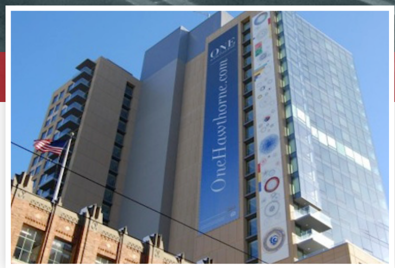
2010

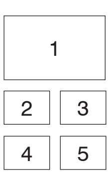
San Francisco

HOUSING INVENTORY



San Francisco Planning Department

April 2011



1 The Presidio Landmark Apartments - 1801 Wedemeyer Street, Presidio - 154 rental units; conversion of former hospital

2 Zygmunt Arendt House - 850 Broderick Street - 46 affordable senior units; new construction

3 One Hawthorne Street at Howard Street - 135 units; new construction

4 One Ecker Place - 16 Jessie Street - 51 units; conversion of office building

5 Coronet Senior Housing - 3575 Geary Boulevard - 150 affordable senior units; new construction

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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 41st in the series and presents housing production activity during 2010.

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. The *Housing Inventory* also reports on housing production trends in the Better Neighborhoods and Eastern Neighborhoods 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 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 for purchase 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 2010 totaled 1,438 units. This includes 1,082 units in new construction and 356 new units added through conversions of non-residential uses or expansion of existing structures.
- Some 208 units were lost through demolition, unit mergers, or removal of illegal units.
- This year saw a net addition of 1,230 units to the City's housing stock, a 64% decrease from 2009. This is also 44% lower than the 10-year average and 23% lower than the 20-year average.
- By the end of 2010, there were 368,346 dwelling units in San Francisco: 30% are single-family homes, 33% are in buildings with two to nine units, and 37% are in buildings with 10 or more units.
- In 2010, 1,203 units were authorized for construction. This represents a 61% increase over 2009. New housing authorized for construction over the past five years continues to be overwhelmingly (79%) in buildings with 20 or more units.
- The Planning Department approved and fully entitled 80 projects in 2010. These projects propose a total of 12,130 units, including 10,500 units in the Candlestick Point-Hunters Point redevelopment project.
- In 2010, 734 new condominiums were recorded – a 12% decrease over 2009. Some 91% of those units were in buildings with 20 units or more. Condominium conversions decreased in 2010 – 537 or 33% fewer than converted in 2009.
- New housing development in 2010 continued to be concentrated on the eastern side of the City, particularly in the South of Market planning district, where 23% of all units were built.

Affordable Housing

- In 2009, new affordable units made up 40% of new units added to the City's housing stock. However, these 582 new affordable housing units are about 38% less than the previous year production. This count includes 40 inclusionary units and 34 secondary units added to existing structures.
- About 86% 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 construction. 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.

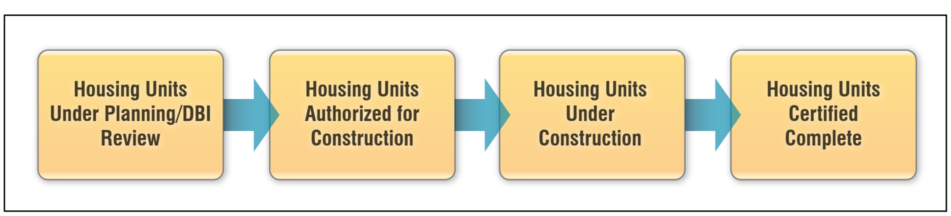
Units Certified Complete

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 23,648 units. In 2010, 1,230 net units were added to the housing stock. This represents a 64% decrease from the 3,454 units added in 2009.

By the end of 2010, housing units in San Francisco totaled 368,348, 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 2010, units in buildings with 20 or more units comprised 27% of the City's total housing. Of all units added since the 2000 Census, 82% 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 2010. Figure 2 illustrates San Francisco's housing stock by building type for 2010.

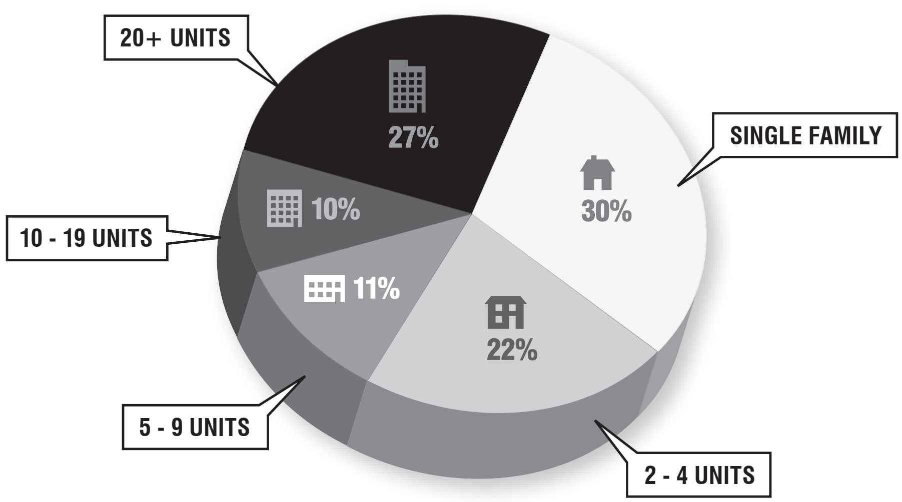
TABLE 1. San Francisco Housing Stock by Building Type, 2000-2010

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 2009	151	1,477	988	1,547	18,255	**22,418**
2010	34	25	22	-4	1,153	**1,230**
Total	**111,310**	**81,670**	**39,950**	**36,539**	**98,877**	**368,346**

Sources: U.S. Census Bureau; Planning Department

FIGURE 2.

San Francisco Housing Stock by Building Type, 2010



Housing Production Trends

New Housing Construction

- In 2010, housing production decreased by 64% from 2009 when it was at its highest level in 45 years. The total net new unit count for 2010 was 1,230 – about 23% lower than the 20-year average.
- New construction unit totals for 2010 – 1,082 – decreased by 68% from 2009. New construction in 2010 was 49% below the 10-year average of 2,133 units.
- Affordable units made up 54% of new units built in 2010.
- Some net 318 units were added to the housing stock through "alterations" of existing units. Conversions of non-residential uses resulted in 150 new units and 36 new units were added through expansion of existing structures. This represents a 172% increase from 2009 as a result of alterations.
- The number of demolitions in 2010 – 170 – is at its highest level since 2005, primarily due to demolitions related to the rebuilding of affordable public housing in the South Bayshore district.
- Thirty-eight units were also lost due to mergers, removal of illegal units, or conversion of residential units to non-residential uses.
- In 2010, the Department of Building Inspection (DBI) authorized 1,209 units for construction according to building permit data. That number represents 61% over permits authorized in 2009 (752).

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 2006-2010.

Some of the larger projects completed in 2010 include: 1801 Wedemeyer Street in the Presidio (154 units); 3575 Geary Boulevard (150 affordable units); 5800 Third Street (137 units); 1 Hawthorne Street (135 units); 5600 Third Street (115 affordable units); 66 Ninth Street (106 affordable units); 800 Minnesota Street (67 units); 555 Bartlett Street (60 units); 1 Ecker Place (51 units); 255 Seventh Street (48 affordable units); and 850 Broderick Street (46 affordable units).

A list of all market rate projects with 10 units or more completed in 2010 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects completed in 2010.

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 2010, 73 projects with 2,274 units were filed at the Planning Department. This number is higher than the count in 2009 (902 units) by 152% but is 61% below the five-year average (5,814). This extraordinarily high average is due to a few very large projects filed in recent years.

TABLE 2.
San Francisco Housing Trends, 1991-2010

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
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**
2010	1,203	1,082	170	318	**1,230**
Total	**39,089**	**32,202**	**2,444**	**2,391**	**32,149**

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

- The Planning Department approved and fully entitled 78 projects in 2010. These projects propose a total of 11,979 units, including the 10,500 in the Candlestick Point-Hunters Point redevelopment project and a 448-unit project at Folsom and 5th Streets.
- As of December 31, 2010, the total number of units under review at the Planning Department was 21,149. This includes the 6,000 plus unit Treasure Island and the 5,677-unit Park-Merced projects.

FIGURE 3.

20-Year Housing Production Trends, 1991-2010

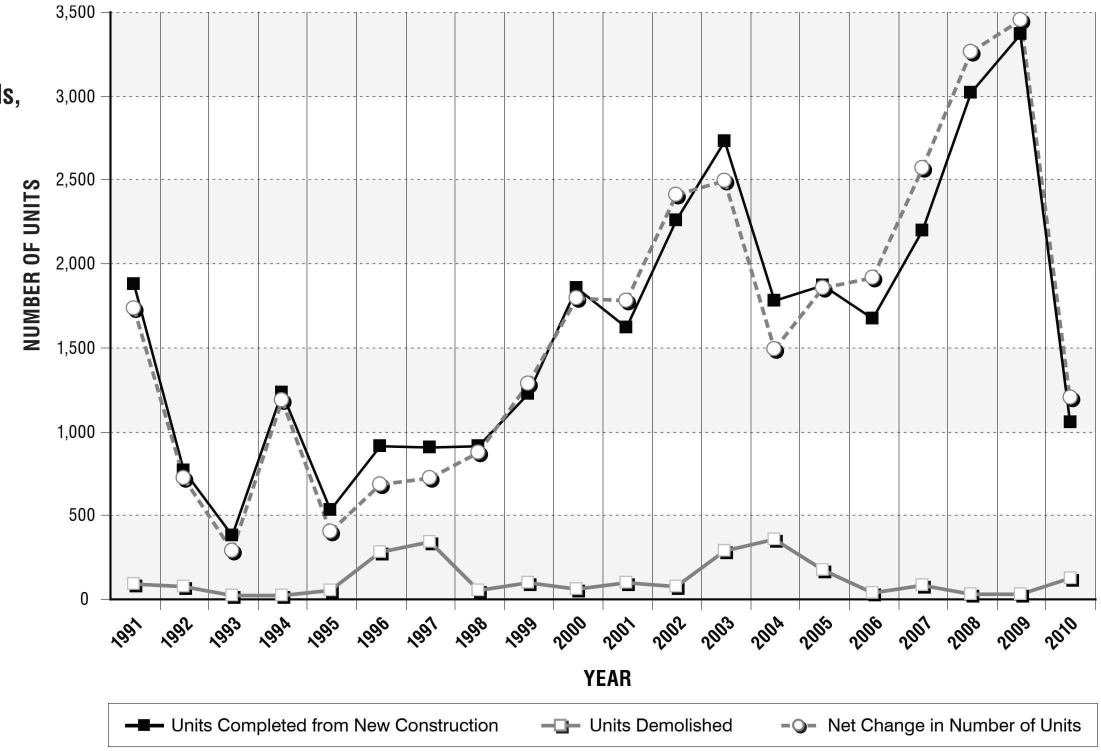


FIGURE 4.

Units Authorized and Completed, 1991-2010

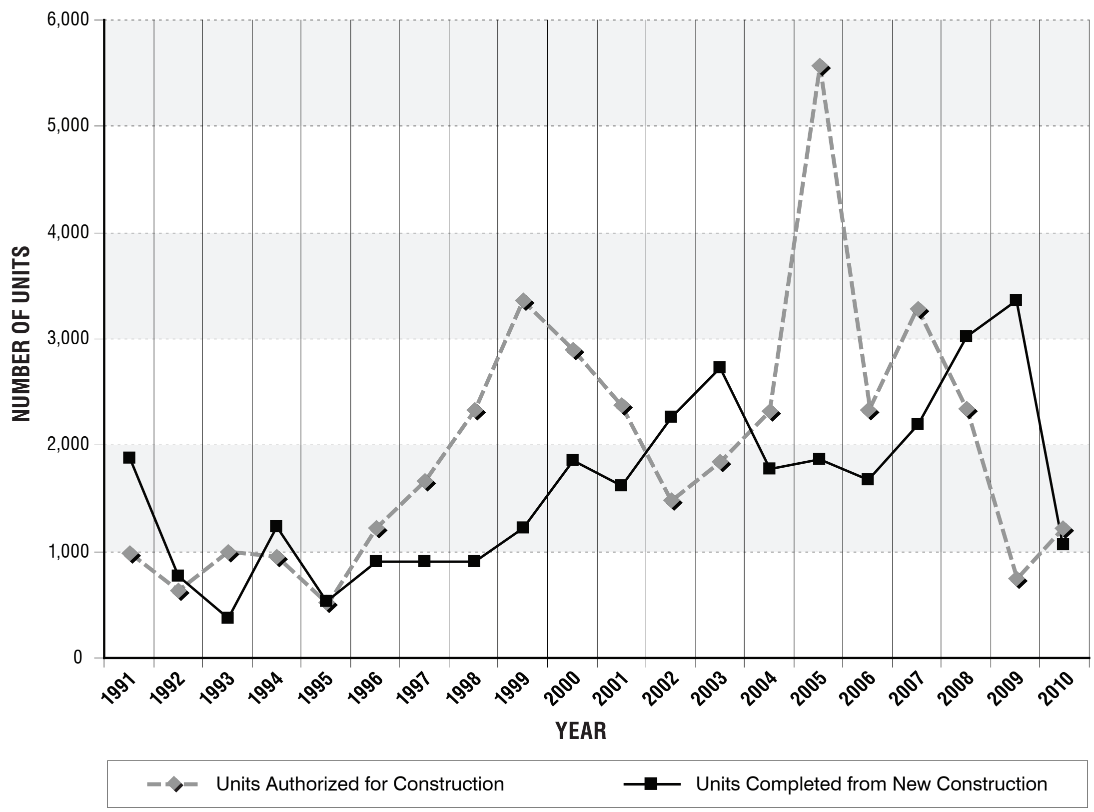


FIGURE 5.

Units Authorized and Gained from New Construction, Alterations, and Demolitions, 2006-2010

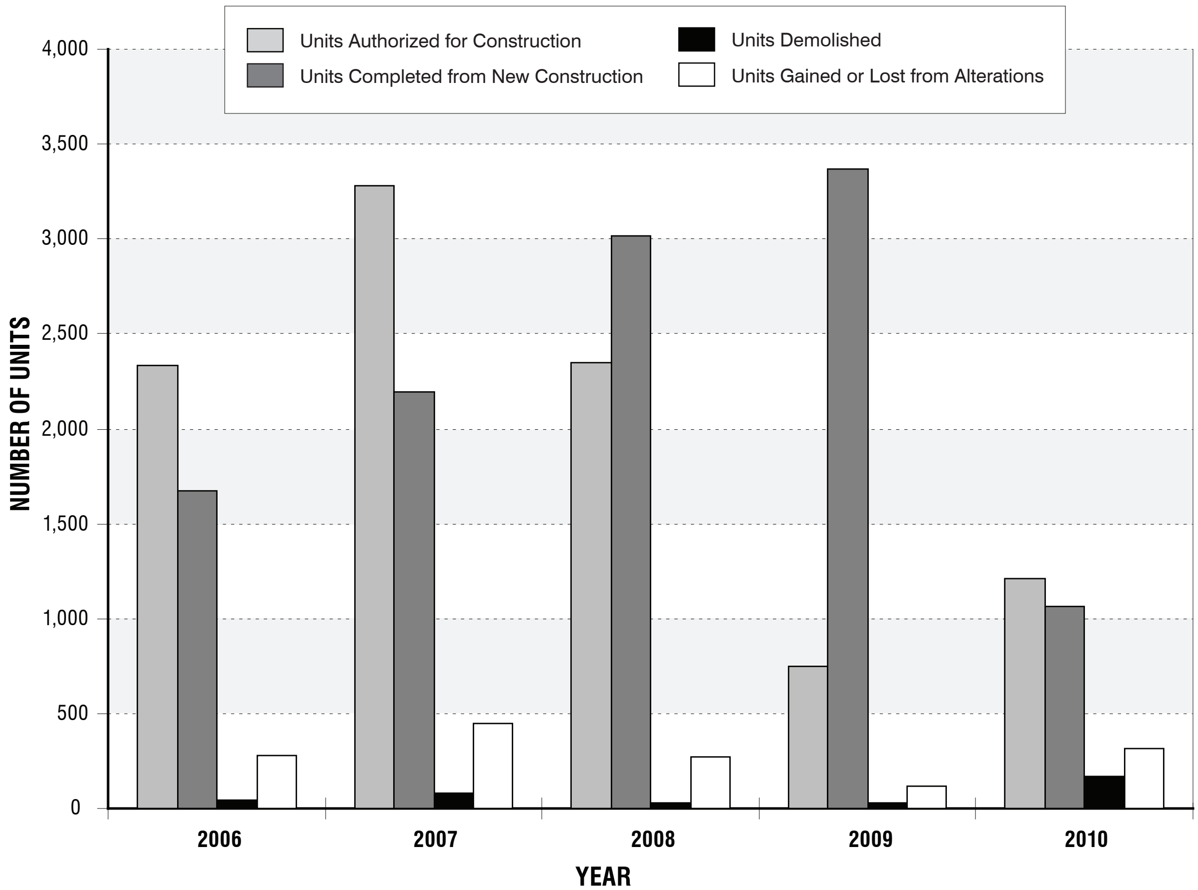


Table 3 shows the number of housing projects filed with the Planning Department over the last five years. It is important to note that Planning may not approve all projects under review or may not approve projects at the unit levels requested. Project sponsors may also change or withdraw the project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

TABLE 3.

Projects and Units Filed at Planning Department for Review by Year, 2006-2010

Year	Projects Filed	Units Filed
2006	260	**7,854**
2007	175	**10,281**
2008	145	**7,761**
2009	85	**902**
2010	72	**2,001**
Total	**737**	**28,799**

Source: Planning Department

Very large projects (over 50 units) filed in 2010 and under Planning Department review include: Sunnydale HOPE SF Master Plan (915 net new units); Potrero HOPE SF Master Plan (488 net new units); 45 Lansing Street (93 additional units); 490 South Van Ness Avenue (81 units); 2121 Third Street (70 units); 527 Stevenson Street (67 units); and 2051 Third Street (60 units).

Appendix A-3 records major projects (10 units or more) that received Planning entitlements in 2010. Appendix A-4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2010.

Units Authorized for Construction

- In 2010, DBI authorized 1,203 units for construction, 60% higher than 2009. This is, however, 65% lower than the five-year average (1,983). 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 142 projects authorized in 2010 compared to 135 projects in 2009. In 2010, the average project size was 8.5 units, 14% lower than the average development size from 2006-2010 (9.7).

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: 333 Harrison Street (326 units); 2255 Third Street (196 units); 1150 Ocean Avenue (173 affordable units); Hunters View SF HOPE Phase I (106 affordable units); and 178 Townsend Street (94 units).

Appendix A-5 lists all projects with five or more units authorized for construction in 2010.

TABLE 4.
Units and Projects Authorized for Construction by DBI by Building Type, 2006-2010

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
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
2010	45	69	55	128	906	**1,203**	142
Total	**311**	**546**	**336**	**895**	**7,826**	**9,914**	**1,034**

Source: Planning Department

Demolitions

- A total of 170 units were demolished in 2010. This is almost five times (486%) the number of units demolished in 2008 and 2009 (29). Ninety-two percent of the demolitions (157) can be attributed to two affordable housing developments: 113 units demolished at Hunters View HOPE SF project and 44 residential motel units at 6600 Third Street. Both projects will be rebuilt and result in 349 and 30 units respectively.

- The 170 demolitions in 2010 are 143% above the five-year demolition average of 70 units and are the most since 174 units were demolished in 2005

- In 2010, 161 or 95% of the demolitions took place in the RM-1 district (low-density mixed residential).

Table 5 shows the units demolished by building type from 2006-2010, and Table 6 shows the demolitions in 2010 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 318 units from alterations in 2010 is comprised of 356 units added and 38 units eliminated.

- Net units gained through alterations increased 172% from the 117 units gained in 2009. The increase is a result of a larger number of units added and a smaller number of units removed.

- Conversion projects completed in 2010 resulted in the addition of 150 new units. The conversions of office space into residential space were primarily in the South of Market, Downtown, and Mission areas. Office conversions include 800 Minnesota Street (67 units); 1 Ecker Place (51 units); and 2101 Bryant Street (26 units).

- Of the 38 units lost through alteration in 2010, 22 were lost due to mergers and another 10 to conversion to non-residential uses. This represents a 38% decrease in units lost through alterations.

Table 7 shows the number of units added or eliminated through alteration permits from 2006 to 2010. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

- The net total of 208 units lost in 2010 due to demolition or alteration is 131% greater than that in 2009 when 90 total units were lost.

TABLE 5. Units Demolished by Building Type, 2006-2010

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
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**
2010	28	6	6	35	123	**170**
Total	**108**	**74**	**36**	**55**	**185**	**350**

Source: Planning Department

TABLE 6. Units Demolished by Zoning District, 2010

Zoning District	Buildings	Units		Total	Percent of Total
		Single Family	Multi-Family		
RH-1	1	1	0	**1**	1%
RH-2	3	3	0	**3**	2%
RH-3	2	0	4	**4**	2%
RM-1	21	1	160	**161**	95%
NC-2	1	1	0	**1**	1%
Total	**28**	**6**	**164**	**170**	**100%**

Source: Planning Department

TABLE 7. Units Added or Lost Through Alteration Permits, 2006-2010

Year	Units Added	Units Eliminated	Net Change
2006	320	40	**280**
2007	482	31	**451**
2008	321	48	**273**
2009	178	61	**117**
2010	356	38	**318**
Total	**1,657**	**218**	**1,439**

Source: Planning Department

TABLE 8. Units Lost Through Alterations and Demolitions, 2006-2010

Year	Alterations					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
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**
2010	5	22	1	10	38	170	**208**
Total	**48**	**129**	**10**	**35**	**222**	**350**	**505**

Source: Planning Department

New Housing Unit Trends

New construction and residential conversions are the primary engine behind changes to the housing stock. This section examines units added to the housing stock over the past five years by looking at the types of buildings and the zoning districts where they occurred. For 2010, this section examines all units added to the housing stock, not just those added through new construction.

Types of Buildings

- New housing units added over the past five years continues to be overwhelmingly (87%) in buildings with 20 or more units.
- Increases were seen in the "Single Family" category (25% more than that completed in 2009) and the "3 to 9 Units" grouping (9%).
- The share of units added in high-density buildings (20 or more units) was 84% in 2010— slightly below the five-year average of 87%.
- Single-family and two-unit buildings construction made up a small proportion (6%) of new construction in 2010.

Table 9 shows new construction from 2006 through 2010 by building type. Figure 6 shows new construction by building type for 2010.

New Housing Units Added by Zoning District

- About a fifth of new units built in 2010 (20%) were in the Downtown Commercial zoning districts. Industrial zoning districts, where 18% of new units were built, and Neighborhood Commercial districts, with 14%, ranked second and third, respectively.
- Traditional residential districts accounted for only 177 units or 12% of new housing production in 2010.

Table 10 summarizes new construction in 2010 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. Housing Units Added by Building Type, 2006-2010

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
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**
2010	45	46	102	39	1,206	**1,438**
Total	**245**	**270**	**479**	**558**	**10,143**	**11,695**
Share of New Construction, 2006-2010	**2%**	**2%**	**4%**	**5%**	**87%**	**100%**

Source: Planning Department

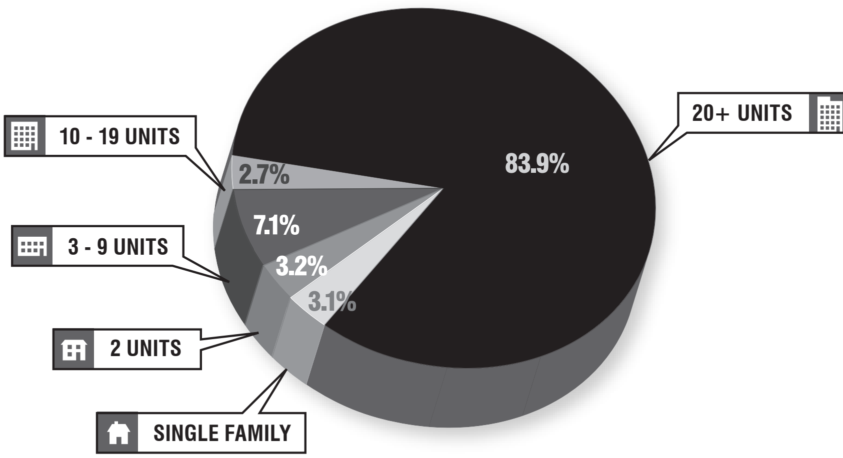


FIGURE 6.

Housing Units Added by Building Type, 2010

TABLE 10. Housing Units Added by Generalized Zoning, 2010

General Zoning Districts	Units	Percent of Total	Rank
Residential, House and Mixed	**177**	12.3%	4
Residential, Transit Oriented	**2**	0.1%	12
Residential-Commercial	**13**	0.9%	10
Public	**161**	11.2%	5
Neighborhood Commercial	**207**	14.4%	3
Neighborhood Commercial Transit	**121**	8.4%	6
South of Market Mixed Use	**51**	3.5%	8
Eastern Neighborhoods Mixed Use	**116**	8.1%	7
Downtown Residential	**8**	0.6%	11
Commercial	**36**	2.5%	9
Downtown Commercial	**293**	20.4%	1
Industrial	**253**	17.6%	2
Total	**1,438**	100.0%	

Source: Planning Department

TABLE 11.

Housing Units Added by Zoning District, 2010

Zoning Districts	Units	Percent of Total	Rank
RH-1	12	0.8%	18
RH-1(D)	1	0.1%	27
RH-2	41	2.9%	12
RH-3	22	1.5%	15
RM-1	67	4.7%	7
RM-2	4	0.3%	23
RM-3	22	1.5%	15
RM-4	8	0.6%	20
P	161	11.2%	3
RTO	1	0.1%	27
RTO-M	1	0.1%	27
RC-4	13	0.9%	17
NC-1	4	0.3%	23
NC-2	12	0.8%	18
NC-3	164	11.4%	2
NCD-Castro	2	0.1%	25
NCD-North Beach	2	0.1%	25
NCD-Pacific	23	1.6%	14
NCT-3	6	0.4%	22
NCT-Hayes-Gough	47	3.3%	11
NCT-Mission	60	4.2%	8
NCT-Valencia	8	0.6%	20
RED	49	3.4%	10
RSD	1	0.1%	27
SLR	1	0.1%	27
MUR	1	0.1%	27
UMU	115	8.0%	5
DTR-Rincon Hill	8	0.6%	20
C-2	36	2.5%	13
C-3-G	107	7.4%	6
C-3-O	51	3.5%	9
C-3-O(SD)	135	9.4%	4
M-1	253	17.6%	1
Total	**1,438**	**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

- 2010 saw new condominium construction decrease by 12% (734) from the number recorded in 2009 (835).
- Ninety-one percent of the condominiums recorded (667) were in buildings with 20 or more units, an 8% rise from 2009 (615).

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 33% in 2010 (537) from the 803 conversions registered in 2009. This number is only two percent lower than the 10-year average of 548 units.
- Over 64% of units converted in 2010 occurred in two-unit buildings, representing an decrease of 37% from 2009.
- Eighty-eight percent of the condominium conversions in 2010 (409) were in buildings with two or three units, compared to 81% in 2009.

Table 14 shows the number of conversions recorded by DPW from 2001-2010. Table 15 shows condominium conversions by building type over the past five years.

TABLE 12.
New Condominiums Recorded by DPW, 2001-2010

Year	Units	% Change from Previous Year
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%
2010	**734**	-12%
Total	**18,159**	--

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

TABLE 13.

New Condominiums Recorded by the DPW by Building Type, 2006-2010

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
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**
2010	22	24	21	0	667	**734**
Total	**262**	**391**	**328**	**438**	**7,908**	**9,327**

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

TABLE 14.

Condominium Conversions Recorded by DPW, 2001-2010

Year	Units	% Change from Previous Year
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%
2010	**537**	-33%
Total	**5,484**	--

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

TABLE 15.

Condominium Conversions Recorded by DPW by Building Type, 2006-2010

Building Type	2 Units	3 Units	4 Units	5 to 6 Units	Total
2006	448	192	64	23	**727**
2007	522	150	96	16	**784**
2008	576	180	72	17	**845**
2009	508	141	132	22	**803**
2010	322	87	100	28	**537**
Total	**2,376**	**750**	**464**	**106**	**3,696**

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 2006 through 2010.

- As of 2010, 18,953 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 8%.
- In for-profit residential hotels, both residential rooms and tourist rooms in 2010 decreased from 2009.
- The number of for-profit residential hotel buildings continued decreasing, as in the four previous years, from 422 buildings in 2006 to 412 buildings in 2010.

TABLE 16.
Changes in Residential Hotel Stock, 2006-2010

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		Total	
	Buildings	Resid. Rooms	Tourist Rooms	Buildings	Resid. Rooms	Buildings	Resid. Rooms
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**
2010	412	13,790	2,883	87	5,163	**499**	**18,953**

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 (HMFA). The HMFA 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 gen-erally 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 70% to up to 110% of the San Francisco median income.

Tables 17 and 18 show the incomes and prices for affordable rental and ownership units based on 2010 HUD income limits.

New Affordable Housing Construction

- Some 582 affordable units were completed in 2010, representing 40% of the new housing units added in 2010. Of these, 40 are on-site inclusionary affordable units.

- Very low-income units represented 82% of the new affordable units that were constructed in 2010; moderate income units made up 14%.

Figure 7 shows affordable housing construction compared to market-rate housing construction from 2006 to 2010 by year and as a total.

TABLE 17.

2010 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	$20,900	$523
	2	1 Bedroom	$23,850	$596
	3	2 Bedroom	$26,850	$671
	4	3 Bedroom	$29,800	$745
	5	4 Bedroom	$32,200	$805
	6	5 Bedroom	$34,600	$865
Very Low Income (50% of HUD Median Income)	1	Studio	$34,800	$870
	2	1 Bedroom	$39,750	$994
	3	2 Bedroom	$44,750	$1,119
	4	3 Bedroom	$49,700	$1,243
	5	4 Bedroom	$53,700	$1,343
	6	5 Bedroom	$57,650	$1,441
Lower Income (60% of HUD Median Income)	1	Studio	$41,750	$1,044
	2	1 Bedroom	$47,700	$1,193
	3	2 Bedroom	$53,650	$1,341
	4	3 Bedroom	$59,650	$1,491
	5	4 Bedroom	$64,400	$1,610
	6	5 Bedroom	$69,200	$1,730
Low Income (80% of HUD Median Income)	1	Studio	$55,700	$1,393
	2	1 Bedroom	$63,600	$1,590
	3	2 Bedroom	$71,550	$1,789
	4	3 Bedroom	$79,500	$1,988
	5	4 Bedroom	$85,900	$2,148
	6	5 Bedroom	$92,250	$2,306

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. **2010 Homeownership Affordable Housing Guidelines**

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Low Income *(70% of HUD Median Income)*	1	Studio	$48,700	$1,339	$145,328
	2	1 Bedroom	$55,560	$1,528	$168,224
	3	2 Bedroom	$62,600	$1,722	$191,120
	4	3 Bedroom	$69,600	$1,914	$214,224
	5	4 Bedroom	$75,150	$2,067	$231,287
Median Income *(90% of HUD Median Income)*	1	Studio	$62,650	$1,723	$203,448
	2	1 Bedroom	$71,550	$1,968	$234,468
	3	2 Bedroom	$80,500	$2,214	$265,696
	4	3 Bedroom	$89,450	$2,460	$296,925
	5	4 Bedroom	$96,600	$2,657	$320,654
Moderate Income *(110% of HUD Median Income)*	1	Studio	$76,550	$2,105	$261,360
	2	1 Bedroom	$87,450	$2,405	$300,712
	3	2 Bedroom	$98,400	$2,706	$340,273
	4	3 Bedroom	$109,350	$3,007	$379,834
	5	4 Bedroom	$118,100	$3,248	$410,229

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

Note: Incomes are based on the 2010 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 (582) produced in 2010 was 38% less than in 2009 (946).
- About 8% of the new affordable units in 2010 were units for homeowner units (47)
- A total of 34 units were added to existing residential buildings in 2010. 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 2010 include: 3575 Geary Boulevard (150 senior units); 5600 Third Street (115 units); 66 Ninth Street (106 units); 255 Seventh Street (48 units); 850 Broderick Street (46 units); and 2139 O'Farrell Street (21 units).

All major (10 or more units) new affordable housing projects completed in 2010 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.

Development of Affordable and Market Rate Units, 2006-2010

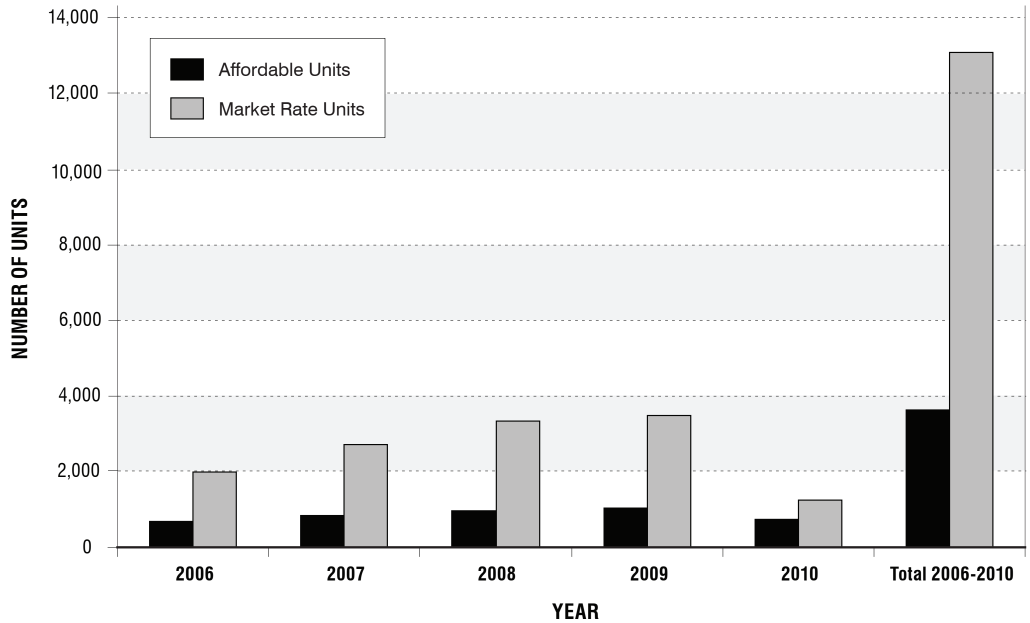


TABLE 19.

New Affordable Housing Construction by Income Level, 2006-2010

Year	Extremely Low (30% AMI)	Very Low (50% AMI)	Lower (60% AMI)	Low (80% AMI)	Moderate (120% AMI)	Total Affordable Units	Total All New Units	% of All New Units
2006	260	56	5	12	158	**491**	1,995	25%
2007	0	412	100	20	203	**735**	2,679	27%
2008	134	247	81	0	361	**823**	3,340	25%
2009	0	550	0	140	256	**946**	3,544	27%
2010	0	480	21	0	81	**582**	1,438	40%
Total	**394**	**1,745**	**207**	**172**	**1,059**	**3,577**	**12,996**	**28%**

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

TABLE 20.

New Affordable Housing Construction by Housing Type, 2006-2010

Year	Family	Senior	Individual/ SRO	Homeowner	Total
2006	260	0	56	175	**491**
2007	154	258	120	203	**735**
2008	227	160	134	302	**823**
2009	176	24	407	339 *	**946**
2010	128	348	59	47	**582**
2010 Percent of Total	22%	60%	10%	8%	**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 or 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 2006-2010.

- In 2010, fewer inclusionary units (40) were built than in any year since the inclusionary requirements have been in effect. The units built in 2010 represent a 9% decrease from the 44 inclusionary units provided in 2009. Moreover, the 2010 inclusionary housing units are 76% below the five-year annual average of 164 units. This drop is due to a fewer overall units being completed in 2010 as well as more developers opting to pay the in-lieu fee than in previous years. Appendix D lists the in-lieu fees collected since 2003.
- All 40 inclusionary units completed in 2010 were the result of the on-site requirement.

TABLE 21.
New Inclusionary Units, 2006-2010

Year	Units
2006	189
2007	167
2008	379
2009	44
2010	40
Total	**819**

Sources: Planning Department, Mayor's Office of Housing

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2010 with details of new construction with inclusionary units for those projects that have them.

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 2010, rental prices for a two-bedroom apartment in San Francisco increased 1.6%: $2,737 from $2,695.
- In 2010, the median price for a two-bedroom home in San Francisco was about $560,980 or 8.2% less than 2009 ($611,410). The 2010 median price for a two-bedroom home in the Bay Area region was set at $411,400, 4.1% lower than the price in 2009.
- A San Francisco family of three earning 110% of the HUD median income (the household in need of affordable housing with the most income available to spend on purchasing a home – $340,273 from Table 18) would fall about $220,707 short of being able to purchase a median-priced two-bedroom home ($560,980).

TABLE 22. Housing Price Trends, San Francisco Bay Area, 2001-2010

Year	Rental		For Sale	
	Two Bedroom Apartment		Two Bedroom House	
	San Francisco	Bay Area	San Francisco	Bay Area
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
2010	**$2,737**	N/A	**$560,980**	$411,400

Sources: SF-Rent.com for Apartment rental prices. California Association of Realtors for home sale prices;

Notes: 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 $1,789 or 65% of the median rent ($2,737), the same level as in 2009.

Table 22 gives rental and sales prices for 2001 through 2010. 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.

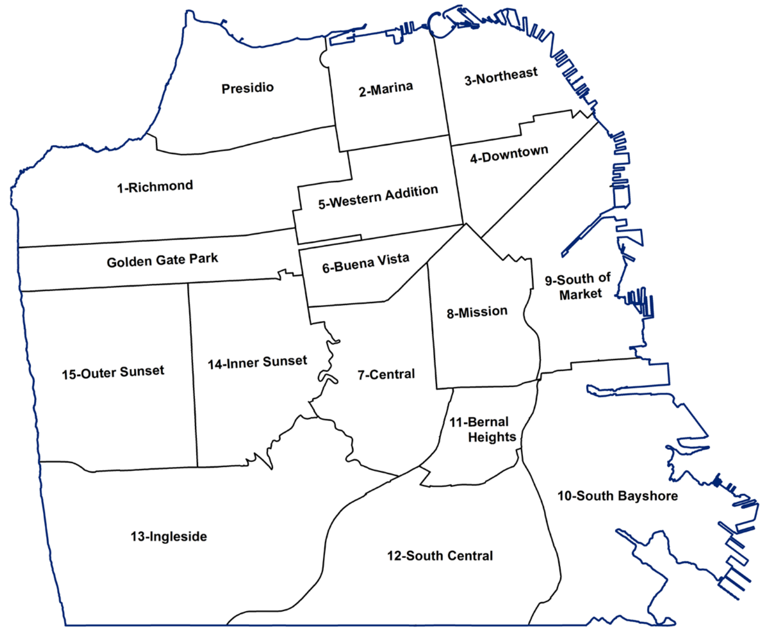
The *Housing Inventory* reports units in such projects as adding to the housing stock only when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end, the SRO still has 50 units, then for the purposes of this report, these units would not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

In 2010, 11 units of housing were rehabilitated. The rehabilitation project in 2010 was A Women's Place at 1049 Howard Street (54 beds which counts as 11 units for the purposes of this report).

TABLE 23.
Units Rehabilitated, 2005-2009

Year	Units Acquired / Rehabilitated
2006	0
2007	146
2008	270
2009	16
2010	11
Total	**443**

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, altered units, and units demolished in each Planning District. The table also ranks each Planning District by its position for each of the ratings categories.

- The South Bayshore District had the most new construction in 2010 with 295 units built or 27% of the total new construction. However, South of Market had the highest net gain, adding 285 units or 23% of net addition citywide.
- The Marina District ranked second in net units gained (178).
- The South Bayshore Planning District had the highest number of units demolished, with 157 of the City's 169 demolished units.

Figure 8 shows total new housing constructed and demolished by San Francisco Planning Districts in 2010.

TABLE 24. Housing Units Completed and Demolished by Planning District, 2010

No.	District Name	Units Completed	Rank	Units Demolished	Rank	Units Altered	Rank	Net Gain Housing Units	Rank
1	Richmond	155	3	1	6	1	6	**10**	10
2	Marina	24	8	3	2	157	1	**178**	2
3	Northeast	25	7	2	4	-1	12	**22**	8
4	Downtown	119	4	0	8	42	3	**161**	4
5	Western Addition	112	5	3	2	-2	15	**107**	7
6	Buena Vista	20	9	0	8	-1	12	**19**	9
7	Central	4	13	2	4	-1	12	**1**	13
8	Mission	93	6	0	8	26	4	**119**	6
9	South of Market	207	2	0	8	78	2	**285**	1
10	South Bayshore	295	1	157	1	0	9	**138**	5
11	Bernal Heights	0	14	0	8	0	9	**0**	15
12	South Central	11	11	1	6	1	7	**11**	11
13	Ingleside	6	12	0	8	0	9	**6**	12
14	Inner Sunset	13	10	0	8	6	6	**19**	9
15	Outer Sunset	0	14	0	8	1	7	**1**	13
	Total	**1,084**		**169**		**315**		**1,230**	

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, 2010

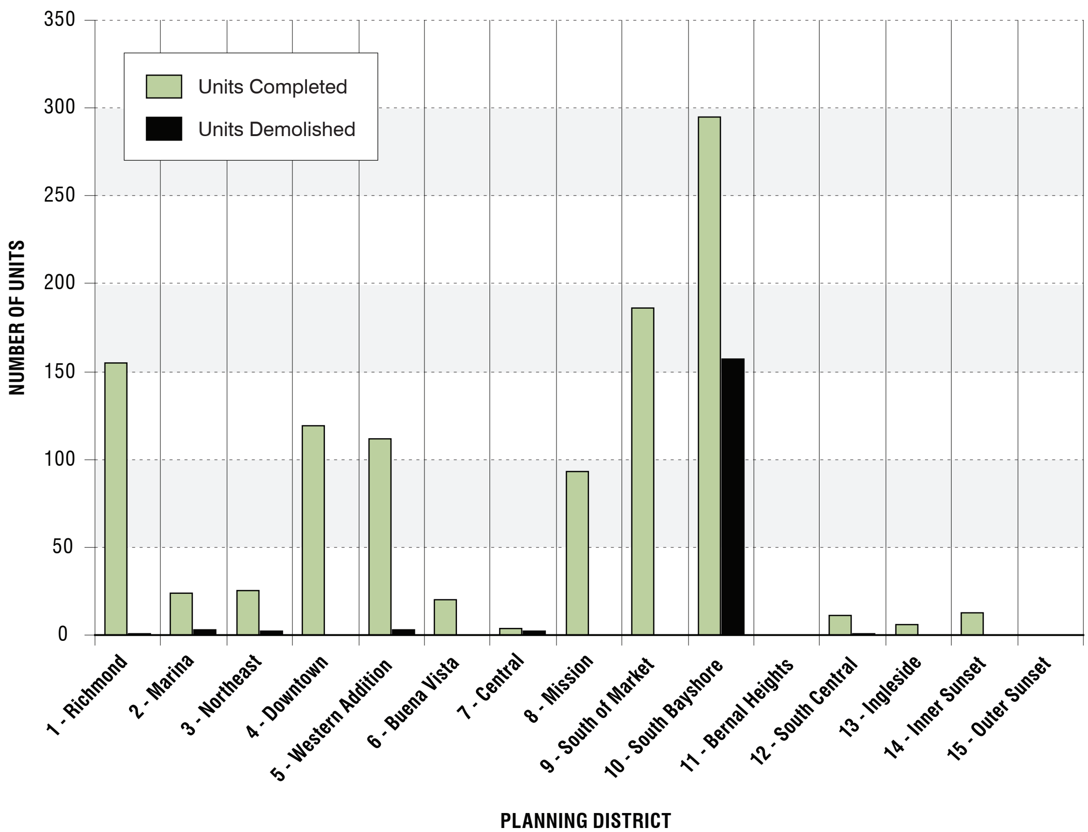
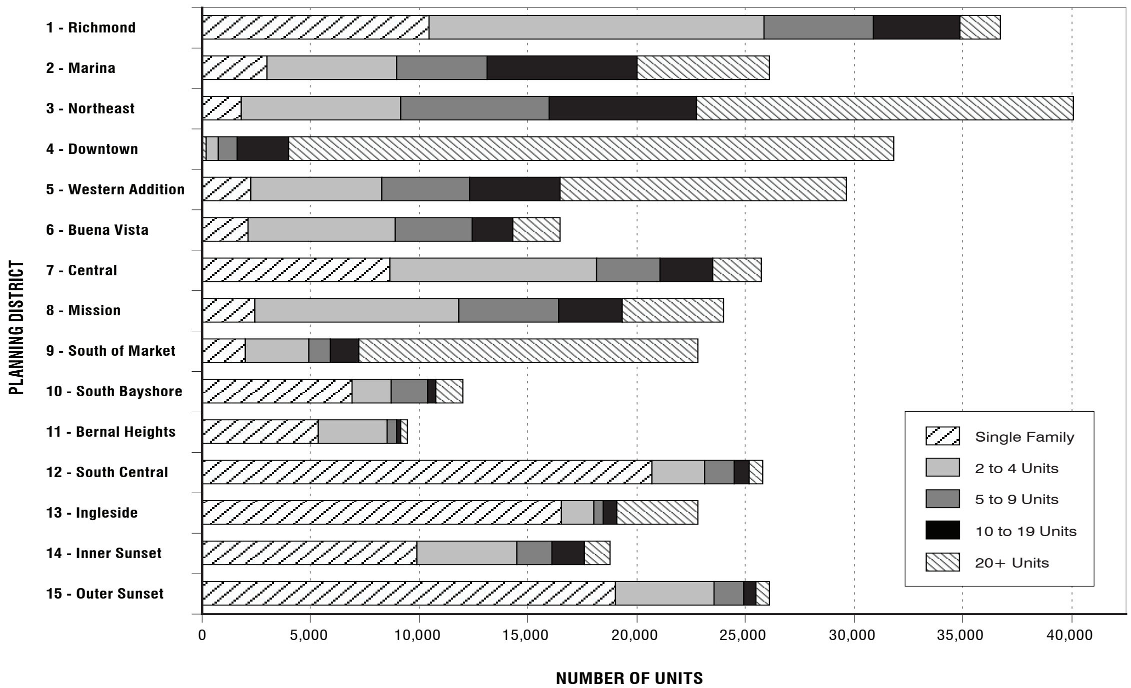


FIGURE 9. San Francisco Housing Stock by Planning District, 2010



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 (27,841). The Northeast Planning District is second with 17,376 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, 2000-2010

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 2000-2009	-23	256	42	78	33	**386**
	2010	1	11	1	0	150	**163**
	Total	**10,437**	**15,397**	**5,032**	**3,970**	**1,908**	**36,744**
	Percent of Total	28.4%	41.9%	13.7%	10.8%	5.2%	**10.0%**
2.	**Marina**						
	2000 Census Count	2,978	5,958	4,122	6,900	5,752	**25,710**
	April 2000-2009	-14	31	8	0	187	**212**
	2010	9	4	0	12	153	**178**
	Total	**2,973**	**5,993**	**4,130**	**6,912**	**6,092**	**26,100**
	Percent of Total	11,4%	23.0%	15.8%	26.5%	23.3%	**7.1%**
3.	**Northeast**						
	2000 Census Count	1,813	7,228	6,782	6,571	16,658	**39,052**
	April 2000-2009	-10	84	103	153	693	**1,023**
	2010	-1	-1	-1	0	25	**22**
	Total	**1,802**	**7,311**	**6,884**	**6,724**	**17,376**	**40,097**
	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 2000-2009	0	4	83	56	4,457	**4,600**
	2010	1	0	-6	12	154	**161**
	Total	**211**	**512**	**876**	**2,400**	**27,841**	**31,840**
	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 2000-2009	31	56	151	182	1,133	**1,553**
	2010	0	3	7	0	97	**107**
	Total	**2,267**	**5,989**	**4,070**	**4,163**	**13,145**	**29,634**
	Percent of Total	7.6%	20.2%	13.7%	14.0%	44.4%	**8.0%**
6.	**Buena Vista**						
	2000 Census Count	2,141	6,742	3,463	1,860	1,852	**16,058**
	April 2000-2009	-17	42	30	16	290	**361**
	2010	1	2	1	15	0	**19**
	Total	**2,125**	**6,786**	**3,494**	**1,891**	**2,142**	**16,438**
	Percent of Total	12.9%	41.3%	21.3%	11.5%	13.0%	**4.5%**
7.	**Central**						
	2000 Census Count	8,655	9,295	2,893	2,387	2,185	**25,415**
	April 2000-2009	1	163	34	79	0	**277**
	2010	-2	3	0	0	0	**1**
	Total	**8,654**	**9,461**	**2,927**	**2,466**	**2,185**	**25,693**
	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 2000-2009	-8	177	232	376	691	**1,468**
	2010	3	16	14	0	86	**119**
	Total	**2,433**	**9,395**	**4,600**	**2,871**	**4,702**	**24,001**
	Percent of Total	10.1%	39.1%	19.2%	12.0%	19.6%	**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 2000-2009	-13	182	76	369	8,981	**9,595**
2010	4	2	0	0	279	**285**
Total	**2,016**	**2,874**	**1,035**	**1,266**	**15,656**	**22,847**
Percent of Total	8.8%	12.6%	4.5%	5.5%	68.5%	**6.2%**
10. South Bayshore						
2000 Census Count	6,917	1,680	1,625	315	419	**10,956**
April 2000-2009	-15	141	53	91	619	**889**
2010	7	-30	-5	-43	209	**138**
Total	**6,909**	**1,791**	**1,673**	**363**	**1,247**	**11,983**
Percent of Total	57.7%	14.9%	14.0%	3.0%	10.4%	**3.3%**
11. Bernal Heights						
2000 Census Count	5,328	3,092	453	136	203	**9,212**
April 2000-2009	29	44	28	0	130	**231**
2010	0	0	0	0	0	**0**
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 2000-2009	125	90	108	96	404	**823**
2010	7	4	0	0	0	**11**
Total	**20,685**	**2,433**	**1,356**	**679**	**650**	**25,803**
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 2000-2009	50	10	1	-14	495	**542**
2010	3	3	0	0	0	**6**
Total	**16,519**	**1,503**	**462**	**571**	**3,777**	**22,832**
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 2000-2009	8	62	18	25	22	**135**
2010	1	7	11	0	0	**19**
Total	**9,904**	**4,547**	**1,611**	**1,503**	**1,216**	**18,781**
Percent of Total	52.7%	24.2%	8.6%	8.0%	6.5%	**5.1%**
15. Outer Sunset						
2000 Census Count	19,011	4,406	1,298	584	487	**25,786**
April 2000-2009	10	142	23	28	120	**323**
2010	0	1	0	0	0	**1**
Total	**19,021**	**4,549**	**1,321**	**612**	**607**	**26,110**
Percent of Total	72.8%	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 2000-2009	154	1,484	990	1,535	18,255	**22,418**
2010	34	25	16	-4	1,153	**1,230**
Total	**111,313**	**81,677**	**39,946**	**36,527**	**98,877**	**368,346**
Percent of Total	30.2%	22.2%	10.8%	9.9%	26.8%	**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 2010, Bay Area counties authorized 10,676 units for construction, 75% higher than the 2009 authorizations (6,091).
- Santa Clara (42%), Alameda (18%), Contra Costa (16%), and San Francisco (11%) counties accounted for almost 87% of the units authorized.
- In San Francisco, 96% of new housing is in multi-family buildings whereas Santa Clara (81%), Alameda (54%), and Contra Costa (52%) have more of 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 2010. Figure 10 shows trends in housing construction by building type from 2001 to 2010.

MAP 2.
San Francisco Bay Area Counties

TABLE 26.

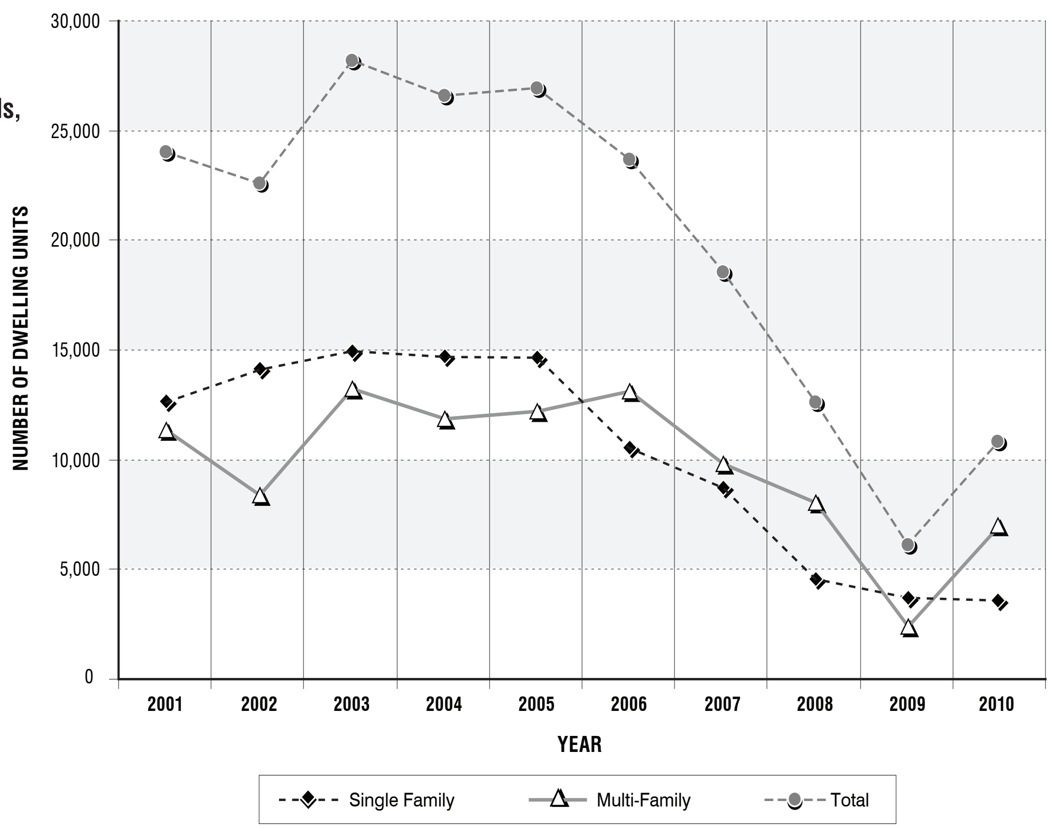
Units Authorized for Construction for San Francisco and the Bay Area Counties, 2010

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	884	1,017	**1,901**	18%
Contra Costa	808	890	**1,698**	16%
Marin	72	0	**72**	1%
Napa	115	2	**117**	1%
San Francisco	45	1,158	**1,203**	11%
San Mateo	212	121	**333**	3%
Santa Clara	833	3,609	**4,442**	42%
Solano	440	0	**440**	4%
Sonoma	282	188	**470**	4%
Total	**3,691**	**6,985**	**10,676**	**100%**

Source: Construction Industry Research Board

FIGURE 10.

Bay Area Housing Construction Trends, 2001-2010



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 five or more units that were completed in 2010. This list also includes the number of inclusionary units in the project.

Table A-2 is comprised of major affordable housing projects with five or more units that were completed in 2010.

Table A-3 provides information for all projects with 10 or more units that were fully entitled by the Planning Department in 2010. 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 2010. 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 2010.

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

Tables in *Appendix B* have been added to the H*ousing Inventory* to comply with the requirements of Planning Code §341.2 and Administrative Code 10E.2 to track housing development trends in the recently -adopted community area plans.

Table B-1 details 2010 housing trends in recently adopted planning areas.

Table B-2 summarizes the units entitled by the Planning Department in 2010 by planning areas.

Table B-3 summarizes units gained from new construction in 2010 by planning areas.

Table B-4 summarizes units demolished in 2010 by planning areas.

Table B-5 summarizes units lost through alterations and demolitions in 2010 by planning areas.

Table B-6 summarizes affordable housing projects for 2010 in planning areas.

Appendix C: San Francisco Zoning Districts

Appendix D: In-Lieu Housing Fees Collected

Appendix E: Glossary

TABLE A-1.

Major Market Rate Housing Projects Completed, 2010

Project Name / Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or *Rental* Price
The Presidio Landmark 1801 Wedemeyer St, Presidio	154	0	100 - 1 BR 54 - 2 BR	Rental	*$2,000*
5800 Third St	137	17	28 - 1 BR 74 - 2 BR 35 - 3 BR	Ownership	$338,000
One Hawthorne St	135	IL	71 - 1 BR 74 - 2 BR 35 - 3 BR	Ownership	$589,000
Parc Esprit 800 Minnesota	67	IL	34 - 1 BR 33 - 2 BR	Rental/ Ownership	*$2,475*
555 Bartlett St 3400 Cesar Chavez St	60	9	2 - Studio 29 - 1 BR 26 - 2 BR 3 - 3 BR	Ownership	$445,000
One Ecker Pl 16 Jessie St	51	IL	27 - Studio 12 - 1 BR 12 - 2 BR	Ownership	$450,000
Candlestick Cove 101 Executive Park Blvd	35	8	15 - 2 BR 18 - 3 BR 12 - 4 BR	Ownership	$519,900
LindenHayes 233 Franklin St	32	IL	16 - 1 BR 13 - 2 BR 4 - 3 BR	Ownership	
Union North 2101 Bryant St	26	IL	12 - 1 BR 7 - 2 BR 7 - 3 BR	Ownership	
1355 Pacific Ave	23	2	4 - 1 BR 19 - 2 BR	Ownership	$749,000
638 19th St	21	2	11 - 1 BR 10 - 2 BR	Ownership	$699,000
3190 Scott St 2395 Lombard St	12	1	12 - 2 BR	Ownership	
723 Taylor St	12	1	6 - 1 BR 6 - 2 BR	Ownership	$549,000
238 Olive St	8	0	8 - 2 BR	Ownership	$669,000
736 Valencia St	8	0	8 - 2 BR	Ownership	
Belles St Townhouses Belles St, Presidio	7	0	7 - 2 BR	Rental	*$7,800*

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

TABLE A-2.

Major Affordable Housing Projects Completed, 2010

Project Name / Address	Developer / Sponsor	Units	Unit Mix	Tenure Type	AMI % Targets	Type of Housing
The Coronet Senior Housing 3575 Geary Blvd	Bridge Housing	150	29 - Studio 110 - 1 BR 11 - 2 BR	Rental	VLI	Senior
Armstrong Place Senior Housing 5600 Third St	Bridge Housing	115	12 - Studio 103 - 1 BR	Rental	VLI	Senior
Edith Witt Senior Community 66 Ninth St	Mercy Housing	106	90 - 1 BR 16 - 2 BR	Rental	VLI	Senior
Westbrook Housing / South of Market Health Center 255 Seventh St	Mercy Housing	48	14 - 1 BR 20 - 2 BR 15 - 3 BR	Rental	VLI	Family
Zygmunt Arendt House 850 Broderick St	Tenderloin Neighborhood Development Corporation	46	15 - Studio	Rental	VLI	Senior
Kaiser Hospital Housing	Tenderloin Neighborhood Development Corporation	21	7 - Studio 11 - 1 BR 2 - 2 BR	Rental	Lower	Family
261 Octavia St	West Bay Housing Corporation	15	12 - 1 BR 3 - 2 BR	Rental	ELI	Special Needs
52-64 Whitney Young Dr	Habitat for Humanity	7	7 - 3 BR	Ownership	Moderate	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, 2010

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2007.0946R	Candlestick Point - Hunters Point Redevelopment Area	The proposed planc calls for redevelopment plans, rezoning, projects, and infrastructure for 778-acre site encompassing BVHP Areas B, C, and Shipyard, for Candlestick Point, Hunters Point Shipyard, and India Basin Shoreline, including an estimated 10,500 units, 650,000 sf retail, 2 million sf office/R&D, 8,000-seat entertainment arena, with or without 70,000-seat football stadium.	10,500	06/03/10	PC	Approved	18102
2007.0689X	900 Folsom St	The proposed project would construct a 9-story 269 unit residential mixed use building with 221 parking spaces on an existing surface parking lot; requires EN Large Project Authorization.	269	05/20/10	PC	Approved	18088
2007.0690X	260 Fifth St	The proposed project would construct a 9-story 179 unit residential mixed use building with 102 parking spaces on the site of an existing warehouse.	179	05/20/10	PC	Approved	18089
2005.1085C	555 Fulton St	The proposed project would demolish existing 2-story industrial and office buildings and construct mixed use building with 136 units, 33,000 sf of commercial (grocery store) space on the ground floor, and a maximum of 148 off-street parking spaces.	136	05/13/10	PC	Approved	18083
2008.1398AE	150 Otis St	The proposed project would adaptively re-use and convert seasonal homeless shelter into 76 units of affordable housing for formerly homeless veterans in a landmark building.	76	04/21/10	HPC	Approved	644
2008.0797C	235 Broadway	The proposed project would construct 75 units of affordable housing with 5,000 sf ground floor retail use replacing surface parking.	75	07/22/10	PC	Approved	18154
2009.1117C	1100 Ocean Ave	The proposed project would demolish the existing bus shelter and surface parking lot and construct a mixed-use, five-story, 55-foot-tall building with five-off-street parking spaces and 71 affordable dwelling units and approximately 7,300 sf of ground-floor commercial space.	71	07/22/10	PC	Approved	18153
2008.0550C	2001Market St	The proposed project replaces the S&C Ford Showroom and adjacent parcel residential buildings with a mixed use development containing 29,715 sf retail grocery with 75 units over 121 subsurface spaces.	69	12/16/10	PC	Approved	18246
2009.0569E	473 Ellis St	The proposed project would convert a 60-room SRO hotel to supportive housing by adding new mini kitchenettes in all units.	60	03/09/10	MEA	Cat Ex Class 1 issued	
2009.0765D	374 Fifth St	The proposed project would convert 47 tourist hotel rooms to 47 SRO units. It is related to 235 O'Farrell St project, which is proposing conversion of 23 residential hotel rooms to tourist use.	47	12/02/10	PC	Approved	DRA-0180

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2004.0946C	1717 17th St	The proposed project would demolish three existing commercial buildings and construction of two mixed-use buildings with 41 residential dwelling units, 7,000 sf of PDR use, 8,000 sf retail use, and 58 parking spaces.	41	07/15/10	PC	Approved	18144
2010.0102V	1 Franklin St	The proposed project would construct a new 8-story, 35-unit mixed-use building with ground-floor commercial on an existing surface parking lot.	35	04/06/10	ZA	Granted	
2007.0519C	1645-61 Pacific Ave	The proposed project would demolish auto repair buildings and construct 6-story building containing 38 dwelling units, 41 parking spaces, and 3,200 sf of retail.	33	11/04/10	PC	Approved	18216
2009.1064C	1345 Turk St	The proposed project would construct 32 affordable units with 24 parking spaces on former Redevelopment empty lot.	32	01/14/10	PC	Approved	18012
2003.1234V	1461 Pine St	The proposed project would demolish existing 1-story industrial building and construct 5-story residential building with 15 units, 15 parking spaces, and 584 sf of retail.	31	05/12/10	ZA	Granted	
2006.0054C	2652 Harrison St	The proposed project would demolish existing vacant commercial building and construct new 30-unit residential building over basement level parking.	30	12/16/10	PC	Approved	18248
2009.0335C	1527 Filbert St / 2559 Van Ness Ave	The proposed project would demolish existing gas station and construct 6-story mixed-use building, 65' in height, with 27 units , 31 below grade parking spaces, and 2,700 sf of commercial use.	27	11/15/10	PC	Approved	18194
2009.0112C	1 Capitol Ave	The proposed project would subdivide a vacant former right-of-way parcel to construct 28 single family homes with 41 parking spaces.	24	05/13/10	PC	Approved	18084
2009.0180E	411 Valencia St	The proposed project would construct 6-story, 24-unit building, with 16 stacked parking spaces and two ground floor retail spaces along Valencia Street on existing vacant lot.	24	05/12/10	MEA	Cat Ex Class 15183 issued	
2006.1348C	246 Ritch St	The proposed project would demolish the existing 4,130 sf storage shed and construct a 5-story building with 19 SRO units and 5 parking spaces.	19	06/17/10	PC	Approved	18108
2008.0430V	2299 Market St	The proposed project would construct a 5-story, mixed-use building with 18 units, ground floor retail, and a basement garage on an existing vacant lot.	18	08/16/10	ZA	Granted	
2007.1457E	1050 Valencia St	The proposed project would demolish an existing 1-story commercial building and construct a 5-story mixed use building with 16 units. 2,000 sf retail, and 2,800 sf full basement storage, with one loading space retained.	16	10/04/10	MEA	FND adopted	

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2007.1117C	1731 Powell St	The proposed project would renovate and convert a gutted movie theater into 3,500 sf of commercial space and 17 units with 20 parking spaces.	15	10/28/10	PC	Approved	18204
2005.0990E	537 Natoma St	The proposed project would demolish existing structure and construct 14 units and 14 parking spaces.	14	08/03/10	MEA	Cat Ex Class 32 issued	
2008.0992CV	200 Dolores St	The proposed project would renovate existing 3-story, 3-unit, fire-damaged rectory structure and construct new 4-story residential building with 10 dwelling units with 16 total off-street parking spaces.	13	03/25/10	PC	Approved	18055
2007.0463E	4199 Mission St	The proposed project would demolish and existing gas station and construct a 12-unit residential mixed-use building.	12	01/09/10	MEA	FND adopted	
2009.0610E	3418 26th St	The proposed project would construct a 55' high building with 12 units and 8 parking spaces.	12	11/08/10	MEA	CPE issued	

Source: Planning Department

TABLE A-4.

Major Housing Projects Filed at Planning Department, 2010

Planning Case No.	Address / Project Name	Case Description	Net Units
2010.0305!EKU	Sunnydale HOPE SF Master Plan	The proposed project, the Sunnydale HOPE SF master plan, would demolish 785 existing public housing units at the Sunnydale project and construct 1,700 units of replacement housing, new market rate housing, infrastructure, open space, and community amenities.	915
2010.0515!EK	Potrero HOPE SF Master Plan	The proposed project, the Potrero HOPE SF master plan, would demolish 606 existing public housing units at the Potrero Hill projects and construct 1,094 units of replacement housing, new mixed tenure housing, and include neighborhood serving retail, community facilities, parks and open space, and a new street network.	488
2010.1044XU	43 Lansing St	The proposed project would increase the number of approved units to 227 to 320 units and increase the parking space from 227 to 265 for this 39-story residential tower in the Rincon Hill plan area.	93
2010.0043EKX	490 South Van Ness Ave	The proposed project would construct new 7-story over basement building with 84 units and 44 parking spaces.	81
2010.0094EKX	740 Illinois St / 2121 Third St	The proposed project would demolish the existing commercial fueling facility and construct 6-story building with 70 units and 52 parking spaces.	70
2010.0948EX	527 Stevenson St	The proposed project would adaptively reuse an industrial building and convert it to 67 units with 210 sf ground floor commercial and 9 parking spaces.	67
2010.0726U	2051 Third St	The proposed project would demolish existing structures and construct a 68' high, mixed use building with 60 units and 43 parking spaces.	60
2010.0102V	1 Franklin St	The proposed project would construct a new 8-story, 35-unit mixed-use building with ground-floor commercial on an existing surface parking lot.	35
2010.0128EKS	36-38 Harriet St	The proposed project is the construction of a 4-story, residential building, wtih 23 SRO units, wtih one off-street parking space. The project site is currently a surface parking lot.	23
2010.0787EV	1875 Mission St	The proposed project would renovate and convert an existing commercial building to 38 residential units, 2,800 sf commercial space, and 23 parking spaces.	23
2010.0275K	935 Folsom St	The proposed project would demolish an existing industrial building and construct both a 13-unit residential building with 13 parking spaces and a 15,000 sf City-owned fire station.	13
2010.0045C	300 Randolph St	The proposed project would construct a mixed-use building with 8 units, 8 parking spaces, a residential care facility with 18 rooms to accommodate up to 36 occupants, and two retail/commercial spaces on ground floor.	12
2010.0627CE	2895 San Bruno Ave	The proposed project would demolish an existing gas station and construct five 4-story mixed use buildings with 10 units, 4,230 sf of retail, and 6,748 sf of office.	10
2010.0947C	735 Montgomery St	The proposed project would construct a 10-unit apartment house over 5,000 sf of retail space in the Jackson Square Historic District.	10

Source: Planning Department

TABLE A-5.

Major Projects Authorized for Construction by DBI, 2010

Address	Units	Type	Authorization Date
333 Harrison St	326	New Construction	12/01/10
2255 Third St	196	Conversion	12/22/10
1150 Ocean Ave	173	New Construction	06/21/10
178 Townsend St	94	Conversion	08/12/10
60 West Point Rd	54	New Construction	09/09/10
299 Valencia St	40	New Construction	09/02/10
121 Ninth St	20	New Construction	02/05/10
2299 Market St	18	New Construction	10/07/10
63 West Point Rd	15	New Construction	09/09/10
1266 Ninth Ave	15	New Construction	12/09/10
750 Second St	14	New Construction	06/10/10
61 West Point Rd	13	New Construction	09/09/10
52 Middle Point Rd	13	New Construction	09/09/10
11 West Point Rd	11	New Construction	09/09/10
101 Executive Park Blvd, Bldg 11	7	New Construction	06/03/10
4201 California St	6	New Construction	06/09/10
101 Executive Park Blvd, Bldg 15	6	New Construction	06/16/10
3360 20th St	6	New Construction	10/21/10
248 Ocean Ave	5	New Construction	03/31/10

Source: Planning Department

TABLE A-6.

Major Affordable Projects in the Pipeline as of December 31, 2010 *(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										
5800 Third St (Inclusionary) Holliday Development							30	30	206	New Construction
420 29th Ave BHNC	7			13				20	20	New Construction
249 Eddy St / 161-65 Turk St TNDC		82						82	82	Rehabilitation
472 Ellis St / Arlington Preservation Mercy Housing	150							150	150	Rehabilitation
365 Fulton St / Central Fwy Parcel G CHP / Mercy	120							120	120	New Construction
220 Golden Gate Ave / Central YMCA A. F. Evans / TNDC	174							174	174	Rehabilitation
44 McAllister St / Civic Center Residences / TNDC	212							212	212	Rehabilitation
112 Middle Point Rd SFHA / Hunters View Phase I			107					107	107	New Construction
35 Woodward St / Dolores Hotel BHNC / Housing Services Affiliate	35							35	35	Rehabilitation
SUBTOTALS	**698**	**82**	**107**	**13**	**0**	**0**	**30**	**930**	**1,106**	
In Pre-Construction 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
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
1301 Divisadero St (Inclusionary)							4	4	32	New Construction
400 Folsom St at Fremont St Transbay Block 8			70					70	70	New Construction
121 Golden Gate Ave / St Anthony Senior Housing / Mercy Housing	20	81						101	102	New Construction
701-725 Golden Gate Ave Central Fwy Parcel C	20	79						99	100	New Construction
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
1036 Mission St TNDC	16		62					78	78	New Construction
474 Natoma St / Natoma Court Bridge Housing							55	55	55	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
1100 Ocean Ave Phelan Loop Family Housing			71					71	71	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
1251 Turk St / Rosa Parks Annex SFHA / Citizens Housing	20	80						100	100	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
SUBTOTALS	**368**	**429**	**1,514**	**0**	**0**	**0**	**162**	**2,473**	**3,069**	
In Preliminary Planning										
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
455 Fell St Central Fwy Parcel O			80					80	80	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
Hunters View HOPE SF project SFHA / The John Stewart Company			244		12			256	634	New Construction
1400 Mission St Family Housing TNDC / Citizens Housing	30		120					150	150	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
102-104 Octavia Blvd Central Fwy Parcel U	30							30	30	New Construction
270 Spear St Transbay Block 1			70					70	70	New Construction
1654 Sunnydale Ave, HOPE SF SFHA / Mercy Housing			1,070				66	1,136	1,498	New Construction
2501 Sutter St / Westside Cts HOPE SF SFHA / EM Johnson			136		71		13	220	450	New Construction
72 Townsend St (Inclusionary)							11	11	74	New Construction
SUBTOTALS	**277**	**0**	**2,076**	**0**	**83**	**0**	**90**	**2,526**	**4,490**	
TOTALS	**1,343**	**511**	**3,697**	**13**	**83**	**0**	**282**	**5,929**	**8,665**	

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, 2010

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	173	0	0	0	**0**
Central Waterfront	0	21	0	67	**88**
East SoMa	119	49	0	1	**50**
Market-Octavia	42	53	0	-2	**51**
Mission	20	74	0	27	**101**
Showplace Square/ Potrero Hill	7	2	0	2	**4**
Rest of City	842	883	170	223	**936**
San Francisco	**1,203**	**1,082**	**170**	**223**	**1,230**

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

TABLE B-2.
Units Entitled by Planning Area, 2010

Planning Area	No. of Projects	Units Entitled
Balboa Park	1	71
Central Waterfront	0	0
East SoMa	5	528
Market-Octavia	6	334
Mission	12	101
Showplace Square/ Potrero Hill	7	50
Rest of City	47	10,895
San Francisco	**78**	**11,979**

Source: Planning Department

TABLE B-3.
Housing Units Added by Building Type and Planning Area, 2010

Planning Area	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
Balboa Park	0	0	0	0	0	**0**
Central Waterfront	0	0	0	0	88	**88**
East SoMa	0	2	0	0	48	**50**
Market-Octavia	0	0	7	15	29	**51**
Mission	-1	2	14	0	86	**101**
Showplace Square/ Potrero Hill	2	2	0	0	0	**4**
Rest of City	44	40	81	24	955	**1,144**
San Francisco	**45**	**46**	**102**	**39**	**1,206**	**1,438**

Source: Planning Department

TABLE B-4.
Units Demolished by Building Type and Planning Area, 2010

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
Balboa Park	0	0	0	0	0	**0**
Central Waterfront	0	0	0	0	0	**0**
East SoMa	0	0	0	0	0	**0**
Market-Octavia	0	0	0	0	0	**0**
Mission	0	0	0	0	0	**0**
Showplace Square/ Potrero Hill	0	0	0	0	0	**0**
Rest of City	28	6	6	35	123	**170**
San Francisco	**28**	**6**	**6**	**35**	**123**	**170**

Source: Planning Department

TABLE B-5.

Units Lost Through Alterations and Demolitions by Planning Area, 2010

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	0	0	0	0	0	**0**
Central Waterfront	0	0	0	0	0	0	**0**
East SoMa	0	0	0	0	0	0	**0**
Market-Octavia	0	3	0	0	3	0	**3**
Mission	0	0	1	1	2	0	**2**
Showplace Square/ Potrero Hill	0	0	0	0	0	0	**0**
Rest of City	5	19	0	9	33	170	**203**
Total	**5**	**22**	**1**	**10**	**38**	**170**	**208**

Source: Planning Department

TABLE B-6.

New Affordable Housing Constructed in Planning Areas, 2010

Planning Area	Affordable Units	Total Units	AMI Target	Tenure	Funding Source
Central Waterfront (2)					
638 19th St	2	21	Moderate	Homeowner	Inclusionary
East SoMa (48)					
255 Seventh St	48	49	VLI	Rental	MOH
Market-Octavia (15)					
261 Octavia St	15	15	VLI	Rental	MOH
Mission (9)					
555 Bartlett St	9	60	Moderate	Homeowner	Inclusionary

Source: Planning Department

TABLE C.

San Francisco Zoning Districts

Zoning	General Descriptions
Residential, House and Mixed Districts	
RH-1	Residential, House – One Family
RH-1(D)	Residential, House – One Family (Detached Dwellings)
RH-1(S)	Residential, House – One Family with Minor Second Unit
RH-2	Residential, House – Two Family
RH-3	Residential, House – Three Family
RM-1	Residential, Mixed – Low Density
RM-2	Residential, Mixed – Moderate Density
RM-3	Residential, Mixed – Medium Density
RM-4	Residential, Mixed – High Density
Residential Transit-Oriented Districts	
RTO	Residential Transit-Oriented
RTO-M	Residential Transit-Oriented, Mission
Residential-Commercial Districts	
RC-3	Residential-Commercial – Medium Density
RC-4	Residential-Commercial – 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

CONTINUED >

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	South of Market 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 Service District
SLI	South of Market Service-Light Industrial District
SLR	South of Market Light Industrial-Residential District
SSO	South of Market Service / 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.

In-Lieu Housing Fees Collected, Fiscal Years 2003-2010

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
2010	N/A
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 in-come 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 insur-ance 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 pay-ment 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 identi-fied 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 commu-nity 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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