	\$52,300	\$1,308
	6	5 Bedroom	\$56,150	\$1,404
Lower Income (60% of HUD Median Income)	1	Studio	\$40,650	\$1,016
	2	1 Bedroom	\$46,450	\$1,161
	3	2 Bedroom	\$52,250	\$1,306
	4	3 Bedroom	\$58,100	\$1,453
	5	4 Bedroom	\$62,750	\$1,569
	6	5 Bedroom	\$67,400	\$1,685
Low Income (80% of HUD Median Income)	1	Studio	\$54,200	\$1,355
	2	1 Bedroom	\$61,950	\$1,549
	3	2 Bedroom	\$69,700	\$1,743
	4	3 Bedroom	\$77,450	\$1,936
	5	4 Bedroom	\$83,650	\$2,091
	6	5 Bedroom	\$89,850	\$2,246

Source: U.S. Department of Housing and Urban Development (HUD)

Note: Incomes are based on the 2009 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Rents are calculated based on 30% of gross monthly income. (FMR = Fair Market Rents)

TABLE 18. 2009 Homeownership Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Low Income <i>(80% of HUD Median Income)</i>	1	Studio	\$54,200	\$1,491	\$166,749
	2	1 Bedroom	\$61,950	\$1,704	\$192,745
	3	2 Bedroom	\$69,700	\$1,917	\$218,741
	4	3 Bedroom	\$77,450	\$2,130	\$244,736
	5	4 Bedroom	\$83,560	\$2,298	\$264,332
Median Income <i>(100% of HUD Median Income)</i>	1	Studio	\$67,750	\$1,863	\$222,701
	2	1 Bedroom	\$77,450	\$2,130	\$256,749
	3	2 Bedroom	\$87,100	\$2,395	\$290,591
	4	3 Bedroom	\$96,800	\$2,662	\$324,639
	5	4 Bedroom	\$104,550	\$2,875	\$350,634
Moderate Income <i>(120% of HUD Median Income)</i>	1	Studio	\$81,300	\$2,236	\$278,653
	2	1 Bedroom	\$92,950	\$2,556	\$320,753
	3	2 Bedroom	\$104,500	\$2,874	\$362,440
	4	3 Bedroom	\$116,150	\$3,194	\$404,541
	5	4 Bedroom	\$125,450	\$3,450	\$436,937

Source: U.S. Department of Housing and Urban Development (HUD)

Note: Incomes are based on the 2009 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Monthly housing expenses are calculated based on 33% of gross monthly income. (FMR = Fair Market Rents). Maximum purchase price is the affordable price from San Francisco's Inclusionary Housing Program and incorporates monthly fees and taxes into sales price.

Table 19 shows the production of affordable housing by levels of affordability and Table 20 shows new affordable housing by type. These numbers do not include affordable units that result from acquiring and rehabilitating residential buildings by nonprofit housing organizations. Those units are covered later in the report.

- The number of new affordable units (946) produced in 2009 was the highest amount ever and was 15% more than in 2008 (823).
- About 36% of the new affordable units in 2009 were units for homeowner units (339)
- A total of 70 units were added to existing residential buildings in 2009. Typically, these are smaller units and are sometimes referred to as secondary or “granny” units; these are also usually affordable to households with moderate incomes.

Major affordable housing projects completed in 2009 include: 601 Alabama Street (151 units); 1390 Mission Street (136 units); 275 Tenth Street (135 units); 330 and 335 Berry Street (131 units); 5600 Third Street (124 units); 650 Eddy Street (83 units); 149 Mason Street (56 units); and 4800 Third Street (18 units).

All major (10 or more units) new affordable housing projects completed in 2009 are detailed in Appendix A-2. On-site affordable inclusionary units are listed under major market rate projects. See next section for more details. Affordable housing projects under construction, or in pre-construction or preliminary planning with either the Mayor’s Office of Housing or the San Francisco Redevelopment Agency are presented in Appendix A-6.

FIGURE 7.
New Construction of Affordable and Market Rate Units, 2005-2009

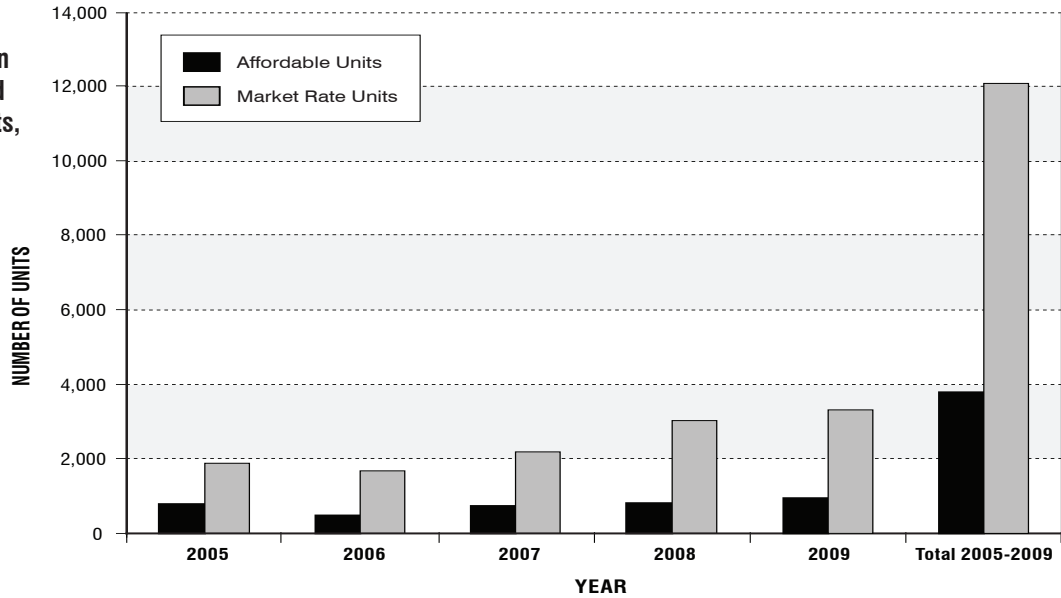


TABLE 19.
New Affordable Housing Construction by Income Level, 2005-2009

Year	Extremely Low (30% AMI)	Very Low (50% AMI)	Lower (60% AMI)	Low (80% AMI)	Moderate (120% AMI)	Total Affordable Units	Total New Units	% of All New Units
2005	66	387	236	0	110	799	1,872	43%
2006	260	56	5	12	158	491	1,675	29%
2007	0	412	100	20	203	735	2,197	33%
2008	134	247	81	0	361	823	3,019	27%
2009	0	550	0	140	256	946	3,366	28%
Total	460	1,652	422	172	1,088	3,607	10,890	33%

Source: Mayor's Office of Housing, Redevelopment Agency, Planning Department

TABLE 20.
New Affordable Housing Construction by Housing Type, 2005-2009

Year	Family	Senior	Individual/SRO	Homeowner	Total
2005	228	226	235	110	799
2006	260	0	56	175	491
2007	154	258	120	203	735
2008	227	160	134	302	823
2009	176	24	407	339 *	946
2009 Percent of Total	19%	3%	43%	36%	100%

Source: Planning Department, Mayor's Office of Housing, Redevelopment Agency

Note: Family units include projects with a majority of two or more bedroom units. Individual / SRO includes projects with a majority of one bedroom, residential care facilities, shelters, and transitional housing.

* This does not include an additional 117 for-sale units that were built for other housing types.

Inclusionary Housing

In 1992, the Planning Commission adopted guidelines for applying the City’s Inclusionary Affordable Housing Policy. This policy required housing projects with 10 or more units that seek a conditional use (CU) permit or planned unit development (PUD) to set aside a minimum of 10% of their units as affordable units. In 2002, the Board of Supervisors legislated these guidelines into law and expanded the requirement to all projects with 10 or more units. In condominium developments, the inclusionary affordable ownership units would be available to households earning up to 100% of the AMI; below market inclusionary rental units are affordable to households earning 60% or less of the area median income (AMI). If a housing project required a conditional use permit, then 12% of the units would need to be made available at the same levels of affordability.

In August 2006, the inclusionary requirements were increased to 15% if units were constructed on-site, and to 20% if constructed off-site and is applicable to projects of five units or more. These increases will only apply to new projects. All projects in the pipeline at the time these changes were adopted will be exempt from these increases, except for projects that have not yet received Planning Department approval and those that will receive a rezoning that increases the amount of housing that can be constructed on their property. Table 21 shows inclusionary units completed from 2005-2009.

- In 2009, fewer inclusionary units (44) were built than in any year since the inclusionary requirements have been in effect. The 44 units built in 2009 represent a 88% decrease over the record number of inclusionary units provided in 2008. This drop is due to the number of off-site inclusionary housing for very large projects having been completed in 2008 as well as more developers opting to pay the in-lieu fee than in previous years. Appendix E lists the in-lieu fees collected since 1992.
- All 44 inclusionary units completed in 2009 were the result of the on-site requirement.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2009 with details of new construction with inclusionary units for those projects that have them.

Year	Units
2005	111
2006	189
2007	167
2008	379
2009	44
Total	890

TABLE 21.
New Inclusionary
Units, 2005-2009

Sources: Planning Department,
Mayor’s Office of Housing

Affordability of Market Rate Housing

The San Francisco Bay Area remains one of the nation’s most expensive housing markets, with housing prices remaining high.

- In 2009, rental prices in San Francisco increased 1.7%: \$2,695 from \$2,650 for a two-bedroom apartment. Bay Area rents for a two-bedroom apartment increased 4.6% from 2008 to 2009.
- In 2009, the median price for a two-bedroom home in San Francisco was about \$611,410 or 1.3% more than 2008 (\$603,570) — the first increase since 2005. Overall median sales price in 2009, including all unit sizes and condominiums, was about \$649,000. The 2009 median price for a two-bedroom home in the Bay Area region was set at \$429,000, 11% higher than the price in 2008.
- A San Francisco family of three earning 120% of the HUD median income (the household in need of affordable housing with the most income available to spend on purchasing a home – \$362,440 from Table 18) would fall about \$248,970 short of being able to purchase a median-priced two-bedroom home (\$603,570).

TABLE 22. Housing Price Trends, San Francisco Bay Area, 2000-2009

Year	Rental		For Sale	
	Two Bedroom Apartment		Two Bedroom House	
	San Francisco	Bay Area	San Francisco	Bay Area
2000	\$2,750	N/A	\$468,330	\$355,260
2001	\$2,331	N/A	\$467,500	\$384,480
2002	\$2,089	N/A	\$523,300	\$427,270
2003	\$2,023	N/A	\$607,140	\$455,390
2004	\$2,068	N/A	\$670,450	\$536,550
2005	\$2,229	N/A	\$737,500	\$621,790
2006	\$2,400	N/A	\$680,970	\$635,820
2007	\$2,750	N/A	\$664,060	\$642,910
2008	\$2,650	\$1,810	\$603,570	\$387,500
2009	\$2,695	\$1,894	\$611,410	\$429,000

Sources: Zilpy.com for Apartment rental prices. California Association of Realtors for home sale prices;

Notes: Zilpy.com's Bay Area rents do not include Santa Clara County; the California Association of Realtors Bay Area data do not include Napa and Sonoma Counties.

- A three-person household earning 80% of the median income (the household in need of affordable housing with the most income available to spend on rent) could pay a maximum rent of \$1,743 or 65% of the median rent (\$2,695), about the same level as in 2008 (64% of median rent).

Table 22 gives rental and sales prices for 2000 through 2009. The high cost of housing prevents families earning less than the median income from being able to purchase or rent a median-priced home in San Francisco.

Affordable Housing Acquisition and Rehabilitation

Acquisition and rehabilitation involves non-profit housing organizations purchasing existing residential buildings in order to rehabilitate units for low- and very low-income persons. Table 23 shows units that have been rehabilitated through funding by the Mayors Office of Housing (MOH)

and the San Francisco Redevelopment Agency (SFRA). Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While many of these units are residential hotel (single room occupancy or SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families.

The *Housing Inventory* reports units in such projects as adding to the housing stock only when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end, the SRO still has 50 units, then for the purposes of this report, these units would not be counted as adding to the housing stock.

In 2009, only 16 existing units were rehabilitated. The two rehabilitation projects for 2009 were the Park Hotel at 1040 Folsom Street (10 of 48 units) and the Hunter Hotel at 100 Sixth Street (6 of 14 units).

TABLE 23.
Units Rehabilitated, 2005-2009

Year	Units Acquired / Rehabilitated
2005	404
2006	0
2007	146
2008	270
2009	16
Total	836

Source: Mayor's Office of Housing, San Francisco Redevelopment Agency



MAP 1.
San Francisco Planning Districts

Changes in Housing Stock by Planning District

This section discusses the City's housing stock by Planning District. Map 1 shows San Francisco's 15 Planning Districts.

Table 24 summarizes newly constructed units completed and units demolished in each Planning District. It is important to note that the Net Housing Unit Gain calculation accounts for units lost or gained by alterations, even though these figures are not displayed. The table also ranks each Planning District by its position for each of the ratings categories.

- As in the last eight years, the South of Market Planning District had the most new construction in 2009 with 1,471 units built or 44% of the total new construction. Similarly, South of Market had the highest net gain, adding 1,523 units or 44% of net addition citywide.

- The Downtown Planning District ranked second in new construction (1,143 units) and in net units gained (1,135).
- The South Bayshore Planning District ranked third in new construction (322 units) and in net units gained (322).
- The South Central Planning District had the highest number of units demolished, with 6 of the City's 29 demolished units.

Figure 8 shows total new housing constructed and demolished by San Francisco Planning Districts in 2009.

TABLE 24. Housing Units Completed and Demolished by Planning District, 2009

No.	District Name	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units*	Rank
1	Richmond	5	11	5	2	10	10
2	Marina	7	10	1	8	(2)	15
3	Northeast	36	6	2	6	59	5
4	Downtown	1,143	2	0	10	1,135	2
5	Western Addition	57	5	3	5	49	6
6	Buena Vista	3	13	0	10	8	11
7	Central	9	9	5	2	15	9
8	Mission	255	4	4	4	278	4
9	South of Market	1,471	1	0	10	1,523	1
10	South Bayshore	322	3	0	10	322	3
11	Bernal Heights	2	14	0	10	3	14
12	South Central	28	7	6	1	22	7
13	Ingleside	5	11	1	8	7	12
14	Inner Sunset	22	8	2	6	20	8
15	Outer Sunset	1	15	0	10	5	13
	Total	3,366	--	29	--	3,454	--

Source: Planning Department

*Note: The "net gain housing units" calculation accounts for units lost/gained by alterations but those figures are not displayed.

FIGURE 8.
Units Completed & Demolished by Planning District, 2009

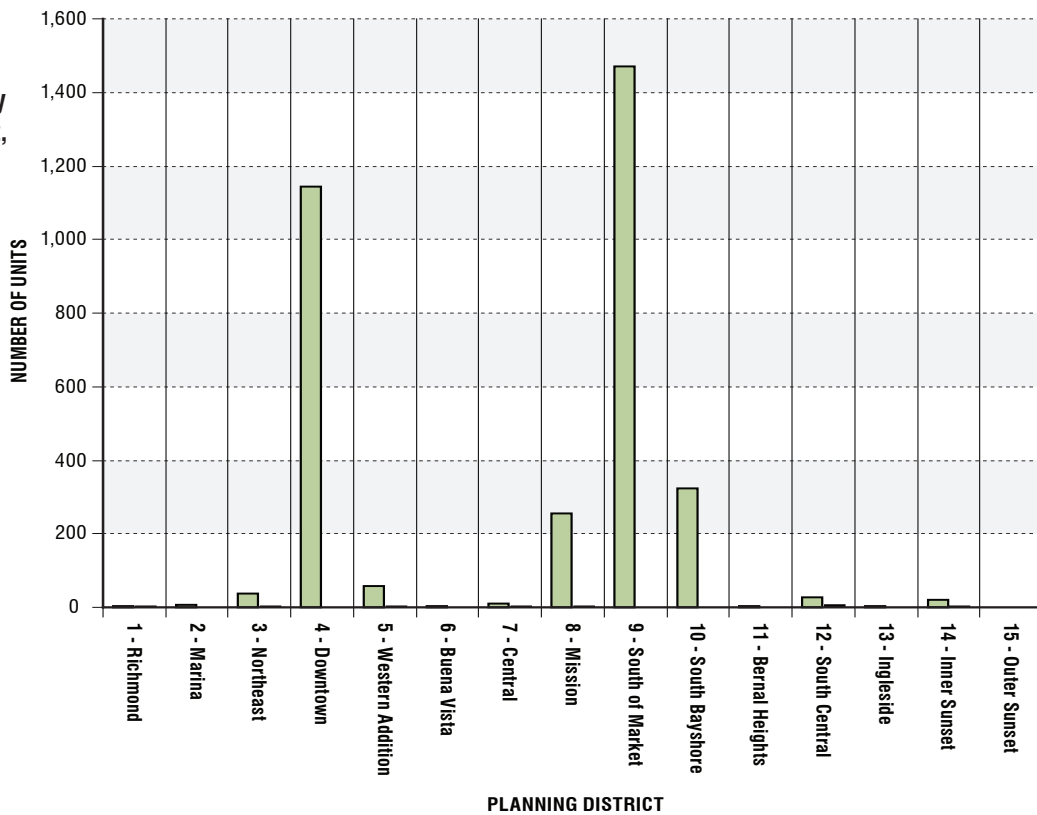
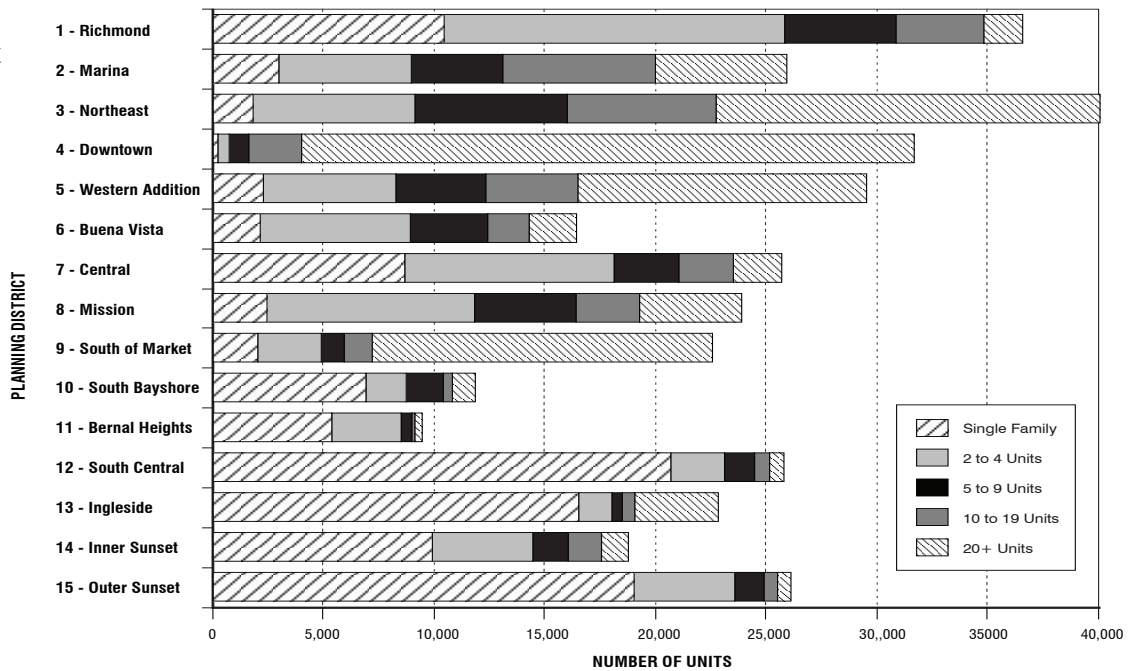


FIGURE 9.
San Francisco
Housing Stock
by Planning
District, 2009



Housing Stock by Planning District

Figure 9 shows the total overall housing stock by building type for the fifteen San Francisco Planning Districts. Table 25 contains San Francisco housing stock totals by Planning District and shows the net gain since the 2000 Census.

- The Northeast and Richmond Planning Districts continue to have the highest number of overall units, with each having over 35,000 units. The Northeast District accounts for 11% of the City’s housing stock, while the Richmond Planning District accounts for 10%.
- The South Central, Outer Sunset, and Ingleside Planning Districts remain the areas with the highest number of single-family homes in San Francisco. Together these areas account for 51% of all single-family homes.
- The Richmond, Central, and Mission Planning Districts are the areas with the highest numbers of buildings with two to four units, representing 19%, 12%, and 11% of those units respectively.

- In the “5 to 9 Units” category, the Northeast and Richmond Planning Districts have the highest numbers of those units with 17% and 13% respectively.
- The Marina and Northeast Planning Districts continue to have the highest share of buildings with 10 to 19 units. Thirty seven percent of the City’s multi-family buildings with 10 to 19 units are in these districts.
- The Downtown Planning District has the largest stock of the city’s high-density housing (27,687). The Northeast Planning District is second with 17,351 units. Eighty-seven percent of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 28% of all the high-density housing citywide. The Northeast Planning District, next with 43% of its units in buildings with 20 units or more, claims 18% of the City’s high-density housing.

TABLE 25. San Francisco Housing Stock by Planning District, 2000-2009

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
1. Richmond						
2000 Census Count	10,459	15,130	4,989	3,892	1,725	36,195
April 2000-2008	(18)	241	42	78	33	376
2009	(5)	15				34
Total	10,436	15,386	5,031	3,970	1,758	36,581
Percent of Total	28.5%	42.1%	13.8%	10.9%	4.8%	10.0%
2. Marina						
2000 Census Count	2,978	5,958	4,122	6,900	5,752	25,710
April 2000-2008	(14)	24	17		187	214
2009		7	(9)			(2)
Total	2,964	5,989	4,130	6,900	5,939	25,922
Percent of Total	11.4%	23.1%	15.9%	26.6%	22.9%	7.1%
3. Northeast						
2000 Census Count	1,813	7,228	6,782	6,571	16,658	39,052
April 2000-2008	(11)	62	67	153	693	964
2009	1	22	36			59
Total	1,803	7,312	6,885	6,724	17,351	40,075
Percent of Total	4.5%	18.2%	17.2%	16.8%	43.3%	10.9%
4. Downtown						
2000 Census Count	210	508	799	2,332	23,230	27,079
April 2000-2008		1	81	56	3,327	3,465
2009		3	2		1,130	1,135
Total	210	512	882	2,388	27,687	31,679
Percent of Total	0.7%	1.6%	2.8%	7.5%	87.4%	8.6%
5. Western Addition						
2000 Census Count	2,236	5,930	3,912	3,981	11,915	27,974
April 2000-2008	28	49	151	182	1,094	1,504
2009	3	7			39	49
Total	2,267	5,986	4,063	4,163	13,048	29,527
Percent of Total	7.7%	20.3%	13.8%	14.1%	44.2%	8.0%
6. Buena Vista						
2000 Census Count	2,141	6,742	3,463	1,860	1,852	16,058
April 2000-2008	(18)	35	30	18	290	353
2009	1	7				8
Total	2,124	6,784	3,493	1,876	2,142	16,419
Percent of Total	12.9%	41.3%	21.3%	11.4%	13.0%	4.5%
7. Central						
2000 Census Count	8,655	9,295	2,893	2,387	2,185	25,415
April 2000-2008	2	147	34	79		262
2009	(1)	16				15
Total	8,656	9,458	2,927	2,466	2,185	25,692
Percent of Total	33.7%	36.8%	11.4%	9.6%	8.5%	7.0%
8. Mission						
2000 Census Count	2,438	9,202	4,354	2,495	3,925	22,414
April 2000-2008	(8)	162	206	364	464	1,188
2009		15	26	12	227	280
Total	2,430	9,379	4,586	2,871	4,616	23,882
Percent of Total	10.2%	39.3%	19.2%	12.0%	19.3%	6.5%

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Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
9. South of Market						
2000 Census Count	2,025	2,690	959	897	6,396	12,967
April 2000-2008	(15)	168	74	323	7,522	8,072
2009	2	14	2	46	1,459	1,523
Total	2,012	2,872	1,035	1,266	15,377	22,562
Percent of Total	8.9%	12.7%	4.6%	5.6%	68.2%	6.1%
10. South Bayshore						
2000 Census Count	6,917	1,680	1,625	315	419	10,956
April 2000-2008	(17)	89	36	73	386	567
2009	2	52	17	18	233	322
Total	6,902	1,821	1,678	406	1,038	11,845
Percent of Total	58.3%	15.4%	14.2%	3.4%	8.8%	3.2%
11. Bernal Heights						
2000 Census Count	5,328	3,092	453	136	203	9,212
April 2000-2008	27	43	28		130	228
2009	2	1				3
Total	5,357	3,136	481	136	333	9,443
Percent of Total	56.7%	33.2%	5.1%	1.4%	3.5%	2.6%
12. South Central						
2000 Census Count	20,553	2,339	1,248	583	246	24,969
April 2000-2008	122	83	96	96	404	801
2009	3	7	12			22
Total	20,678	2,429	1,356	679	650	25,792
Percent of Total	80.2%	9.4%	5.3%	2.6%	2.5%	7.0%
13. Ingleside						
2000 Census Count	16,466	1,490	461	585	3,282	22,284
April 2000-2008	48	5	1	(14)	495	535
2009	2	5				7
Total	16,516	1,500	462	571	3,777	22,826
Percent of Total	72.4%	6.6%	2.0%	2.5%	16.5%	6.2%
14. Inner Sunset						
2000 Census Count	9,895	4,478	1,582	1,478	1,194	18,627
April 2000-2008	3	56	20	14	22	115
2009	5	6	(2)	11		20
Total	9,903	4,540	1,600	1,503	1,216	18,762
Percent of Total	52.8%	24.2%	8.5%	8.0%	6.5%	5.1%
15. Outer Sunset						
2000 Census Count	19,011	4,406	1,298	584	487	25,786
April 2000-2008	9	140	23	28	120	320
2009	1	2				3
Total	19,021	4,548	1,321	612	607	26,109
Percent of Total	72.9%	17.4%	5.1%	2.3%	2.3%	7.1%
Citywide						
2000 Census Count	111,125	80,168	38,940	34,996	79,469	344,698
April 2000-2008	138	1,305	906	1,448	15,167	18,964
2009	16	179	84	87	3,088	3,454
Total	111,279	81,652	39,930	36,531	97,724	367,116
Percent of Total	30.3%	22.2%	10.9%	10.0%	26.6%	100.0%

Source: Planning Department

Housing Construction in the Bay Area

This section provides a regional context to the City's housing production trends. San Francisco is one of nine counties that make up the Bay Area.

- In 2009, Bay Area counties authorized 6,091 units for construction, 52% lower than the 2008 authorizations (12,617).
- Alameda (22%), Contra Costa (19%), Santa Clara (17%), San Francisco (12%), and San Mateo (10%) counties accounted for almost 80% of the units authorized.

- In San Francisco, 95% of new housing is in multi-family buildings whereas San Mateo (69%), Marin (60%), Alameda (40%), and Santa Clara (38%) have more of a mix of single and multi-family units. Single-family housing predominates in the other Bay Area counties.

Map 2 shows the nine counties that make up the Greater San Francisco Bay Area. Table 26 shows the total number of units authorized for construction for San Francisco and the rest of the Bay Area for 2009. Figure 10 shows trends in housing construction by building type from 2000 to 2009.



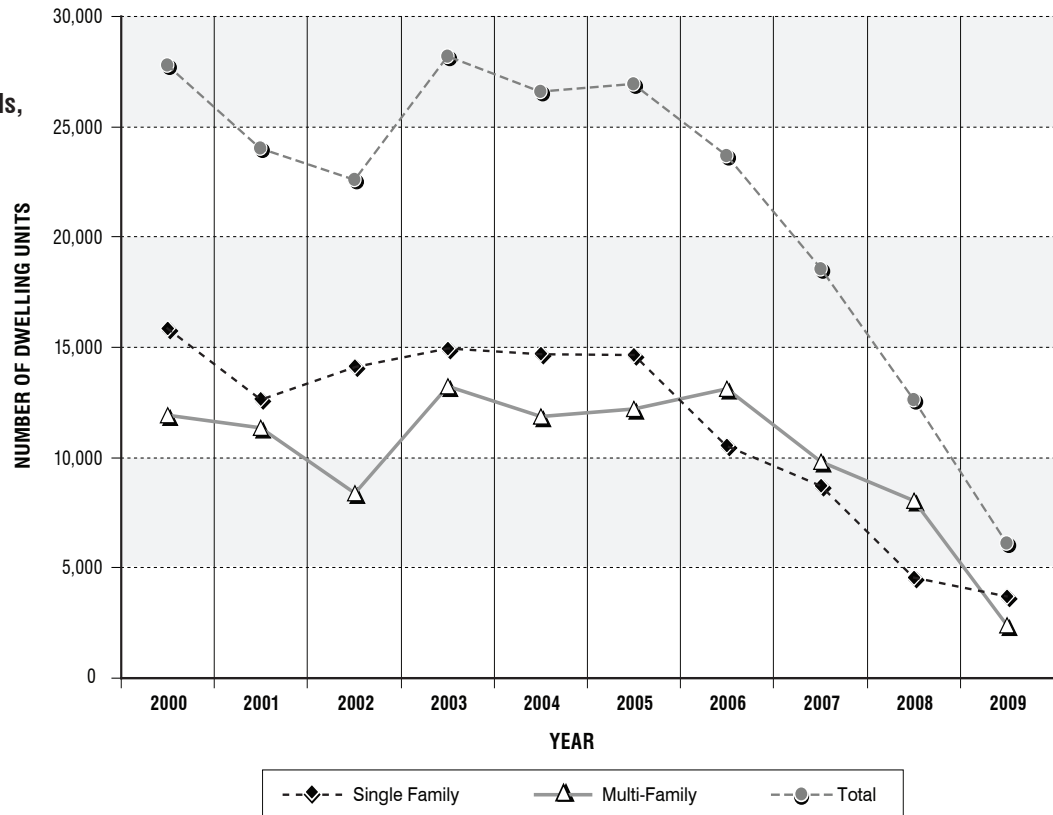
MAP 2.
San Francisco Bay Area Counties

TABLE 26.
Units Authorized for Construction for San Francisco and the Bay Area Counties, 2009

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	802	526	1,328	22%
Contra Costa	998	155	1,153	19%
Marin	64	97	161	3%
Napa	126	4	130	2%
San Francisco	37	715	752	12%
San Mateo	189	419	608	10%
Santa Clara	651	396	1,047	17%
Solano	501	5	506	8%
Sonoma	335	71	406	7%
Total	3,703	2,388	6,091	100%

Source: Construction Industry Research Board

FIGURE 10.
Bay Area Housing Construction Trends, 2000-2009



Appendices

Appendix A: Project Lists

This Appendix details major projects in various stages of the planning or construction process: projects under Planning Department review, projects that have been authorized for construction by the Department of Building Inspection, and projects that have been completed. A project's status changes over time. During a reporting period, a project may move from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominiums, or vice versa, before a project is completed or occupied.

Table A-1 details major market-rate housing projects with ten or more units that were completed in 2009. This list also includes the number of inclusionary units in the project.

Table A-2 is comprised of major affordable housing projects with 10 or more units that were completed in 2009.

Table A-3 provides information for all projects with 10 or more units that were fully entitled by the Planning Department in 2009. These projects typically require either a conditional use permit, environmental review, or some other type of review by the Planning Commission or Zoning Administrator, or the Environmental Review Officer.

Table A-4 provides information for all projects with 10 or more units that were filed with the Planning Department in 2009. These projects require a conditional use permit, environmental review, or other types of review by the Planning Commission, Zoning Administrator, or the Environmental Review Officer. This list does not include projects submitted for informal Planning project review and for which no applications have been filed.

Table A-5 contains residential projects with five or more units authorized for construction by DBI in 2009.

Table A-6 is an accounting of affordable housing projects in the “pipeline” — projects that are under construction, or in pre-construction or preliminary planning with either the Mayor's Office of Housing or the San Francisco Redevelopment Agency.

Appendix B: Planning Area Annual Monitoring

Table B-1 details 2009 housing trends in recently adopted planning areas.

Table B-2 summarizes the units entitled by the Planning Department in 2009 by planning areas.

Table B-3 summarizes units gained from new construction in 2009 by planning areas.

Table B-4 summarizes units demolished in 2009 by planning areas.

Table B-5 summarizes units lost through alterations and demolitions in 2009 by planning areas.

Table B-6 summarizes affordable housing projects for 2009 in planning areas.

Appendix C: San Francisco Zoning Districts

Appendix D: Affordable Housing Guidelines for Inclusionary Housing

Table D-1 lists the 2009 rental affordable housing guidelines for inclusionary housing.

Table D-2 lists the 2009 homeownership affordable housing guidelines for inclusionary housing.

Appendix E: In-Lieu Housing Fees Collected

Appendix F: Glossary

TABLE A-1.
Major Market Rate Housing Projects Completed, 2009

Project Name / Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
Trinity Plaza, Phase I 1188 Mission St	440	12 Rent Controlled 360	360 - Studio 80 - 1 BR	Rental	\$1,975
Millennium Tower 301 Mission St	420	Off-site Completed 2008	91 - 1 BR 321 - 2 BR	Ownership	\$650,000
The Infinity, Spear St Tower 338 Spear St and Treetop residences 318 Spear St and 333 Main St	413	Off-site Completed 2008	12 - Studio 89 - 1 BR 254 - 2 BR 58 - 3 BR	Ownership	\$815,000
Avalon at Mission Bay III 240 Berry St	260	0	- Studio - 1 BR - 2 BR	Ownership	\$1,855
Strata 1201 Fourth St	192	0	130 - 1 BR 62 - 2 BR	Rental	\$1,900
Ashton 301 Executive Park Blvd	110	In-Lieu	1 - Studio 60 - 1 BR 49 - 2 BR	Rental	\$2,200
Cubix 766 Harrison St	98	7	98 - Studio	Ownership	\$199,000
Radiance at Mission Bay 325 China Basin St	98	0	- Studio - 1 BR - 2 BR	Ownership	\$595,000
Homes on Esprit Park 900 Minnesota St	75	In-Lieu	60 - 1 BR 14 - 2 BR 1 - 3 BR	Ownership	\$900,000
829 Folsom St	69	In-Lieu	3 - Studio 50 - 1 BR 15 - 2 BR 1 - 3 BR	Ownership	\$390,000
Union South 2125 Bryant St	53	9	5 - 1 BR 28 - 2 BR 20 - 3 BR	Ownership	\$500,000
77 Van Ness Ave	50	6	5 - Studio 25 - 1 BR 10 - 2 BR	Ownership	\$350,000
Bayside Vista Hester Ave at Lauren Ct	50	6	25 - 2 BR 18 - 3 BR 7 - 4 BR	Ownership	\$449,000
550 18th St 680 Illinois St 2075 Third St	35	Off-site	27 - 2 BR 8 - 3 BR	Ownership	
2200 Mission St	23	3	- 1 BR - 2 BR - 3 BR - 4 BR	Ownership	\$449,000
480 14th St	12	1	9 - 1 BR 3 - 2 BR	Ownership	\$799,000
728 Montgomery St	12	0	- 1 BR - 2 BR - 3 BR	Ownership	\$875,000
1327 Seventh Ave	11	In-Lieu	- Studio - 1 BR - 2 BR - 3 BR	Ownership	\$869,000

Sources: Planning Department, Mayor's Office of Housing; San Francisco Redevelopment Agency

TABLE A-2.
Major Affordable Housing Projects Completed, 2009

Project Name / Address	Developer / Sponsor	Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI % Targets	Type of Housing
Mosaica 601 Alabama St 2949 18th St	Citizen's Housing Corporation	151	17 - Studio 13 - 1 BR 56 - 2 BR 60 - 3 BR 5 - 4 BR	Rental / Ownership	VLI Families	25-50%	Family & Senior
Tenth & Mission Family Housing 1390 Mission St	Mercy Housing	136	34 - 1 BR 42 - 2 BR 60 - 3 BR	Rental	VLI Families	31-50%	Family
275 Tenth St Supportive Housing	Episcopal Community Services of San Francisco	134	134 - Studio	Rental	ELI Homeless	25-30%	SRO
Mission Walk 330 & 335 Berry St	Bridge Housing	131	25 - 1 BR 82 - 2 BR 24 - 3 BR	Ownership	Moderate	80-120%	Family
Armstrong Townhomes 5600 third St	Bridge Housing	124	52 - 2 BR 48 - 3 BR 24 - 4 BR	Ownership	VLI and LI Families	60-100%	Family
Arnett Watson Apartments 650 Eddy St	Tenderloin Neighborhood Development Corporation	83	36 - Studio 33 - 1 BR 14 - 2 BR	Rental	VLI Homeless Individuals and Families	31-50%	Family
149 Mason St	Glide Economic Development Corporation	56	56 - Studio	Rental	ELI Homeless	15%	SRO
Bay Oaks 4800 Third St	SF Housing Development Corporation	18	12 - 1 BR 6 - 2 BR	Ownership	Moderate	80-120%	Family

Sources: Planning Department, Mayor's Office of Housing; San Francisco Redevelopment Agency

TABLE A-3.
Major Housing Projects Reviewed and Entitled by Planning Department, 2009

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2007.1250X	333 Harrison St	The proposed project would demolish existing surface parking lot and construct mid-rise, 65-foot high residential building with approximately 315 studio, one- and two-bedroom dwelling units while providing approximately half-acre public city park.	315	3/19/09	CPC	Approved	17844
2005.0979X	1390 Market St	Fox Plaza currently contains two buildings: a 29-story mixed-use building and a two-story commercial building. The proposal would demolish the existing two-story, 19,000 structure located on the NE corner of the lot and construct a new building which would be 120 feet high in 11 stories, including 17,500 sf of retail, 230 dwelling units, and no parking spaces.	230	5/28/09	CPC	Approved	17893
2006.0884C	1150 Ocean Ave	The proposed project would demolish the existing 14,900 sf retail and parking lot and construct 173 residential units, above 30,000 sf ground floor retail, and podium parking. The project would consist of two buildings, up to 55 feet in height, and a total of 237 parking spaces. The project includes extending Brighton and Lee Avenues through the site in lieu of paying the Balboa Park impact fees, requiring an "in-kind agreement" with the City.	175	5/21/09	CPC	Approved	17885
2007.1342C	168 Eddy St	The proposed project would construct an 100% affordable 170-unit building over 15,000 sf of retail.	170	3/26/09	CPC	Approved	17849
2005.0540C	1415 Mission St	The proposed project would demolish a tire store and construct a 16-story mixed-use project with 156 dwelling units, 156 off-street valet parking spaces, and 2,350 sf of ground floor retail use and 2,430 sf office.	156	11/12/09	CPC	Approved	17979
2006.1431C	1960-1998 Market St	The proposed project would demolish a gas station and construct 115 condominium units with 96 parking spaces and 9,000 sf of retail. The building would be approximately 85 feet tall and eight stories in height.	115	6/4/09	CPC	Approved	17894
2007.1121X	429 Beale St	The proposed project would demolish the existing structures, and construct a new 8-story 84-foot building with 113 dwelling units and 57 parking spaces.	113	5/14/09	CPC	Approved	17878
2007.1464C	1036-1040 Mission St	The proposed project would construct an 100% affordable residential mid-rise, with 106 units and 116,055 sf of ground floor retail on two lots, in one structure with two bldg two masses -- one 13-story, one 8-story --and two City Carshare spaces, on an existing surface parking lot.	100	5/14/09	CPC	Approved	17876
2008.1162E	1100 Golden Gate Ave	The proposed project would construct a 5-story, 145-foot tall housing tower with 98 affordable senior rental units.	98	9/2/09	MEA	ND	

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2009.0476C	178 Townsend St	The proposed project would convert the California Electric Light building and add a 62-foot, 5-story addition for 94 units with 47 spaces of stacker parking behind 2,700 sf of retail facing Townsend on the ground story.	94	9/3/09	CPC	Approved	17944
2005.1106C	2655 Bush St	The proposed project would demolish an existing convalescent care facility and construct 84 residential units with 4,500 sf of retail and 126 parking spaces.	84	7/16/09	CPC	Approved	17922
2006.0826C	1946 Polk St	The proposed project would demolish the three existing "L"-shaped buildings and a 15-space surface parking lot and construct a new 43-unit residential building with 2,900 sf of ground floor retail and 45 parking spaces.	43	2/5/09	CPC	Approved	17813
2005.0876C	345 Sixth St	The proposed project would demolish a 2,973 sf one-story office building and surface parking and construct a 37,200 sf, 36-unit five-story structure with residential over ground floor PDR/ business service and 9 parking spaces.	36	4/2/09	CPC	Approved	17855
2008.0862C	1622 Broadway	The proposed project would build a 7-story, 34-unit building with 49 parking spaces on an existing surface parking lot.	34	3/12/09	CPC	Approved	17840
2005.0267C	181 Turk St/ 180 Jones St	The proposed project would build an 8-story, 32-unit building with ground floor commercial space and 8 off-street parking spaces on an existing surface parking lot.	32	3/5/09	CPC	Approved	17838
2006.0430C	870 Harrison St	The proposed project would demolish an existing one-story 6,120 sf building and construct a building with 22 units, 1,282 sf of retail and 7 parking spaces. The new structure would be five stories and approximately 50 feet in height.	22	6/18/09	CPC	Approved	17906
2005.0200V	121 Ninth St	The proposed project would demolish an existing commercial building and construct a five-story, mixed use building with 20 units, 17 parking spaces, and 800 sf of ground floor commercial use, requiring a variance for off-street parking.	20	7/31/09	ZA	Approved	
2007.0007X	750 Second St	The proposed project would demolish the existing building and construct a new eight-story, 18-unit building with 5,050 sf of retail and 18 parking spaces, approximately 93 feet in height.	18	9/10/09	CPC	Approved	17949
2007.1117C	1731 Powell St	The proposed project would renovate a gutted theater into 3,500 square feet of commercial space and 17 residential condominiums with 20 parking spaces.	15	1/8/09	CPC	Approved	17797
2008.0795D	574 Natoma St	The proposed project would demolish the existing 1,875 sf, single-story warehouse and replace it with a 6,525 sf, 4-story 10-unit building with 2 parking spaces.	10	3/27/09	CPC	Approved	

Source: Planning Department

TABLE A-4.
Major Housing Projects Filed at Planning Department, 2009

Planning Case No.	Address / Project Name	Case Description	No. Units
2009.0159IEK	1540 Market St	The proposed project would construct two buildings: one residential tower building, 400' in height, with 180 units and 50 parking spaces, and one 24-ft wide building, 65 feet in height, after demolition of an existing 4-story commercial building.	180
2009.1011E	1801, 1863, & 1875 Mission St	The proposed project would convert an existing commercial building to residential units and construct new residential buildings in existing parking lots. The project would provide a total of 98 units in 3 buildings with 61 parking spaces.	98
2009.0476ACEFKUV	178 Townsend St	The proposed project would convert the California Electric Light building and add a 62-foot, 5-story addition for 94 units with 47 spaces of stacker parking behind 2,700 sf of retail facing Townsend on the ground story.	94
2009.1117CE	11 Phelan Ave	The proposed project would construct a new mixed-use building with 60 units of affordable housing, 7,000 sf of retail, and 6 parking spaces.	60
2009.0765V	374 Fifth St	The proposed project would convert 47 tourist hotel rooms to 47 SRO units. It would require rear yard and open space variances. The project is related to 235 O'Farrell St. site, which is proposing conversion of 23 residential hotel rooms to tourist use.	47
2009.1050E	1607-49 Ocean Ave	The proposed project would demolish five commercial buildings and construct a new four-story building containing 45 dwelling units, 29,475 sf of retail space, and 50 parking spaces.	45
2009.0990E	1600 Market St	The proposed project would construct an 85-foot mixed-use building containing 36 units and 3,665 sf of ground floor commercial.	36
2009.1064CE	1345 Turk St	The proposed project would construct 32 affordable units with 24 parking spaces on former Redevelopment property. Project was previously approved by Redevelopment, but project was modified and did not receive building permits prior to expiration of Western Addition A-2 Project Area.	32
2009.0880EK	2100 Mission St	The proposed project would demolish of a one-story commercial building and construct a mixed-use building with 29 units, 14 parking spaces, and a ground-floor commercial space.	29
2009.0112E	1 Capitol Ave	The proposed project would subdivide a vacant former right-of-way parcel (.98 ac) to construct 28 single family homes -- 24 market-rate and 4 affordable units with 44 parking spaces.	28
2009.0335CEKV	1527 Filbert St/ 2559 Van Ness Ave	The proposed project would construct a six-story mixed-use building, 65 feet in height with 27 units, 38 below grade parking spaces, and ground floor commercial after conversion of a gas station	27
2009.1074E	1433 Bush St	The proposed project would demolish a one-story building and construct a mixed-use building with 26 units, 2,100 sf of retail space, and 33 parking spaces. The proposed building would be 112 feet in height.	26
2009.0180EV	411 Valencia St	The proposed project would construct a mixed-use building with 24 units, 16 stacked parking spaces, and two ground floor retail spaces; six stories plus roof deck on existing vacant lot.	24
2009.1177E	2353 Lombard St	The proposed project would demolish an existing 2-story restaurant and construct a new 4-story mixed use building with 21 units, underground parking, and ground floor commercial.	21
2009.0610E	3418 26th St	The proposed project would construct 12 units with 8 parking spaces and be 55 feet in height on an existing vacant lot.	12

Source: Planning Department

TABLE A-5.
Major Projects Authorized for Construction by DBI, 2009

Address	Units	Type
JANUARY		
1000 Mississippi St	28	New
3575 Keith St	7	New
FEBRUARY		
4132 Third St	7	New
APRIL		
220 Golden Gate Ave	71	Conversion
261 Octavia St	15	New
JULY		
101 Executive Park Blvd, Bldg 6	8	New
101 Executive Park Blvd, Bldg 8	8	New
AUGUST		
1880 Mission St	194	New
793 South Van Ness Ave	29	New
55 Trumbull St	18	New
4201 California St	6	New

Address	Units	Type
19 Tehama St	6	New
SEPTEMBER		
420 29th Ave	20	New
OCTOBER		
1189 Tennessee St	8	New
NOVEMBER		
474 Natoma St	55	New
DECEMBER		
101 Donahue St	63	New
201 Donahue St	25	New
101 Executive Park Blvd, Bldg 27	8	New
49 Kearny St	7	Conversion

Source: Planning Department

TABLE A-6.
Major Affordable Projects in the Pipeline as of December 31, 2009 (Arranged by Address)

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Currently Under Construction										
5600 Third St Armstrong Place Senior Housing / Bridge Housing	23	92						115	116	New Construction
5800 Third St (Inclusionary) Coca Cola Bottling Plant / Noteware							47	47	343	New Construction
227-255 Seventh St / Westbrook Plaza Mercy Housing / SOMA Healthcare			48					48	49	New Construction
66 Ninth St Senior Housing Mercy Housing		106						106	107	New Construction
555 Bartlett St / 3400 Cesar Chavez St (Inclusionary)							9	9	60	
850 Broderick St / Aremdt House Senior Housing / SF Dept Human Services			46					46	47	New Construction
53 Columbus Ave / ROOTS SF Community Land Trust							21	21	21	Rehabilitation
472 Ellis St / Arlington Preservation Mercy Housing	150							150	150	Rehabilitation
3575 Geary Blvd Senior Housing Bridge Housing		150						150	150	New Construction
261 Octavia Blvd / Central Fwy Parcel Q Westbay and Satellite Housing				15				15	15	New Construction
2139 O'Farrell St Kaiser Housing					21			21	21	New Construction
52-64 Whitney Young Cir Habitat for Humanity & EM Johnson							7	7	7	New Construction
SUBTOTALS	173	348	94	15	21	0	84	735	1,086	
In Pre-Construction Planning										
420 29th Ave BHNC	7			13				20	20	New Construction
285 Broadway Chinatown Community Development Center	18		33					51	51	New Construction
601 China Basin St Mission Bay South Parcel 6		116	117					233	233	New Construction
1095 Connecticut St / 751 Missouri St Potrero Terrace & Potrero Annex SFHA / Bridge Housing			806				30	836	1,152	New Construction
249 Eddy St / 161-65 Turk St TNDC		82						82	82	Rehabilitation
455 Fell St Central Fwy Parcel O			80					80	80	New Construction
400 Folsom St at Fremont St Transbay Block 8			70					70	70	New Construction
365 Fulton St / Central Fwy Parcel G CHP / Mercy	120							120	120	New Construction
121 Golden Gate Ave / St Anthony Senior Housing / Mercy Housing	20	81						101	102	New Construction
220 Golden Gate Ave / Central YMCA A. F. Evans / TNDC	174							174	174	Rehabilitation
701-725 Golden Gate Ave Central Fwy Parcel C	20	79						99	100	New Construction

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Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
465 Hayes St Central Fwy Parcel K							24	24	24	New Construction
909 Howard St Family Apartments Citizens Housing / TNDC	41		114					155	155	New Construction
Hunters Point Shipyard Parcel 56		75						75	75	New Construction
44 McAllister St / Civic Center Residences / TNDC	212							212	212	Rehabilitation
112 Middle Point Rd SFHA / Hunters View Phase I			106					106	106	New Construction
1036 Mission St TNDC	16		62					78	78	New Construction
474 Natoma St / Natoma Court Bridge Housing							55	55	55	New Construction
150 Otis St CHP	68							68	68	Rehabilitation
1500 Page St Agesong / Pacific Institute	32							32	32	Rehabilitation
238 Taylor St / 168-186 Eddy St TNDC	31		122					153	153	New Construction
1345 Turk St / Muni Substation Michael Simmons Properties							32	32	32	New Construction
Whitney Young Cir at Hudson Ave EE-2 Habitat for Humanity & EM Johnson							17	17	17	New Construction
35 Woodward St / Dolores Hotel BHNC / Housing Services Affiliate	35							35	35	Rehabilitation
SUBTOTALS	794	433	1,510	13	0	0	158	2,908	3,226	
In Preliminary Planning										
6600 Third St Supportive Housing Citizens Housing / Providence Baptist	72							72	73	New Construction
1000 Fourth St Mercy Housing	30		119					149	150	New Construction
201 Sixth St Hugo Hotel	13		52					65	65	New Construction
207 Cameron Wy / Alice Griffith SFHA / Lennar			256		TBD			256	1,000	New Construction
1301 Divisadero St (Inclusionary)							4	4	32	New Construction
535 Folsom St at Essex St Transbay Block 11	120							120	120	New Construction
Hunters Point Shipyard Parcel 54			50					50	50	New Construction
550 Mission Rock St Mission Bay South Parcel 3	97							97	97	New Construction
1400 Mission St Family Housing TNDC / Citizens Housing	30		120					150	150	New Construction
1000 Ocean Ave Phelan Loop Family Housing			60					60	60	New Construction
102-104 Octavia Blvd Central Fwy Parcel U	30							30	30	New Construction
270 Spear St Transbay Block 1			70					70	70	New Construction

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Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
1654 Sunnydale Ave SFHA / Mercy Housing			1,070				66	1,136	1,498	New Construction
2501 Sutter St / Westside Cts SFHA / EM Johnson			136		71		13	220	450	New Construction
72 Townsend St (Inclusionary)							11	11	74	New Construction
1251 Turk St / Rosa Parks Annex SFHA / Citizens Housing	20	80						100	100	New Construction
SUBTOTALS	412	80	1,933	0	71	0	94	2,590	4,019	
TOTALS	1,379	861	3,537	28	92	0	336	6,233	8,331	

Sources: Mayor's Office of Housing, San Francisco Redevelopment Agency

Notes: TBD = To Be Determined
 SFHA = San Francisco Housing Authority;
 TNDC = Tenderloin Neighborhood Development Corporation;
 CHP = Catholic Healthcare Partners;
 BHNC = Bernal Heights Neighborhood Center

TABLE B-1.
Housing Trends by Planning Area, 2009

Planning Area	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
Balboa Park					0
Central Waterfront	11	65		47	112
East SoMa	3	169		3	172
Market-Octavia	25	65	3	1	63
Mission	234	234	2	27	259
Showplace Square/ Potrero Hill	37	4			4
Rest of City	442	2,829	24	39	2,844
Total	752	3,366	29	117	3,454

Source: Planning Department

Note: Net Change equals Units Completed less Units Demolished plus Units Gained or (Lost) from Alterations.

TABLE B-2.
Units Entitled in 2009, by Planning Area

Planning Area	No. of Projects	Units Entitled
Balboa Park	1	175
Central Waterfront	0	0
East SoMa	7	164
Market-Octavia	2	345
Mission	6	20
Showplace Square/ Potrero Hill	6	7
Rest of City	75	1,345
Total	97	2,056

Source: Planning Department

TABLE B-3.
Units Gained from New Construction by Building Type and Planning Area, 2009

Planning Area	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
Balboa Park						0
Central Waterfront				30	35	65
East SoMa		2			167	169
Market-Octavia			3	12	50	65
Mission		4	3		227	234
Showplace Square/ Potrero Hill		4				4
Rest of City	36	78	88	29	2,598	2,829
Total	36	88	94	71	3,077	3,366

Source: Planning Department

TABLE B-4.
Units Demolished by Building Type and Planning Area, 2009

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
Balboa Park						0
Central Waterfront						0
East SoMa						0
Market-Octavia	1			3		3
Mission	1		2			2
Showplace Square/ Potrero Hill						0
Rest of City	12	20	4			24
Total	14	20	6	3	0	29

Source: Planning Department

TABLE B-5.
Units Lost Through Alterations and Demolitions by Planning Area, 2009

Planning Area	Alterations					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
Balboa Park							0
Central Waterfront							0
East SoMa							0
Market-Octavia		1			1	3	4
Mission						2	2
Showplace Square/ Potrero Hill							0
Rest of City	2	41	5	12	60	24	84
Total	2	42	5	12	61	29	90

Source: Planning Department

TABLE B-6.
New Affordable Housing Constructed in 2009 in Planning Areas

Planning Area	Affordable Units	AMI Target	Tenure	Funding Source
East SoMa (7)				
766 Harrison St	7	Moderate	Homeowner	Inclusionary
Market-Octavia (7)				
77 Van Ness Ave	6	Moderate	Homeowner	Inclusionary
480 14th St	1	Moderate	Homeowner	Inclusionary
Mission (163)				
601 Alabama	151	117 - VLI 34 - Moderate	Rental/ Homeowner	Mayor's Office of Housing
2125 Bryant St	9	Moderate	Homeowner	Inclusionary
2200 Mission St	3	Moderate	Homeowner	Inclusionary

Source: Planning Department

TABLE C.
San Francisco Zoning Districts

Zoning	General Descriptions
Residential, House and Mixed Districts	
RH-1	One Family
RH-1(D)	One Family (Detached Dwellings)
RH-1(S)	One Family with Minor Second Unit
RH-2	Two Family
RH-3	Three Family
RM-1	Low Density
RM-2	Moderate Density
RM-3	Medium Density
RM-4	High Density
Residential Transit-Oriented Districts	
RTO	Residential Transit-Oriented
RTO-M	Residential Transit-Oriented, Mission
Residential-Commercial Districts	
RC-3	Medium Density
RC-4	High Density
Public District	
P	Public District
Neighborhood Commercial Districts	
NC-1	Neighborhood Commercial Cluster District
NC-2	Small Scale Neighborhood Commercial District
NC-3	Moderate Scale Neighborhood Commercial District
NC-S	Neighborhood Commercial Shopping Center District
NCD-24th-Noe	24th - Noe Valley Neighborhood Commercial District
NCD-Broadway	Broadway Neighborhood Commercial District
NCD-Castro	Castro Neighborhood Commercial District
NCD-Haight	Haight Neighborhood Commercial District
NCD-Inner Clement	Inner Clement Neighborhood District
NCD-Inner Sunset	Inner Sunset Neighborhood District
NCD-North Beach	North Beach Neighborhood Commercial District
NCD-Outer Clement	Outer Clement Neighborhood District
NCD-Polk	Polk Neighborhood Commercial District
NCD-Sacramento	Sacramento Neighborhood Commercial District
NCD-Union	Union Neighborhood Commercial District
NCD-Upper Fillmore	Upper Fillmore Neighborhood Commercial District
NCD-Upper Market	Upper Market Neighborhood Commercial District
NCD-West Portal	West Portal Neighborhood Commercial District

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Zoning	General Descriptions
Neighborhood Commercial Transit Districts	
NCT-1	Neighborhood Commercial Transit Cluster District
NCT-2	Small Scale Neighborhood Commercial Transit District
NCT-3	Moderate Scale Neighborhood Commercial Transit District
NCT-24th-Mission	24th - Mission Neighborhood Commercial Transit District
NCT-Hayes-Gough	Hayes - Gough Neighborhood Commercial Transit District
NCT-Mission	Mission Neighborhood Commercial Transit District
NCT-Ocean	Ocean Neighborhood Commercial Transit District
NCT-SoMa	SoMa Neighborhood Commercial Transit District
NCT-Upper Market	Upper Market Neighborhood Commercial Transit District
NCT-Valencia	Valencia Neighborhood Commercial Transit District
Chinatown Mixed Use Districts	
CRNC	Chinatown Residential Neighborhood Commercial District
CVR	Chinatown Visitor Retail District
CCB	Chinatown Community Business District
South of Market Mixed Use Districts	
RED	South of Market Residential Enclave District
RSD	South of Market Residential Services District
SLI	South of Market Service-Light Industrial District
SLR	South of Market Light Industrial-Residential District
SSO	South of Market Services / Secondary Office District
Eastern Neighborhoods Mixed Use Districts	
MUG	Mixed Use - General District
MUO	Mixed Use - Office District
MUR	Mixed Use - Residential District
SPD	South Park Mixed Use District
UMU	Urban Mixed Use District
Downtown Residential Districts	
DTR-RH	Downtown Residential - Rincon Hill District
DTR-SB	Downtown Residential - South Beach District
DTR-TB	Downtown Residential - Transbay District
Commercial Districts	
C-2	Community Business District

CONTINUED >

Zoning	General Descriptions
Downtown Commercial Districts	
C-3-S	Downtown Commercial - Service District
C-3-G	Downtown Commercial - General District
C-3-R	Downtown Commercial - Retail District
C-3-O	Downtown Commercial - Office District
C-3-O(SD)	Downtown Commercial - Office (Special Development) District
Industrial Districts	
M-1	Light Industrial District
M-2	Heavy Industrial District
C-M	Heavy Commercial District
PDR-1-B	Production Distribution and Repair Light Industrial Buffer District
PDR-1-G	Production Distribution and Repair General District
PDR-1-D	Production Distribution and Repair Design District
PDR-2	Core Production Distribution and Repair District
Redevelopment Agency Districts	
MB-RA	Mission Bay Redevelopment Area Plan District
HP-RA	Bayview Hunters Point Redevelopment Area Plan District

Source: Planning Department

TABLE D-1.
2009 Rental Affordable Housing Guidelines for Inclusionary Housing

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (30% of HUD Median Income)	1	Studio	\$18,150	\$454
	2	1 Bedroom	\$20,750	\$519
	3	2 Bedroom	\$23,350	\$584
	4	3 Bedroom	\$25,900	\$648
	5	4 Bedroom	\$28,000	\$700
	6	5 Bedroom	\$30,050	\$751
Very Low Income (50% of HUD Median Income)	1	Studio	\$30,250	\$756
	2	1 Bedroom	\$34,550	\$864
	3	2 Bedroom	\$38,900	\$976
	4	3 Bedroom	\$43,200	\$1,080
	5	4 Bedroom	\$46,650	\$1,166
	6	5 Bedroom	\$50,100	\$1,253
Lower Income (60% of HUD Median Income)	1	Studio	\$36,300	\$908
	2	1 Bedroom	\$41,450	\$1,036
	3	2 Bedroom	\$46,650	\$1,166
	4	3 Bedroom	\$51,850	\$1,296
	5	4 Bedroom	\$56,000	\$1,400
	6	5 Bedroom	\$60,100	\$1,503
Low Income (80% of HUD Median Income)	1	Studio	\$48,400	\$1,210
	2	1 Bedroom	\$55,300	\$1,383
	3	2 Bedroom	\$62,200	\$1,555
	4	3 Bedroom	\$69,100	\$1,728
	5	4 Bedroom	\$74,650	\$1,866
	6	5 Bedroom	\$80,150	\$2,004

Source: Mayor's Office of Housing

Note: Incomes are based on the 2009 San Francisco median income
 These limits are only applicable for those units produced as a result of Planning Code Section 315.

TABLE D-2.
2009 Homeownership Affordable Housing Guidelines for Inclusionary Housing

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Low Income <i>(80% of HUD Median Income)</i>	1	Studio	\$48,400	\$1,331	\$142,799
	2	1 Bedroom	\$55,300	\$1,521	\$165,285
	3	2 Bedroom	\$62,200	\$1,711	\$187,771
	4	3 Bedroom	\$69,100	\$1,900	\$210,257
	5	4 Bedroom	\$74,650	\$2,053	\$227,168
Median Income <i>(100% of HUD Median Income)</i>	1	Studio	\$60,500	\$1,664	\$192,764
	2	1 Bedroom	\$69,100	\$1,900	\$222,269
	3	2 Bedroom	\$77,750	\$2,138	\$251,982
	4	3 Bedroom	\$86,400	\$2,376	\$281,694
	5	4 Bedroom	\$93,300	\$2,566	\$304,180
Moderate Income <i>(120% of HUD Median Income)</i>	1	Studio	\$72,600	\$1,997	\$242,728
	2	1 Bedroom	\$82,900	\$2,280	\$279,254
	3	2 Bedroom	\$93,300	\$2,566	\$316,192
	4	3 Bedroom	\$103,700	\$2,852	\$353,131
	5	4 Bedroom	\$111,950	\$3,079	\$381,191

Source: Mayor's Office of Housing

Note: Incomes are based on the 2009 San Francisco median income.
 These limits are only applicable for those units produced as a result of Planning Code Section 315.
 Monthly housing expenses are calculated based on 33% of gross monthly income.
 Maximum purchase price is the affordable price from San Francisco's Inclusionary Housing Program and incorporates monthly fees and taxes into sales price.

TABLE E.
In-Lieu Housing Fees Collected, Fiscal Years 2003-2009

Fiscal Year	Amount Collected
2003	\$959,411
2004	\$134,875
2005	\$2,623,279
2006	\$19,225,864
2007	\$7,514,243
2008	\$43,330,087
2009	\$1,404,079
Total	\$75,191,838

Source: Planning Department

APPENDIX E.**Glossary**

Affordable Housing Unit: A housing unit -- owned or rented -- at a price affordable to low- and middle-income households. An affordable rental unit is one for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included. An affordable ownership unit is one for which the mortgage payments, PMI, property taxes, homeowners dues, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year, 8% fixed-rate loan.

Alterations: Improvements and enhancements to an existing building. At DBI, building permit applications for alterations use Forms 3 and 8. If you are not demolishing an existing building (Form 6) or newly constructing a new building (Forms 1 and 2), you are “altering” the building.

Certificate of Final Completion (CFC): A document issued by DBI that attests that a building is safe and sound for human occupancy.

Conditional Use Permit: A permit that is only granted with the consent of the Planning Commission, and not as of right.

Condominium: A building or complex in which units of property, such as apartments, are owned by individuals and common parts of the property, such as the grounds and building structure, are owned jointly by all of the unit owners.

Current dollars: The dollar amount for a given period or year not adjusted for inflation. In the case of income, it is the income amount in the year in which a person or household receives it. For example, the income someone received in 1989 unadjusted for inflation is in current dollars.

General Plan: Collection of Objectives, Policies, and Guidelines to direct guide the orderly and prudent use of land.

HMFA: HUD Metro FMR (Fair Market Rent) Area an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

Housing Unit: A dwelling unit that can be a single family home, a unit in a multi-unit building or complex, or a unit in a residential hotel.

Inclusionary Housing Units: Housing units made affordable to lower- and moderate-income households as a result of legislation or policy requiring market rate developers to include or set aside a percentage (usually 10% to 20%) of the total housing development to be sold or rented at below market rates (BMR). In San Francisco, this is usually 15%, and it applies to most newly constructed housing developments containing five or more dwelling units.

Median Income: The median divides the household income distribution into two equal parts: one-half of the households falling below the median household income and one-half above the median.

Pipeline: All pending development projects -- filed, approved or under construction. Projects are considered to be “in the pipeline” from the day they are submitted for review with the Planning Department, the Redevelopment Agency (SFRA), or the Department of Building Inspections (DBI), until the day the project is issued a Certificate of Final Completion by DBI.

Planning Code: A local law prescribing how and for what purpose each parcel of land in a community may be used.

Primary Metropolitan Statistical Area (PMSA): A PMSA is an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

Single Room Occupancy (SRO) Units: Residential hotel rooms, typically occupied by one person, lacking bathroom and/or kitchen facilities.

Temporary Certificate of Occupancy (TCO): Like a CFC, a TCO allows occupancy of a building pending final inspection.

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