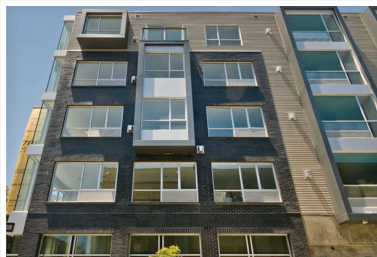
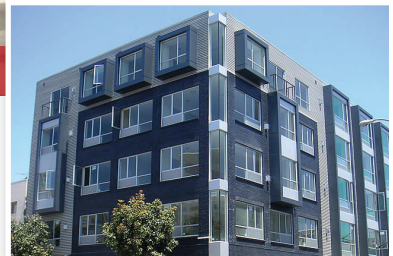




# *San Francisco* HOUSING INVENTORY



1

2 3

4 5

- 1 Richardson Apartments - 365 Fulton Street - 120 affordable rental units; new construction, former freeway parcel
- 2 29th Avenue Apartments - 420 - 29th Avenue - 20 affordable rental units for developmentally disabled adults; new construction
- 3 121 - 9th Street / 788 Minna Street - 20 units with 2 inclusionary below market rate units; new construction
- 4 2139 O'Farrell - 21 affordable family units; new construction
- 5 101 Executive Park - 19 units; new construction

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# *San Francisco* **HOUSING INVENTORY**

**2011**

San Francisco Planning Department  
May 2012





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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 42nd in the series and presents housing production activity during 2011.

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 summarizes housing production trends in the Better Neighborhoods and Eastern Neighborhoods plan areas in Appendix B. These plan areas have separate monitoring reports that detail housing production trends.

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 2011 totaled 418 units. This includes 348 units in new construction and 70 new units added through conversion of non-residential uses or expansion of existing structures.
- Some 149 units were lost through demolition, unit mergers, or removal of illegal units.
- This year saw a net addition of 269 units to the City's housing stock, a 78% drop from 2010. This also represents about 12% of the 10-year average and is the lowest since 1993.
- By the end of 2011, there were approximately 372,830 dwelling units in San Francisco; 33% are single-family homes, 31% are in buildings with two to nine units, and 36% are in buildings with 10 or more units.
- In 2011, 1,998 units were authorized for construction. This represents a 66% increase over 2010. New housing authorized for construction over the past five years continues to be overwhelmingly (81%) in buildings with 20 or more units.
- The Planning Department approved and fully entitled 57 projects in 2011. These projects propose a total of 15,060 units, including 7,800 units in redevelopment of Treasure Island and a net addition of 5,680 units in ParkMerced.
- In 2011, 1,625 new condominiums were recorded – a 121% increase over 2010. Some 89% of those units were in buildings with 20 units or more. Condominium conversions decreased in 2011 – 472 units or 12% less than those converted in 2010.
- Most of the new housing development in 2011 was concentrated in the Western Addition, where 40% of new units were built, followed by the South Bayshore, with 25% share of new construction.

## Affordable Housing

- In 2011, new affordable units made up half of new units added to the City's housing stock. However, these 218 new affordable housing units are about 63% less than the previous year's production. This count includes 11 inclusionary units and 46 second units added to existing structures.
- About 74% 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 decennial census count as baseline, then adding net unit change each subsequent year until the next census. Because the 2010 Census did not collect detailed housing characteristics, this 2011 Housing Inventory uses data from the 2010 Five Year American Community Survey (2010 ACS5). Annual net unit change – the sum of units completed from new construction and alterations minus units lost from demolition and alterations – will be added to this 2010 ACS5 baseline count.

According to the 2010 ACS5, housing units in San Francisco totaled 372,560, with near equal distribution between single family units (33%), moderate density buildings (two to nine units – 31%), and

higher density structures (10 or more units – 35%). This distribution will likely change in the next few years as the trend has been moving towards increasingly larger buildings.

In 2011, there was a net gain of 269 units in the City's housing stock. As of December 2011, units in buildings with 20 or more units comprised 25% of the City's total housing. Of all units added since the 2010 ACS5, 58% have been in buildings with 20 units or more.

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.

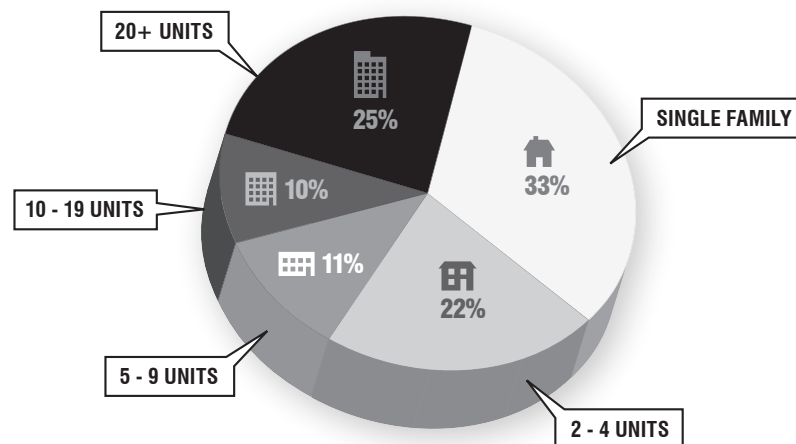
**TABLE 1.**  
**San Francisco Housing Stock by Building Type, 2010-2011**

Building Type	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	Total
2010 ACS5	123,951	79,774	37,088	37,656	93,496	<b>372,560*</b>
Net Addition 2011	8	49	21	34	157	<b>269</b>
<b>Total</b>	<b>123,959</b>	<b>79,825</b>	<b>37,109</b>	<b>37,690</b>	<b>93,653</b>	<b>372,831</b>

Source: U.S. Census Bureau; Planning Department

\* This total includes other "housing" types that the Census Bureau counts, such as mobile homes, RVs, vans, and houseboats.

**FIGURE 2.**  
**San Francisco Housing Stock by Building Type, 2011**



## Housing Production Trends

### New Housing Construction

- New construction unit totals for 2011 – 348 – is a decrease of 68% from 2010. New construction in 2011 is just 12% of the 10-year average of 2,350 units.
- In 2011, net addition to the City’s housing stock dropped 78% from 2010. This 2011 net new unit count of 269 is lower than the 20-year lowest net count of 288 units set in 1993.
- Affordable units made up half of all new units built in 2011.
- Conversion of non-residential uses resulted in 13 new units and 57 new units were added through expansion of existing structures. However, 65 units were lost due to removal of illegal units and to mergers. This means a net of five units were added to the housing stock through “alterations” of existing units. This represents a 98% drop from 2010 as a result of alterations.
- The number of demolitions in 2011 – 84 units – is 50% less than that of the previous year. Some 52 units were lost as partial demolition of the Trinity Plaza apartments to make room for the second phase of the 1,400+ unit project.
- Sixty-five units were also lost due to mergers, removal of illegal units, or conversion of residential units to non-residential uses.
- In 2011, the Department of Building Inspection (DBI) authorized 1,998 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 2007-2011.

Some of the larger projects completed in 2011 include: 365 Fulton (120 affordable units) and 855-867 Jamestown (66 units in three buildings).

A list of all market rate projects with 10 units or more completed in 2011 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects completed in 2011.



**TABLE 2.**  
**San Francisco Housing Trends, 1992-2011**

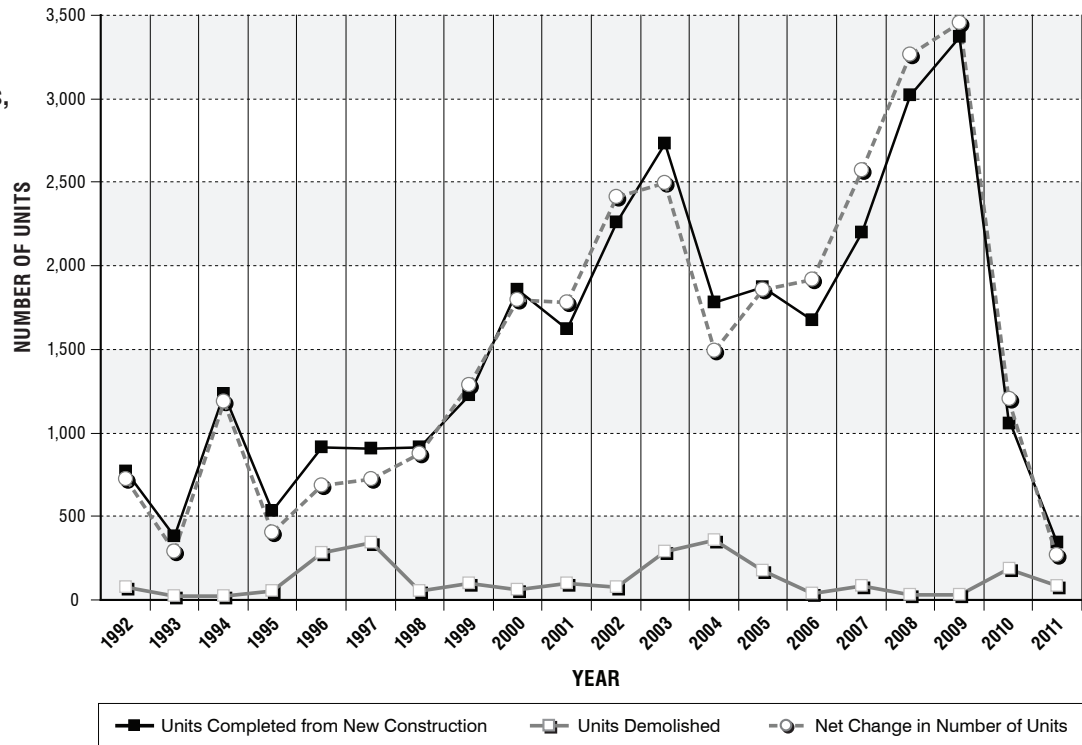
Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
1992	629	767	76	34	725
1993	1,001	379	26	-65	288
1994	948	1,234	25	-23	1,186
1995	525	532	55	-76	401
1996	1,228	909	278	52	683
1997	1,666	906	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
2011	2,033	348	84	5	269
<b>Total</b>	<b>40,135</b>	<b>30,668</b>	<b>2,438</b>	<b>2,456</b>	<b>30,686</b>

**Source:** Planning Department

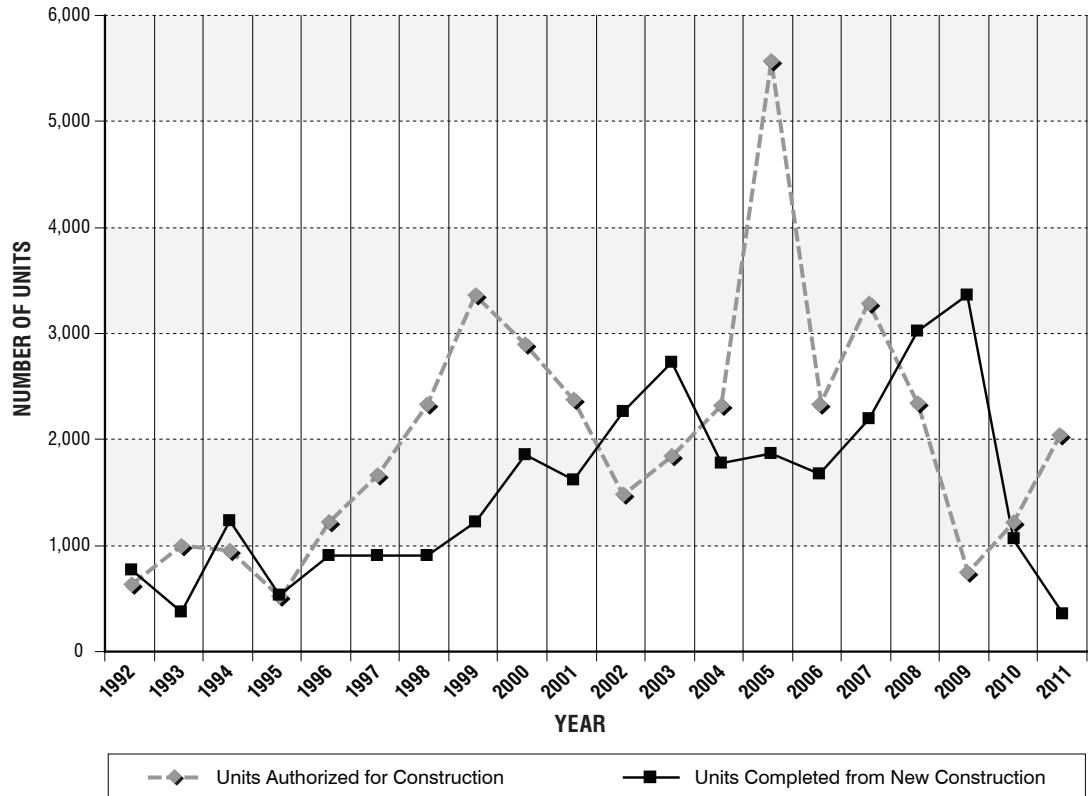
**Note:** Net Change equals Units Completed less Units Demolished plus Units Gained or (Lost) from Alterations.

**FIGURE 3.**

**20-Year Housing  
Production Trends,  
1992-2011**

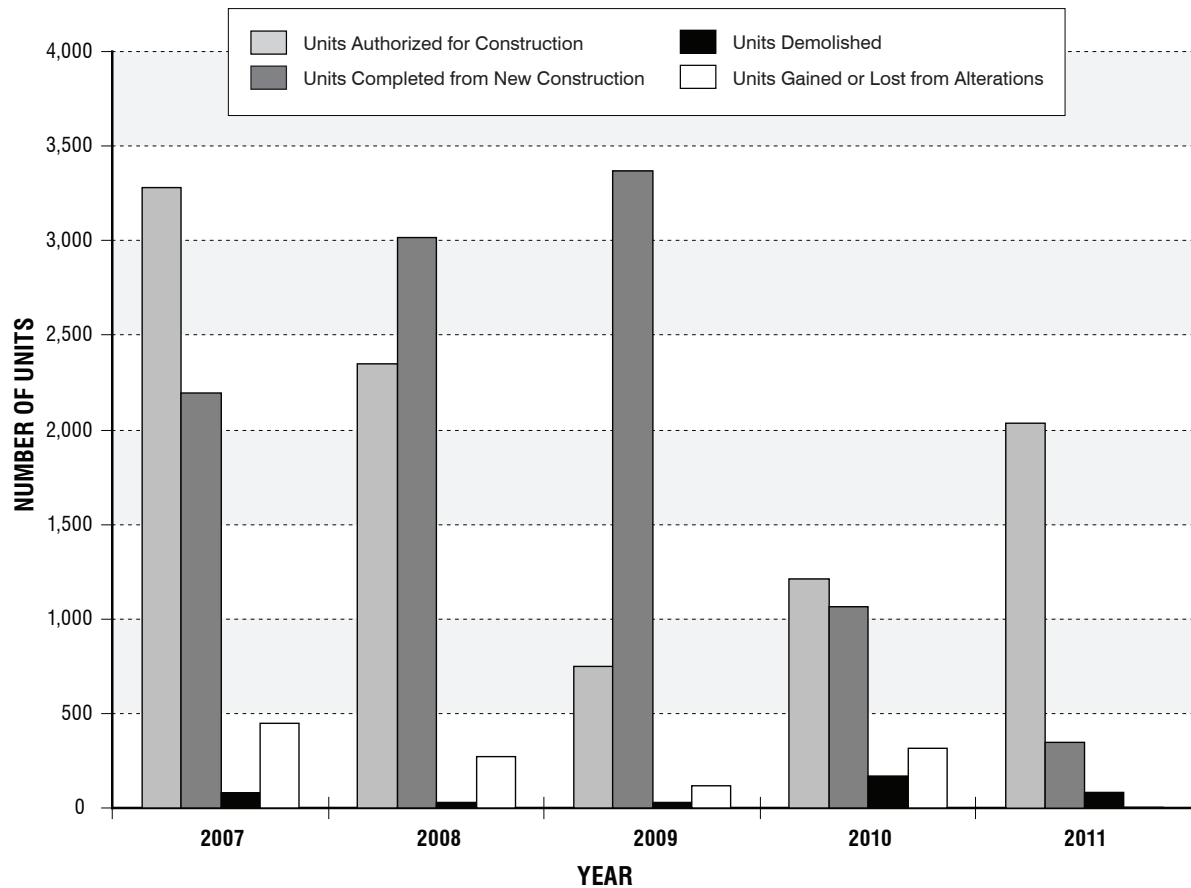

**FIGURE 4.**

**Units Authorized  
and Completed,  
1992-2011**



**FIGURE 5.**

**Units Authorized and Gained from New Construction, Alterations, and Demolitions, 2007-2011**



**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 2011, 52 projects with about 1,020 units were filed with the Planning Department. This number is lower than the count in 2010 (2,001 units) by 49% and is just 5% of the five-year average

(4,393). This extraordinarily high average is due to a few very large projects filed in 2007 and 2008.

- The Planning Department approved and fully entitled 57 projects in 2011. These projects propose a total of 15,060 units, including 7,800 net units in the redevelopment of Treasure Island and 5,680 net units in ParkMerced.
- As of December 31, 2011, the total number of units under review at the Planning Department was over 6,440 units.

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, 2007-2011**

Year	Projects Filed	Units Filed
2007	175	10,281
2008	145	7,761
2009	85	902
2010	72	2,001
2011	52	1,020
<b>Total</b>	<b>531</b>	<b>21,965</b>

Source: Planning Department

Very large projects (50 units or more) filed in 2011 and under Planning Department review include: Central Freeway Parcel P (182 units); 1321 Mission/104 - 9th Street (180 units); 75 Howard (175 units); 1251 Turk Street (98 units) 1754 Clay Street (94 units); 480 Potrero Avenue (75 units); 200-214 6th Street (56 units).

Appendix A-3 records major projects (10 units or more) that received Planning entitlements in 2011. Appendix A-4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2011.

### Units Authorized for Construction

- In 2011, DBI authorized 1,998 units for construction, 66% more than 2010. This number is also 4% higher than the five-year average (1,916). Since units authorized for construction is one of the indicators of future housing construction, the number of new units completed is expected to increase over the next few years.
- There were more projects authorized in 2011. 152 compared to 142 projects in 2010. In 2011, the average project size was 13 units or about 30% more than the average development size for the five years between 2007 and 2011 (10).

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

**TABLE 4.**  
**Units and Projects Authorized for Construction by DBI by Building Type, 2007-2011**

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
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
2011	24	77	66	121	1,745	1,998	152
<b>Total</b>	<b>231</b>	<b>547</b>	<b>339</b>	<b>749</b>	<b>7,749</b>	<b>9,580</b>	<b>946</b>

Source: Planning Department

Some of the major projects authorized for construction during the reporting year include: 185 Channel Street (315 units); 1880 Mission Street (202 units); 1190 - 4th Street (150 units); 1155 - 4th Street (147 units); 25 Essex (120 units); 1285 Sutter Street (107 units); 121 Golden Gate (90 units); 277 Golden Gate (88 units); 2001 Market Street (81 units); 72 Townsend (74 units); and 1075 Le Conte (73 units). Appendix A-5 lists all projects with five or more units authorized for construction in 2011.

## Demolitions

- A total of 84 units were demolished in 2011. This is half (51%) the number of units demolished in 2010 (170). Sixty-two percent of the demolitions (52) is attributed to the partial demolition at the Trinity Plaza Apartments as part of the second phase of construction of the 1,400 unit Trinity Place development.
- The demolition of 84 units in 2011 is 7% above the five-year demolition average of 79 units.
- In 2011, 52 units or 62% of all demolitions were in the C-3-G downtown district.

Table 5 shows the units demolished between 2007 and 2011 by building type and Table 6 shows the demolitions in 2011 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 5 units from alterations in 2011 is comprised of 70 units added and 65 units eliminated.
- Net units gained through alterations decreased significantly from net units gained the previous year – 5 units in 2011 compared to 318 in 2010, or a 98% drop. This decline is a result of significantly fewer units added through alterations or conversions and an increase in the number of units lost through legalization, mergers and conversions.
- Expansion and conversion projects, as well as legalization of secondary units, completed in 2011 resulted in the addition of 70 new units.
- Of the 65 units lost through alteration in 2011, 39 were illegal units removed, 22 units were lost due to mergers, three units were conversion to non-residential uses, and one unit was a correction to official records. This represents a 67% increase in units lost through alterations.

Table 7 shows the number of units added or eliminated through alteration permits from 2007 to 2011. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

- The net total of 149 units lost in 2011 due to demolition or alteration is 28% less than that in 2010 when 208 total units were lost. Nevertheless, this is equivalent to more than a third of new units gained through new construction in 2011.



**TABLE 5.**  
**Units Demolished by Building Type, 2007-2011**

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
2007	25	19	8	3	51	81
2008	14	11	4	3	11	29
2009	14	20	6	3		29
2010	28	6	6	35	123	170
2011	17	12	2		66	84
<b>Total</b>	<b>98</b>	<b>68</b>	<b>30</b>	<b>44</b>	<b>251</b>	<b>393</b>

Source: Planning Department

**TABLE 6.**  
**Units Demolished by Zoning District, 2011**

Zoning District	Buildings	Units		Total	Percent of Total
		Single Family	Multi-Family		
C-3-G	1	0	52	52	62%
NC-1	1	1		1	1%
NC-2	1	1		1	1%
RH-1	3	3		3	4%
RH-2	6	5	2	7	8%
RH-3	2	1	2	3	4%
RM-3	1	0	2	2	2%
PDR-2	1	1		1	1%
Valencia NCT	1		14	14	17%
<b>Total</b>	<b>17</b>	<b>12</b>	<b>72</b>	<b>84</b>	<b>100%</b>

Source: Planning Department

**TABLE 7.**  
**Units Added or Lost  
Through Alteration Permits,  
2007-2011**

Year	Units Added	Units Eliminated	Net Change
2007	482	31	451
2008	321	48	273
2009	178	61	117
2010	356	36	318
2011	70	65	5
<b>Total</b>	<b>1,407</b>	<b>243</b>	<b>1,164</b>

Source: Planning Department

**TABLE 8.****Units Lost Through Alterations and Demolitions, 2007-2011**

Year	Alterations					Units Demolished	Total Units Lost
	<i>Illegal Units Removed</i>	<i>Units Merged into Larger Units</i>	<i>Correction to Official Records</i>	<i>Units Converted</i>	<i>Total Alterations</i>		
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
2011	39	22	1	3	65	84	149
<b>Total</b>	<b>75</b>	<b>130</b>	<b>11</b>	<b>31</b>	<b>247</b>	<b>479</b>	<b>636</b>

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 2011, 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 (88%) in buildings with 20 or more units.
- New units were also added in the “2 Units” category (60 units or 30% more than that completed in 2010) and the “3-9 Units” (69 units or 32% less than that completed in 2010). Twenty single-family units were added in 2011, less than half that added the previous year.

- The share of units added in high-density buildings (20 or more units) is at par with the five-year average of 87%.
- Single-family and two-unit buildings construction made up a small proportion of new construction in 2011 (2% and 3%, respectively).

Table 9 shows new construction from 2007 through 2011 by building type. Figure 6 shows the share of new construction by building type for 2011.

### New Housing Units Added by Zoning District

Almost half (47%) of new units built in 2011 were in residential districts. Neighborhood Commercial districts followed with 29%.

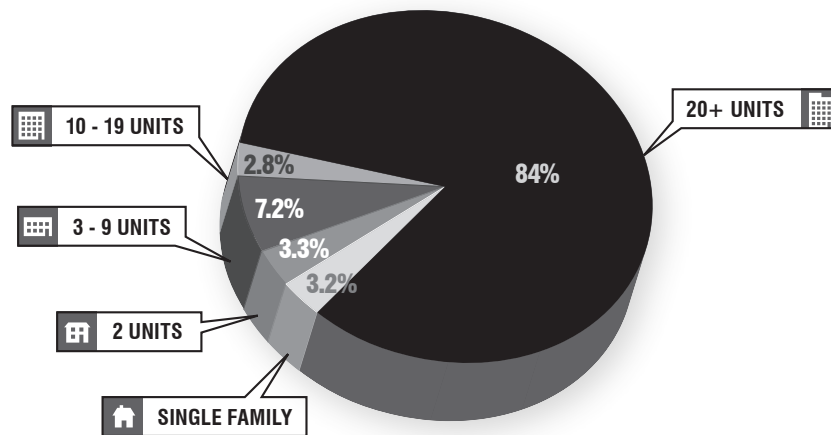
Table 10 summarizes new construction in 2011 by generalized zoning districts. Table 11 lists the number of units constructed in various zoning districts in the City. A complete list of San Francisco’s zoning districts is included in Appendix C.

**TABLE 9.**  
**Housing Units Built by Building Type, 2007-2011**

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
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
2011	20	60	69	48	221	418
<b>Total</b>	<b>219</b>	<b>292</b>	<b>450</b>	<b>328</b>	<b>9,149</b>	<b>10,438</b>
<b>Share of New Construction, 2006-2010</b>	<b>2%</b>	<b>3%</b>	<b>4%</b>	<b>3%</b>	<b>88%</b>	<b>100%</b>

Source: Planning Department

**FIGURE 6.**  
**Housing Units Built by Building Type, 2011**



**TABLE 10.**  
**Housing Units Added by Generalized Zoning, 2011**

General Zoning Districts	Units	Percent of Total	Rank
Residential, House and Mixed	196	46.9%	1
Residential, Transit Oriented	3	0.7%	8
Neighborhood Commercial	39	9.3%	3
Neighborhood Commercial Transit	122	29.2%	2
South of Market Mixed Use	24	5.7%	4
Eastern Neighborhoods Mixed Use	9	2.2%	6
Commercial	19	4.5%	5
Downtown Commercial	6	1.4%	7
<b>Total</b>	<b>418</b>	<b>100.0%</b>	

Source: Planning Department

**TABLE 11.**  
**Housing Units Added by Zoning District, 2010**

Zoning Districts	Units	Percent of Total	Rank
RH-1	11	2.6%	9
RH-1(D)	2	0.5%	18
RH-2	119	28.5%	2
RH-3	14	3.3%	8
RM-1	20	4.8%	6
RM-2	3	0.7%	14
RM-3	24	5.7%	4
RM-4	3	0.7%	15
RTO	3	0.7%	16
RTO-Mission	3	0.7%	17
NC-1	5	1.2%	10
NC-2	25	6.0%	3
NCD-Castro	2	0.5%	19
NCD-Inner Clement	2	0.5%	20
NCD-North Beach	2	0.5%	21
NCT-3	121	28.9%	1
NCT-Hayes-Gough	1	0.2%	24
SLR	24	5.7%	5
MUO	1	0.2%	23
MUR	4	1.0%	12
UMU	4	1.0%	13
C-2	19	4.5%	7
C-3-O	2	0.5%	18
C-3-O(SD)	4	1.0%	11
<b>Total</b>	<b>418</b>	<b>100.0%</b>	

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

- New condominium construction more than doubled in 2011 to 1,625 units from 734 units in 2010 (an increase of 121%).
- Almost 90% of the condominiums recorded were in buildings with 20 or more units (1450 units or a 117% increase from 2010).

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.

**TABLE 12.**  
**New Condominiums Recorded by DPW, 2002-2011**

Year	Units	% Change from Previous Year
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%
2011	1,625	121%
<b>Total</b>	<b>17,987</b>	

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

**TABLE 13.**  
**New Condominiums Recorded by the DPW by Building Type, 2007-2011**

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
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
2011	28	52	37	58	1,450	1,625
<b>Total</b>	<b>228</b>	<b>329</b>	<b>270</b>	<b>246</b>	<b>7,413</b>	<b>8,486</b>

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



## 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 12% in 2011 (472 from 537 conversions in 2010) . This number is four percent lower than the 10-year average of 559 units
- About 64% of units converted in 2011 occurred in two-unit buildings, representing an decrease of 6% from 2010.
- Eighty-two percent of the condominium conversions in 2011 (389) were in buildings with two or three units, compared to 76% in 2010.

Table 14 shows the number of conversions recorded by DPW from 2002-2011. Table 15 shows condominium conversions by building type over the past five years.

**TABLE 14.**  
**Condominium Conversions Recorded by DPW, 2002-2011**

Year	Units	% Change from Previous Year
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%
2011	472	-12%
<b>Total</b>	<b>5,585</b>	

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

**TABLE 15.**  
**Condominium Conversions Recorded by DPW by Building Type, 2007-2011**

Year	2 Units	3 Units	4 Units	5 to 6 Units	Total
2007	522	150	96	16	784
2008	576	180	72	17	845
2009	508	141	132	22	803
2010	322	87	100	28	537
2011	302	87	72	11	472
<b>Total</b>	<b>2,230</b>	<b>645</b>	<b>472</b>	<b>94</b>	<b>3,441</b>

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 nonprofit residential hotels from 2007 through 2011.

- As of 2011, 18,810 residential hotel rooms are registered in San Francisco; 72% are residential rooms in for-profit residential hotels and 28% are residential in non-profit hotels.
- Residential rooms in non-profit residential hotels have been increasing in the past five years. In the last five years, non-profit residential hotel rooms increased 7%.
- In for-profit residential hotels, both residential rooms and tourist rooms in 2011 decreased from 2010.
- The number of for-profit residential hotel buildings increased in the past year, following slight declines in the four years previous: from 412 buildings in 2010 to 417 buildings in 2011.

**TABLE 16.**  
**Changes in Residential Hotel Stock, 2007-2011**

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		Total	
	<i>Buildings</i>	<i>Resid. Rooms</i>	<i>Tourist Rooms</i>	<i>Buildings</i>	<i>Resid. Rooms</i>	<i>Buildings</i>	<i>Resid. Rooms</i>
2007	419	14,233	3,004	84	4,886	<b>503</b>	<b>19,119</b>
2008	419	14,160	2,998	85	4,978	<b>504</b>	<b>19,138</b>
2009	418	14,040	2,953	87	5,105	<b>505</b>	<b>19,145</b>
2010	412	13,790	2,883	87	5,163	<b>499</b>	<b>18,953</b>
2011	417	13,680	2,805	88	5,230	<b>505</b>	<b>18,810</b>

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 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 2011 HUD income limits.

**TABLE 17.**  
**2011 Rental Affordable Housing Guidelines**

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
<b>Extremely Low Income</b> (30% of HUD Median Income)	1	Studio	\$21,350	\$534
	2	1 Bedroom	\$24,400	\$610
	3	2 Bedroom	\$27,450	\$686
	4	3 Bedroom	\$30,500	\$763
	5	4 Bedroom	\$32,950	\$824
	6	5 Bedroom	\$35,350	\$884
<b>Very Low Income</b> (50% of HUD Median Income)	1	Studio	\$35,550	\$889
	2	1 Bedroom	\$40,650	\$1,016
	3	2 Bedroom	\$45,750	\$1,144
	4	3 Bedroom	\$50,800	\$1,270
	5	4 Bedroom	\$54,900	\$1,373
	6	5 Bedroom	\$58,950	\$1,474
<b>Lower Income</b> (60% of HUD Median Income)	1	Studio	\$42,650	\$1,066
	2	1 Bedroom	\$48,800	\$1,220
	3	2 Bedroom	\$54,850	\$1,371
	4	3 Bedroom	\$60,950	\$1,524
	5	4 Bedroom	\$65,850	\$1,646
	6	5 Bedroom	\$70,700	\$1,768
<b>Low Income</b> (80% of HUD Median Income)	1	Studio	\$56,900	\$1,423
	2	1 Bedroom	\$65,050	\$1,626
	3	2 Bedroom	\$73,150	\$1,829
	4	3 Bedroom	\$81,300	\$2,033
	5	4 Bedroom	\$87,800	\$2,195
	6	5 Bedroom	\$94,300	\$2,358

**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. 2011 Homeownership Affordable Housing Guidelines**

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
<b>Low Income</b> <i>(70% of HUD Median Income)</i>	1	Studio	\$49,750	\$1,368	\$156,197
	2	1 Bedroom	\$56,900	\$1,565	\$180,955
	3	2 Bedroom	\$64,000	\$1,760	\$205,496
	4	3 Bedroom	\$71,100	\$1,955	\$230,037
	5	4 Bedroom	\$76,850	\$2,113	\$248,709
<b>Median Income</b> <i>(90% of HUD Median Income)</i>	1	Studio	\$64,000	\$1,760	\$218,142
	2	1 Bedroom	\$73,150	\$2,012	\$251,594
	3	2 Bedroom	\$82,300	\$2,263	\$285,046
	4	3 Bedroom	\$91,450	\$2,515	\$318,499
	5	4 Bedroom	\$98,800	\$2,717	\$344,126
<b>Moderate Income</b> <i>(110% of HUD Median Income)</i>	1	Studio	\$78,200	\$2,151	\$279,869
	2	1 Bedroom	\$89,450	\$2,460	\$322,450
	3	2 Bedroom	\$100,600	\$2,767	\$364,597
	4	3 Bedroom	\$111,750	\$3,073	\$406,743
	5	4 Bedroom	\$120,750	\$3,321	\$439,544
<i>(120% of HUD Median Income)</i>	1	Studio	\$85,300	\$2,346	\$310,733
	2	1 Bedroom	\$97,550	\$2,683	\$357,661
	3	2 Bedroom	\$109,750	\$3,018	\$404,372
	4	3 Bedroom	\$121,900	\$3,352	\$450,866
	5	4 Bedroom	\$131,700	\$3,622	\$487,143
<i>(150% of HUD Median Income)</i>	1	Studio	\$106,650	\$2,933	\$403,542
	2	1 Bedroom	\$121,950	\$3,354	\$463,729
	3	2 Bedroom	\$137,200	\$3,773	\$523,698
	4	3 Bedroom	\$152,400	\$4,191	\$583,450
	5	4 Bedroom	\$164,650	\$4,528	\$630,378

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

**Note:** Incomes are based on the 2011 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.



## New Affordable Housing Construction

- Some 218 affordable units were completed in 2011, representing 52% of the new housing units added in 2011. Of these, 11 are on-site inclusionary affordable units.
- Very low-income units represented almost two-thirds (64%) of the new affordable units that were constructed in 2011; moderate income units made up about a quarter (26%).
- The number of new affordable units (211) produced in 2011 was 64% less than in 2010 (582).
- Five percent (5%) of the new affordable units in 2011 were units for homeowner units (11)
- A total of 46 units were added to existing residential buildings in 2011. 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.

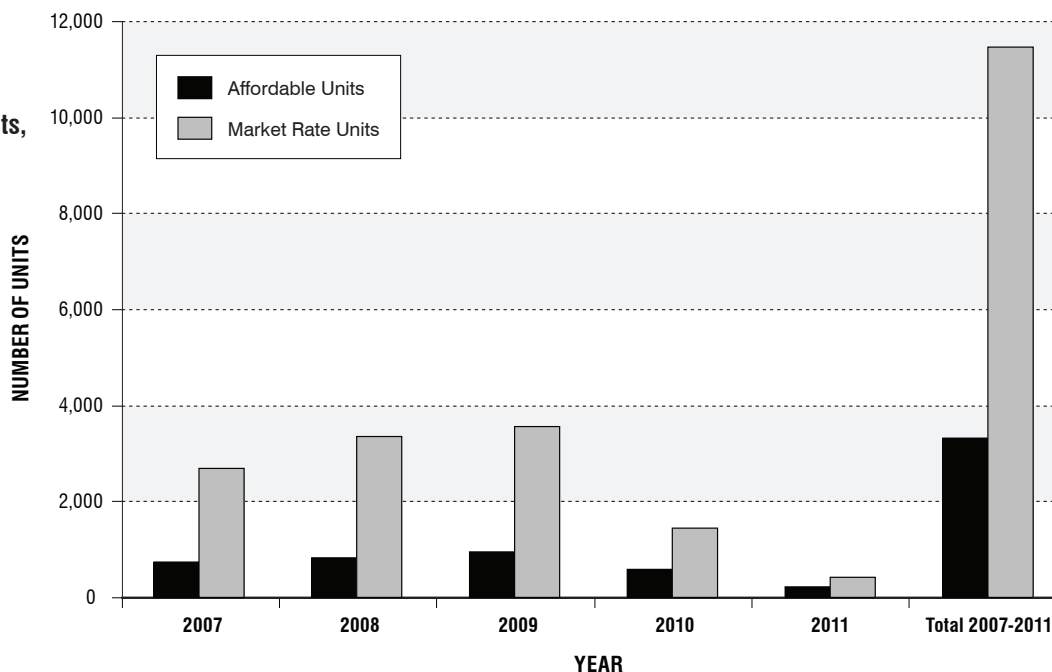
Figure 7 shows affordable housing construction compared to market-rate housing construction from 2007 to 2011 by year and as a total.

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.

Major affordable housing projects completed in 2011 include: 365 Fulton Street (120 units); 2139 O’Farrell Street (21 units); and 420 - 29th Avenue (20 units).

All major (10 or more units) new affordable housing projects completed in 2011 are detailed in Appendix A-2. On-site affordable inclusionary units are listed under major market rate projects. 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,  
2007-2011



**TABLE 19.****New Affordable Housing Construction by Income Level, 2007-2011**

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
2007	0	412	100	20	203	<b>735</b>	2,679	27%
2008	134	247	81	0	361	<b>823</b>	3,340	25%
2009	0	550	0	140	256	<b>946</b>	3,544	27%
2010	0	480	21	0	81	<b>582</b>	1,438	40%
2011	0	140	0	21	57	<b>218</b>	418	52%
<b>Total</b>	<b>134</b>	<b>1,829</b>	<b>202</b>	<b>181</b>	<b>958</b>	<b>3,304</b>	<b>11,419</b>	<b>29%</b>

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

**TABLE 20.****New Affordable Housing Construction by Housing Type, 2007-2011**

Year	Family	Senior	Individual/SRO	Homeowner	Total
2007	154	258	120	203	<b>735</b>
2008	227	160	134	302	<b>823</b>
2009	176	24	407	339 *	<b>946</b>
2010	128	348	59	47	<b>582</b>
2011	67	-	140	11	<b>218</b>
2011 Percent of Total	31%		64%	5%	<b>100%</b>

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 2007-2011.

- In 2011, significantly fewer inclusionary units (11) were built than in any year since the inclusionary requirements have been in effect. The units built in 2011 represent a 72% drop from the 40 inclusionary units provided in 2010. Moreover, the 2011 inclusionary housing units are 91% below the five-year annual average of 127 units. This drop is due to a fewer overall units being completed in 2011.
- All 11 inclusionary units completed in 2011 were the result of the on-site requirement.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2011 with details of new construction with inclusionary units for those projects that have them.

In 2011, a total of \$1,173,628 was collected as partial payments of in-lieu fees for three projects. Appendix D is a summary of in-lieu fees collected since 2003.

**TABLE 21.**  
**New Inclusionary Units, 2007-2011**

Year	Units
2007	167
2008	379
2009	44
2010	40
2011	11
<b>Total</b>	<b>641</b>

Source: Planning Department, Mayor's Office of Housing

**TABLE 22. Housing Price Trends, San Francisco Bay Area, 2002-2011**

Year	Rental (Two Bedroom Apartment)		For Sale (Two Bedroom House)	
	<i>San Francisco</i>	<i>Bay Area</i>	<i>San Francisco</i>	<i>Bay Area</i>
2002	<b>\$2,089</b>	N/A	<b>\$523,300</b>	\$427,270
2003	<b>\$2,023</b>	N/A	<b>\$607,140</b>	\$455,390
2004	<b>\$2,068</b>	N/A	<b>\$670,450</b>	\$536,550
2005	<b>\$2,229</b>	N/A	<b>\$737,500</b>	\$621,790
2006	<b>\$2,400</b>	N/A	<b>\$680,970</b>	\$635,820
2007	<b>\$2,750</b>	N/A	<b>\$664,060</b>	\$642,910
2008	<b>\$2,650</b>	\$1,810	<b>\$603,570</b>	\$387,500
2009	<b>\$2,695</b>	\$1,894	<b>\$611,410</b>	\$429,000
2010	<b>\$2,737</b>	N/A	<b>\$560,980</b>	\$411,400
2011	<b>\$2,573</b>	N/A	<b>\$493,330</b>	\$399,730

**Source:** 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.

### 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 despite drops in average housing costs.

- In 2011, rental prices for a two-bedroom apartment in San Francisco decreased by 5% from \$2,737 in 2010 to \$2,573.
- In 2011, the median price for a two-bedroom home in San Francisco went down to \$493,330 or 12% less than 2010 (\$560,980). The 2011 median price for a two-bedroom home in the Bay Area region was \$399,730 or an 11% decrease from the price in 2010.
- A San Francisco family of three with a combined household income that is 110% of the HUD median income (a household which can afford a maximum sales price of \$364,597, according to Table 18) would fall about \$128,733 short of being able to purchase a median-priced two-bedroom home (\$493,330).
- A three-person household with a combined household income at 80% of the median income could pay a maximum rent of \$1,829 or 71% of the median rent (\$2,573).

Table 22 gives rental and sales prices for 2001 through 2010. The high cost of housing continues to prevent 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 Mayor's 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 2011, 329 units of housing were rehabilitated. The rehabilitation projects completed in 2011 include: Civic Center Residences/44 McAllister Street (212 units); 249 Eddy Street/161-165 Turk Street (82 units); and Dolores Hotel / 35 Woodward Street (35 units).

**TABLE 23.**  
**Units Rehabilitated, 2007-2011**

Year	Units Acquired / Rehabilitated
2007	146
2008	270
2009	16
2010	54
2011	329
<b>Total</b>	<b>815</b>

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

## 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 Western Addition Planning District had the most new construction in 2011 with 142 units built or 41% of the total new construction. Moreover, with no demolitions or units added or lost through alteration, it also had the highest net gain or 52% of the 262 net addition citywide.

- The South Bayshore Planning District ranked second in net units gained (83 units or 31% of net units gained).
- The Downtown Planning District had the highest number of units demolished, with 52 units lost or 62% of the 84 total.

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

**MAP 1.**  
**San Francisco Planning Districts**

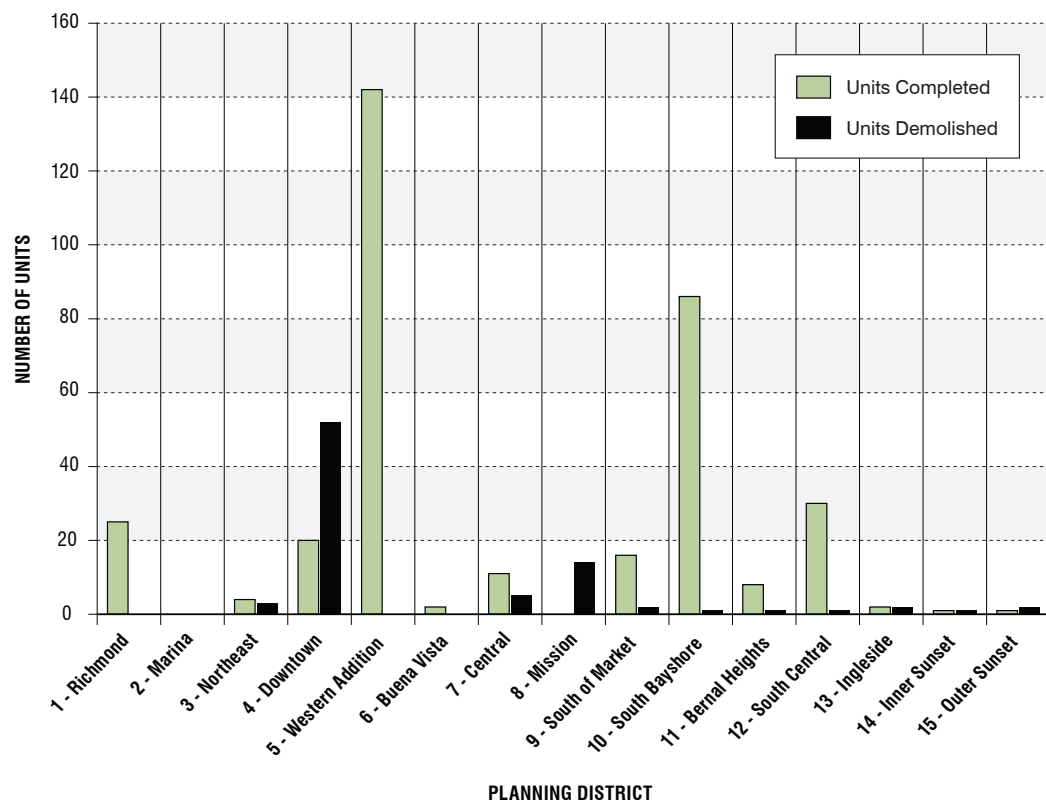


**TABLE 24. Housing Units Completed and Demolished by Planning District, 2011**

No.	District Name	Units Completed	Rank	Units Demolished	Rank	Units Altered	Rank	Net Gain Housing Units	Rank
1	Richmond	25	4	0	12	14	1	39	3
2	Marina	0	14	0	13	-4	13	-4	12
3	Northeast	4	9	3	4	7	2	8	7
4	Downtown	20	5	52	1	1	5	-31	15
5	Western Addition	142	1	0	14	0	7	142	1
6	Buena Vista	2	10	0	15	-1	9	1	9
7	Central	11	7	5	3	5	4	11	6
8	Mission		15	14	2	1	6	-13	14
9	South of Market	16	6	2	5	7	3	21	4
10	South Bayshore	86	2	1	8	-2	11	83	2
11	Bernal Heights	8	8	1	9	-1	10	6	8
12	South Central	30	3	1	10	-14	15	15	5
13	Ingleside	2	11	2	6	-3	12	-3	11
14	Inner Sunset	1	12	1	11	0	8	0	10
15	Outer Sunset	1	13	2	7	-5	14	-6	13
	<b>Total</b>	<b>348</b>		<b>84</b>		<b>5</b>		<b>269</b>	

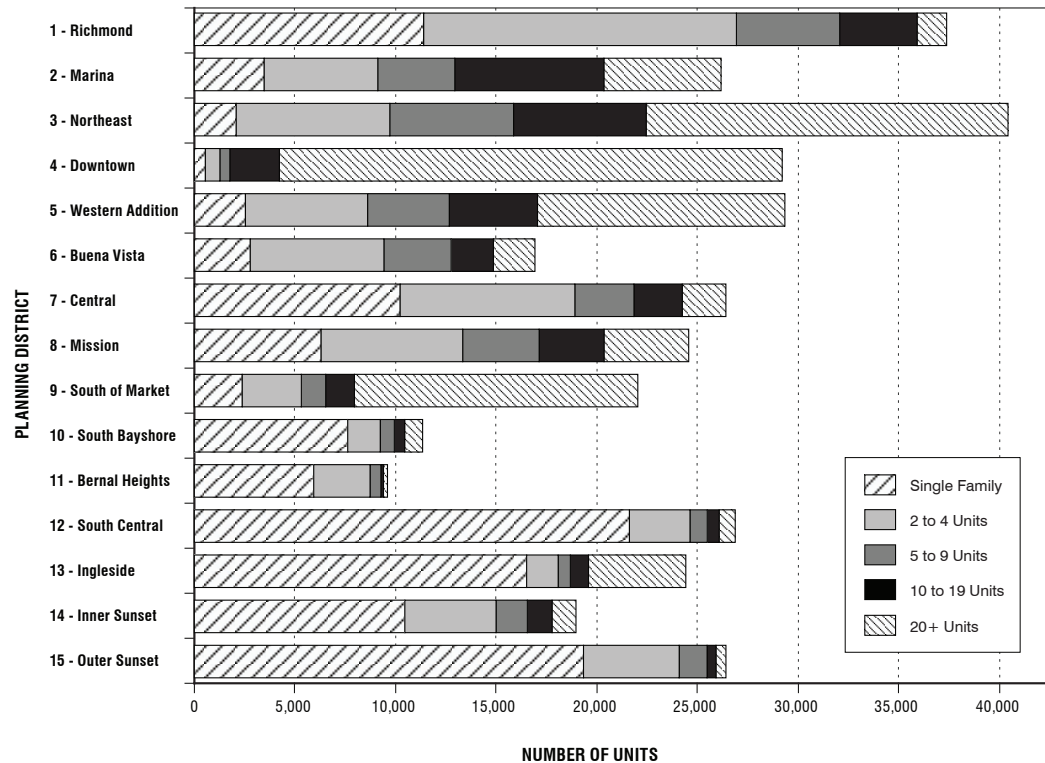
Source: Planning Department

\*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, 2011**



**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, having 40,470 units and 37,400 units respectively. 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 47% of all single-family homes.
- The Richmond, Central, Northeast, and Mission Planning Districts are the areas with the highest numbers of buildings with two to four units, representing 20%, 11%, 10%, and 9% 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 16% 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 – almost 25,000 units. The Northeast Planning District is second with about 18,000 units. Eighty-five percent of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 27% of all the high-density housing citywide. The Northeast Planning District, with 44% of its units in buildings with 20 units or more, claims 19% of the City's high-density housing.

**TABLE 25.**  
**San Francisco Housing Stock by Planning District, 2010-2011**

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
<b>1. Richmond</b>						
2010 ACS5	11,388	15,525	5,126	3,845	1,467	<b>37,383</b>
2010	(1)	20	-	-	20	<b>39</b>
<b>Total</b>	<b>11,387</b>	<b>15,545</b>	<b>5,126</b>	<b>3,845</b>	<b>1,487</b>	<b>37,422</b>
Percent of Total	30.4%	41.5%	13.7%	10.3%	4.0%	<b>10.0%</b>
<b>2. Marina</b>						
2010 ACS5	3,469	5,636	3,824	7,404	5,817	<b>26,165</b>
2010	1	(2)			(3)	<b>(4)</b>
<b>Total</b>	<b>3,470</b>	<b>5,634</b>	<b>3,824</b>	<b>7,404</b>	<b>5,814</b>	<b>26,161</b>
Percent of Total	13.3%	21.5%	14.6%	28.3%	22.2%	<b>7.0%</b>
<b>3. Northeast</b>						
2000 Census Count	2,080	7,621	6,147	6,585	17,965	<b>40,462</b>
2010	-	5	-	-	3	<b>8</b>
<b>Total</b>	<b>2,080</b>	<b>7,626</b>	<b>6,147</b>	<b>6,585</b>	<b>17,968</b>	<b>40,470</b>
Percent of Total	5.1%	18.8%	15.2%	16.3%	44.4%	<b>10.9%</b>
<b>4. Downtown</b>						
2000 Census Count	547	719	494	2,460	24,967	<b>29,348</b>
2010	-	2	-	-	(33)	<b>(31)</b>
<b>Total</b>	<b>547</b>	<b>721</b>	<b>494</b>	<b>2,460</b>	<b>24,934</b>	<b>29,317</b>
Percent of Total	1.9%	2.5%	1.7%	8.4%	85.0%	<b>7.9%</b>
<b>5. Western Addition</b>						
2000 Census Count	2,535	6,065	4,055	4,381	12,283	<b>29,319</b>
2010	1	-	-	-	141	<b>142</b>
<b>Total</b>	<b>2,536</b>	<b>6,065</b>	<b>4,055</b>	<b>4,381</b>	<b>12,424</b>	<b>29,461</b>
Percent of Total	8.6%	20.6%	13.8%	14.9%	42.2%	<b>7.9%</b>
<b>6. Buena Vista</b>						
2000 Census Count	2,777	6,633	3,339	2,099	2,062	<b>16,950</b>
2010	(3)	3	1	-	-	<b>1</b>
<b>Total</b>	<b>2,774</b>	<b>6,636</b>	<b>3,340</b>	<b>2,099</b>	<b>2,062</b>	<b>16,951</b>
Percent of Total	16.4%	39.1%	19.7%	12.4%	12.2%	<b>4.5%</b>
<b>7. Central</b>						
2000 Census Count	10,219	8,671	2,935	2,398	2,167	<b>26,395</b>
2010	(3)	15	(1)			<b>11</b>
<b>Total</b>	<b>10,216</b>	<b>8,686</b>	<b>2,934</b>	<b>2,398</b>	<b>2,167</b>	<b>26,395</b>
Percent of Total	38.7%	32.9%	11.1%	9.1%	8.2%	<b>7.1%</b>
<b>8. Mission</b>						
2000 Census Count	6,295	7,026	3,797	3,221	4,205	<b>24,566</b>
2010	1	4	2	0	-20	<b>-13</b>
<b>Total</b>	<b>6,296</b>	<b>7,030</b>	<b>3,799</b>	<b>3,221</b>	<b>4,185</b>	<b>24,553</b>
Percent of Total	25.6%	28.6%	15.5%	13.1%	17.0%	<b>6.6%</b>
<b>9. South of Market</b>						
2010 ACS5	2,379	2,933	1,207	1,428	14,070	<b>22,061</b>
2011	-	22	-	-	(1)	<b>21</b>
<b>TOTAL</b>	<b>2,379</b>	<b>2,955</b>	<b>1,207</b>	<b>1,428</b>	<b>14,069</b>	<b>22,082</b>
Percent of Total	10.8%	13.4%	5.5%	6.5%	63.7%	<b>5.9%</b>

CONTINUED &gt;

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
<b>10. South Bayshore</b>						
2010 ACS5	7,614	1,614	700	514	890	11,404
2011	(3)	1	19	-	66	83
<b>TOTAL</b>	<b>7,611</b>	<b>1,615</b>	<b>719</b>	<b>514</b>	<b>956</b>	<b>11,487</b>
Percent of Total	66.3%	14.1%	6.3%	4.5%	8.3%	3.1%
<b>11. Bernal Heights</b>						
2010 ACS5	5,926	2,796	537	130	199	9,629
2011	2	4	-	-	-	6
<b>TOTAL</b>	<b>5,926</b>	<b>2,796</b>	<b>537</b>	<b>130</b>	<b>199</b>	<b>9,629</b>
Percent of Total	61.5%	29.0%	5.6%	1.4%	2.1%	2.6%
<b>12. South Central</b>						
2010 ACS5	21,602	3,005	858	589	800	26,866
2011	(10)	7	-	18	-	15
<b>TOTAL</b>	<b>21,592</b>	<b>3,012</b>	<b>858</b>	<b>607</b>	<b>800</b>	<b>26,881</b>
Percent of Total	80.3%	11.2%	3.2%	2.3%	3.0%	7.2%
<b>13. Ingleside</b>						
2010 ACS5	16,497	1,565	606	900	4,832	24,424
2011	(4)	1	-	-	-	(3)
<b>TOTAL</b>	<b>16,493</b>	<b>1,566</b>	<b>606</b>	<b>900</b>	<b>4,832</b>	<b>24,421</b>
Percent of Total	67.5%	6.4%	2.5%	3.7%	19.8%	6.6%
<b>14. Inner Sunset</b>						
2010 ACS5	10,450	4,528	1,555	1,226	1,188	18,951
2011	(2)	2	-	-	-	-
<b>TOTAL</b>	<b>10,448</b>	<b>4,530</b>	<b>1,555</b>	<b>1,226</b>	<b>1,188</b>	<b>18,951</b>
Percent of Total	55.1%	23.9%	8.2%	6.5%	6.3%	5.1%
<b>15. Outer Sunset</b>						
2010 ACS5	19,321	4,750	1,385	442	495	26,427
2011	(5)	(1)				(6)
<b>TOTAL</b>						<b>26,427</b>
Percent of Total	0.0%	0.0%	0.0%	0.0%	0.0%	7.1%
<b>Treasure Island, Presidio, Golden Gate Park</b>						
2010 ACS5	852.0	687.0	523.0	34.0	89.0	2,185.0
2011	-	-	-	-	-	-
<b>TOTAL</b>	<b>852.0</b>	<b>687.0</b>	<b>523.0</b>	<b>34.0</b>	<b>89.0</b>	<b>2,185.0</b>
Percent of Total	39.0%	31.4%	23.9%	1.6%	4.1%	0.6%
<b>Citywide</b>						
2010 ACS5	123,951	79,774	37,088	37,656	93,496	372,535
2011	-26	83	21	18	173	269
<b>TOTAL</b>	<b>103,754</b>	<b>74,416</b>	<b>35,200</b>	<b>37,198</b>	<b>93,110</b>	<b>372,804</b>
Percent of Total	27.8%	20.0%	9.4%	10.0%	25.0%	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 2011, Bay Area counties authorized 10,422 units for construction, 2% less than the 2010 authorizations of 10,676 units.
- Santa Clara (31%), Alameda (21%), and San Francisco (20%) counties accounted for almost three-quarters (72%) of the units authorized.
- In San Francisco, 98% of new housing is in multi-family buildings. Santa Mateo (71%), Santa Clara (70%), Alameda (63%), and Marin (61%) also have a high percentage of authorized units in multi-family structures. Single-family housing units predominate in Solano (100%) and Napa (80%).

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 2011. Figure 10 shows trends in housing construction by building type from 2002 to 2011.

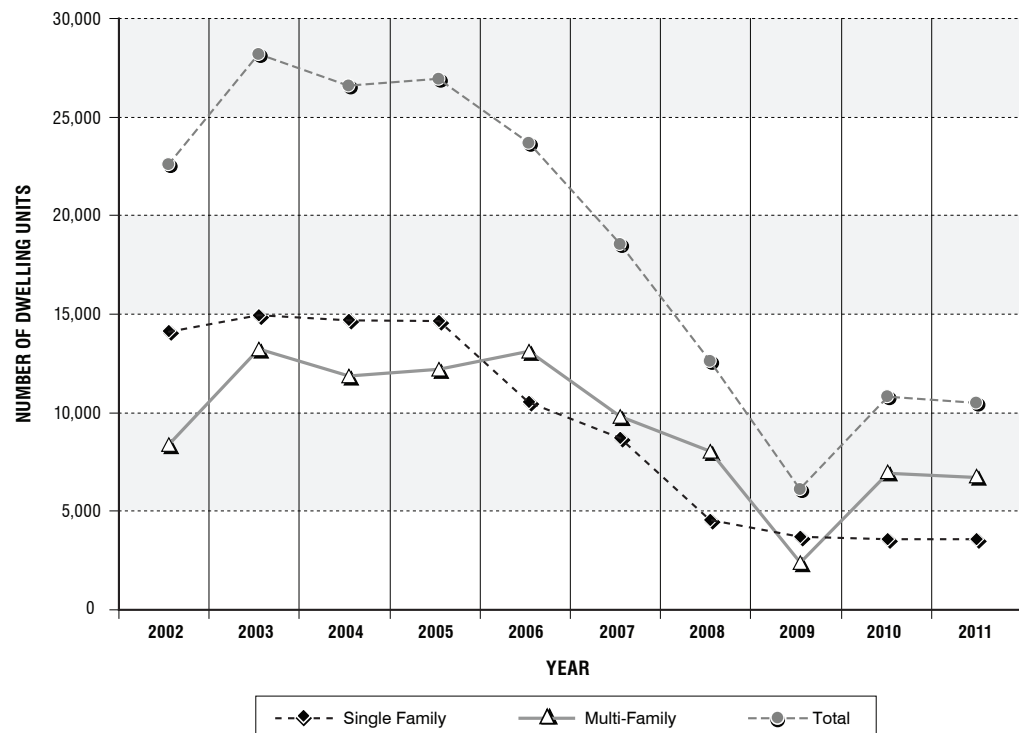


**MAP 2.**  
San Francisco Bay Area Counties

**TABLE 26.****Units Authorized for Construction for San Francisco and the Bay Area Counties, 2011**

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	811	1,356	<b>2,167</b>	21%
Contra Costa	715	355	<b>1,070</b>	10%
Marin	38	61	<b>99</b>	1%
Napa	105	26	<b>131</b>	1%
San Francisco	24	2,009	<b>2,033</b>	20%
San Mateo	207	511	<b>718</b>	7%
Santa Clara	978	2,234	<b>3,212</b>	31%
Solano	388	0	<b>388</b>	4%
Sonoma	436	168	<b>604</b>	6%
<b>Total</b>	<b>3,702</b>	<b>6,720</b>	<b>10,422</b>	<b>100%</b>

Source: Construction Industry Research Board

**FIGURE 10.****Bay Area Housing Construction Trends, 2002-2011**

# 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 2011. 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 2011.

*Table A-3* provides information for all projects with five or more units that were fully entitled by the Planning Department in 2011. 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 five or more units that were filed with the Planning Department in 2011. 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 2011.

*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 *Housing Inventory* to comply in part 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. These plan areas also have separate monitoring reports that discuss housing production trends in these areas in greater detail.

*Table B-1* details 2011 housing trends in recently adopted planning areas.

*Table B-2* summarizes the units entitled by the Planning Department in 2011 by planning areas.

*Table B-3* summarizes units gained from new construction in 2011 by planning areas.

*Table B-4* summarizes units demolished in 2011 by planning areas.

*Table B-5* summarizes units lost through alterations and demolitions in 2011 by planning areas.

*Table B-6* summarizes affordable housing projects for 2011 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, 2011**

Project Name / Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or <i>Rental Price</i>
855 Jamestown 857 Jamestown 867 Jamestown	66	7	1 BR 2 BR	Ownership	from \$ 365,000 (2 bd)
121 - 9th Street / 788 Minna Street	20	2	1 BR 2 BR 3 BR	Rental / Ownership	\$399,000 - \$524,000
Candlestick Cove 101 Executive Park	19		1 BR 2 BR 3 BR 4 BR	Ownership	from \$535,000 (2 bd) from \$550,900 (3 bd) from \$655,900 (4 bd)  \$332,029 (4 bd BMR)
55 Trumbull / 4 Craut	18	2	1 BR 2 BR	Currently Rental	\$2,450 <i>rental</i>

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

**TABLE A-2.****Major Affordable Housing Projects Completed, 2011**

Project Name / Address	Developer / Sponsor	Units	Unit Mix	Tenure Type	AMI % Targets	Type of Housing
Richardson Apartments 365 Fulton Street	Community Housing Partnership	120	Studios 1 BR 2 BR	Rental	VLI	Homeless
2139 O'Farrell	Tabernacle Community Development Corporation	21	Studios 1 BR 2 BR	Rental	Lower	Family
29th Avenue Apartments 420 - 29th Avenue	Bernal Heights Neighborhood Center	20	1 BR 2 BR	Rental	VLI	Special Needs

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



**TABLE A-3.**  
**Major Housing Projects Reviewed and Entitled by Planning Department, 2011**

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2008.0021C	PARKMERCED	Master redevelopment program for 116-acre Parkmerced site, on-site relocation of existing residents @ current rent-controlled rates, concurrent infrastructure improvements, structured underground parking beneath each block; 15-30-year construction horizon; at build-out: ~8,900-du (~5,675 new), ~10,175 (~6,975 new) off-street parking spaces, ~230,000-gsf of new retail use, and ~80,600-gsf of additional office use.	8,900	10-Feb-11	CPC	Approved	
2007.0903E	"TREASURE ISLAND / YERBA BUENA"	Development and Redevelopment Plan for Treasure Island and Yerba Buena Island, including land uses up to (approximately): 6,000 units residential, 500 rooms hotel, 250,000-sf retail, 300 acres park and open space, parking, reuse and historic rehabilitation	8,619	21-Apr-11	CPC	FEIR certified	
2003.0527C	1000 16TH ST	The proposed project involves the construction of three building residential complex including 450 dwelling units, 26,500gsf of ground-floor retail space and 503 off-street parking spaces. The project would include a partial street vacation to narrow the	470	28-Jul-11	CPC	Approved	18419
2010.1044X	43 LANSING ST	386,108 GfA, 39 story residential tower, 320 units, 93 bicycle parking	320	14-Apr-11	CPC	Approved	18316
2010.0094X	740 ILLINOIS ST and 2121 THIRD ST	Proposed project would demolish the existing commercial fueling facility and construct 70 dwelling units and 52 parking spaces. The new structure would be approximately 66 feet in height, six stories, and would total approximately 62,516 sq. ft.	106	26-Oct-11	CPC	Approved	18444
2011.0094C	1754 CLAY ST	Conditional Use for PUD	98	20-Oct-11	CPC	Approved	18470
2009.0476Q	178 TOWNSEND ST	Conversion and addition to California Electric Light building in parking use for 94-du, 47-space stacker parking behind 2,700-gsf retail facing Townsend at ground floor, 62' height 5-story addition.	94	8-Sep-11	DCP	Approved	
2005.0869V	121 GOLDEN GATE AV	Ten story mixed-use affordable housing project; Request for a Conditional Use authorization for a mixed-use building exceeding 40 feet in an R District, for future philanthropic uses above the ground floor, and exceptions to parking, rear yard, upper stor	90	17-Apr-11	ZA	Approved	
2006.0868C	800 PRESIDIO AV	The proposed project would demolish the existing one-story community center and construct a new building consisting of 83 dwelling units (59 units of work-force housing and 21 units of affordable housing.), 21,500 sq. ft. community center on the ground fl	83	28-Apr-11	CPC	Approved	18342
2008.1395X	1501 15TH STREET	"Demo gas station, construct 6-story, 40-du bldg with 32 parking spaces. U Case Description: Request for Written Determination. Pursuant to Planning Code Section 228.4- Service Station Conversion Determination"	40	6-Oct-11	CPC	Approved	18459

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2010.0787V	1875 MISSION ST	The proposed project is renovation and interior remodeling of an existing commercial building to residential units and commercial space. The project is proposing 38 residential units, 23 off-street parking spaces, and 2,800 square-feet of commercial space	38	9-May-11	ZA	Approved	
2006.0848C	25-35 DOLORES STREET	The proposed project would include the demolition of a vacant auto garage and construct a 37-unit residential building with 38-parking spaces. The building would be four-stories, approximately 40 feet in height and 51,584 sq. ft.	37	7-Apr-11	CPC	Approved	18315
2007.0966	1600 MARKET ST	The project would demolish an existing commercial building and construct a new nine-story structure approximately 84 feet tall with ground floor restaurant (3,700 sq. ft.) and below ground parking for 8 spaces. Total gross building area is 41,435 square ft	24			Approved	
2010.0420 CTZ	3151 SCOTT ST	Conversion of existing building containing 29 tourist hotel rooms to a 24-unit (and one manager unit) group housing development.	24	14-Jul-11	CPC	Approved	18405
2010.0128K	36 - 38 HARRIET ST	The proposed project is the construction of a 4-story, residential building, with 23 SRO units, with one off-street parking space. The project site is currently a surface parking lot.	23	21-Apr-11	CPC	Approved	18319
2008.0723V	1255-1275 COLUMBUS AV	Remove office, new construction 20-unit residential condominium with approximately 6,500 sq ft retail and 20 parking spaces at ground floor. Variance required because no commercial parking is provided.	20	8-Jun-11	ZA	Approved	
2004.0891C	899 VALENCIA ST	The proposed project is demolition of a 1,800-gsf gas station and construction of a 5-story 50,141-gsf mixed use residential structure with 18 dwelling units, 22 parking spaces, and two ground-floor retail units at the corner of Valencia and 20th Streets	18	26-May-11	CPC	Approved	18371
2009.0180Q	411 VALENCIA STREET	Construction of a mixed-use building with 16 dwellings, with 1 + 16 stacked parking spaces on ground floor accessed from Caledonia Street, with two ground floor retail spaces of 620-gsf and 700-gsf on Valencia Street; five stories plus roof deck, 16,800-gs	16	26-Oct-11	ZA	Approved	
2006.0428C	2401 16TH ST	Retain the existing three-story, 34-foot, 5,625 sq. ft. retail and office building. Addition and new construction of 12 residential units over ground floor retail. The total project including the existing retail/office uses would be approximately 29,822 s	12	21-Apr-11	CPC	Approved	18320
2011.0237V	435 DUBOCE AVENUE	Addition of 6th dwelling unit without sufficient exposure. All dwellings to be condos	6	10-Aug-11	ZA	Approved	
2011.0209V	325 BALBOA ST	Add residential units/ CU for parking V for rear yard, exposure and nonconforming sturture	6	23-Sep-11	ZA	Approved	
2007.1156V	350 LINDEN ST	Rear-yard modification (in lieu of a Variance -- Section 134(e)) in conjunction w/ a new 4-story bldg. containing 6 d.u.'s + ground-floor retail use	6	24-Jan-11	ZA	Approved	

Source: Planning Department

**TABLE A-4.**  
**Major Housing Projects Filed at Planning Department, 2011**

Planning Case No.	Address / Project Name	Case Description	Net Units
2011.0744CEKU	MARKET OCTAVIA - PARCEL P	Mixed Use Development - Residential over podium garage, approx. 182 units of apartments, 126 spaces maximum parking garage, 3,900 sq.ft. corner retail space...	182
2011.0312!UEKX	1321 Mission Street/104 - 9th Street	To demolish existing building and construct a new mixed-use building of 120 feet in height, 11 stories, with 180 dwelling units, over 4,400 sf ground level commercial and a basement in a C-3-S zoning district. The project would provide one car-share space.	180
2011.1122U	75 HOWARD ST	Proposes to demolish the existing 8 -story parking garage (containing 550 parking spaces). The project would construct a residential bldg. containing 175 residential units and a below-grade parking garage. The parking garage would contain accessory parking.	175
2011.0176C	1251 Turk Street	New construction for a 5-story, 50-foot tall, 98 affordable senior rental units.	98
2011.0094C	1754 CLAY ST	Conditional Use for PUD	94
2011.0430!UE	480 POTRERO AVENUE	To construct a 6-story building over underground parking at 480 Potrero Avenue between Mariposa & 17th Street. The new building will have 75 residential units, totaling approx. 50,000 sq. ft. including one and two bedroom units...	75
2011.0119CEKV	200-214 6TH ST	The proposed project is the demolition of an existing 144 room hotel building and construction of a new mixed - use building with 56 affordable dwelling units, approximately 3,074 sq.ft. of retail, and 15 off-street parking spaces.	56
2011.0931EU	8 Octavia Blvd.	Construction of a new mixed-use building with approximately 49 residential units, 2,000 sq.ft. commercial space, and 25 off-street parking spaces plus one car-share space. The proposed building would be a total of 70,153 square-feet and would be 75 feet tall...	49
2011.0187EK	1001 17TH ST and 140 Pennsylvania St.	The proposed project is the demolition of a two-story commercial warehouse and new construction of a five-story, 50-foot-tall, mixed-use building with 4,380 s.f. of ground-floor commercial, 44 residential units, and 33 off-street parking spaces...	44

Source: Planning Department

**TABLE A-5.**  
**Major Projects**  
**Authorized for**  
**Construction by**  
**DBI, 2011**

Address	Units	Construction Type	Authorization Date
185 CHANNEL ST	315	New Construction	15-Aug-11
1880 MISSION ST	202	New Construction	17-Oct-11
1190 04TH ST	150	New Construction	26-Jan-11
1155 04TH ST	147	New Construction	21-Dec-11
25 ESSEX ST	120	New Construction	08-Jun-11
1285 SUTTER ST	107	New Construction	15-Aug-11
121 GOLDEN GATE AV	90	New Construction	24-Aug-11
277 GOLDEN GATE AV	88	Conversion	14-Jun-11
2001 MARKET ST	81	New Construction	14-Dec-11
72 TOWNSEND ST	74	Conversion	23-Sep-11
1075 LE CONTE AV	73	New Construction	22-Feb-11
372 05TH ST	44	Conversion	05-Jul-11
1591 PACIFIC AV	41	New Construction	17-Aug-11
1080 SUTTER ST	35	New Construction	14-Dec-11
1465 PINE ST	35	New Construction	10-May-11
1411 MARKET ST	35	Expansion	24-Mar-11
1461 PINE ST	35	Conversion	17-Jun-11
38 HARRIET ST	23	New Construction	20-Sep-11
5735 MISSION ST	20	Conversion	18-Feb-11
350 GOLDEN GATE AV	19	Expansion	16-Aug-11
2299 MARKET ST	18	New Construction	07-Sep-11
411 VALENCIA ST	16	New Construction	22-Jun-11
2829 CALIFORNIA ST	13	New Construction	22-Mar-11
574 NATOMA ST	11	New Construction	02-May-11
200 DOLORES ST	10	New Construction	20-Dec-11
130 TURK ST	9	Conversion	01-Aug-11
382 RANDOLPH ST	8	New Construction	28-Nov-11
3575 KEITH ST	7	New Construction	20-Jul-11
49 KEARNY ST	7	Conversion	17-Mar-11
248 OCEAN AV	5	New Construction	25-Aug-11
474 NATOMA ST	5	Expansion	05-Dec-11

Source: Planning Department

**TABLE A-6.**  
**Major Affordable Projects in the Pipeline as of December 31, 2011**

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) Holiday Development							30	30	206	New Construction
121 Golden Gate Ave / St Anthony Senior Housing / Mercy Housing	18	71						89	90	New Construction
472 Ellis St / Arlington Preservation Mercy Housing	153							153	154	Rehabilitation
701-725 Golden Gate Ave Central Fwy Parcel C	20	79						99	100	New Construction
220 Golden Gate Ave / Central YMCA TNDC	172							172	174	Rehabilitation
112 Middle Point Rd SFHA / Hunters View Phase I			106					106	106	New Construction
1100 Ocean Ave Phelan Loop Family Housing	25		45					70	70	New Construction
150 Otis St CCDC	75							75	76	Rehabilitation
1239 Turk St / Rosa Parks II SFHA / TNDC	20	78						98	98	New Construction
535 Folsom St at Essex St Transbay Block 11	120							120	120	New Construction
72 Townsend St (Inclusionary)							11	11	74	New Construction
474 Natoma St / Natoma Court Bridge Housing			60					60	60	New Construction
1075 Le Conte Supportive Housing Providence Baptist	73							72	73	New Construction
SUBTOTALS	676	228	211	-	-	-	41	1,156	1,402	
In Pre-Construction Planning										
1180 Fourth St Mercy Housing	25		124					149	150	New Construction
285 Broadway Chinatown Community Development Center	18		56					74	75	New Construction
601 China Basin St Mission Bay South Parcel 6		116	117					233	233	New Construction

CONTINUED &gt;

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
1095 Connecticut St / 751 Missouri St Potrero Terrace & Potrero Annex SFHA / Bridge Housing	606	90	286				30	836	982	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
465 Hayes St Central Fwy Parcel K							24	24	24	New Construction
909 Howard St Family Apartments TNDC			60					60	172	New Construction
Hunters Point Shipyard Parcel 56			85					85	85	New Construction
1036 Mission St TNDC	20		80					100	100	New Construction
1500 Page St Agesong / Pacific Institute				15				15	15	Rehabilitation
238 Taylor St / 168-186 Eddy St TNDC	30		123					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							31	30	30	New Construction
Mission Bay South Block 7 / China Basin / 4th Street			200					200	200	New Construction
Carroll Avenue Senior Housing 5800 3rd Street / Lot 3	25	96						121	121	New Construction
Booker T Washington / 800 Presidio	24		24					48	50	New Construction
Casa de la Mission / 3001 24th Street		35						35	35	New Construction
Transbay Block 6 & 7 / Folsom & Beale			136					136	136	New Construction
55 Laguna Senior HUD 202		70						70	70	New Construction
Mission Bay South Parcel 4 East		100						100	100	New Construction
<b>SUBTOTALS</b>	<b>748</b>	<b>507</b>	<b>1,361</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>121</b>	<b>2,575</b>	<b>2,865</b>	

CONTINUED &gt;

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
In Preliminary Planning										
201 Sixth St Hugo Hotel			50					50	50	New Construction
207 Cameron Wy / Alice Griffith SFHA / Lennar			248		256			504	504	New Construction
455 Fell St Central Fwy Parcel O			80					80	80	New Construction
Hunters Point Shipyard Parcel 54			53					53	53	New Construction
Hunters View HOPE SF Phases II & III SFHA / The John Stewart Company			54		187			241	241	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
102-104 Octavia Blvd Central Fwy Parcel U	35							35	35	New Construction
270 Spear St Transbay Block 1			71					71	71	New Construction
1654 Sunnydale Ave, HOPE SF SFHA / Mercy Housing			306		700			1,006	1,006	New Construction
2501 Sutter St / Westside Cts HOPE SF SFHA / EM Johnson			84		136			220	220	New Construction
Mission Bay South Parcel 9 & 9A							150	150	150	New Construction
Mission Bay South Parcel 12 West							125	125	125	New Construction
Mission Bay South Block 13 East			92					92	92	New Construction
HPSY Phase I Parcel 48			150					150	150	New Construction
HPSY Phase I Parcel 52			53					53	53	New Construction
HPSY Phase I CP-AG7			504					504	504	New Construction
SUBTOTALS	162	-	1,865	-	1,279	-	275	3,581	3,581	
TOTALS	1,586	735	3,437	15	1,279	-	437	7,312	7,848	

Source: 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, 2011**

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	-	-	-	-1	-1
Central Waterfront	-	3	-	-	3
East SoMa	82	-	-	-	-
Market-Octavia	103	121	-	4	125
Mission	238	-	14	-1	-15
Showplace Square/Potrero Hill	2	5	1	2	6
Rest of City	1,608	219	69	1	151
<b>San Francisco</b>	<b>2,033</b>	<b>348</b>	<b>84</b>	<b>5</b>	<b>269</b>

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, 2011**

Planning Area	No. of Projects	Units Entitled
Balboa Park	-	-
Central Waterfront	1	1
East SoMa	2	117
Market-Octavia	5	69
Mission	8	131
Showplace Square/Potrero Hill	1	470
Rest of City	40	14,269
<b>San Francisco Total</b>	<b>57</b>	<b>15,057</b>

Source: Planning Department

**TABLE B-3.**  
**Housing Units Added by Building Type and Planning Area, 2011**

Planning Area	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
Balboa Park	-	-1	-	-	-	-1
Central Waterfront	-	-	3	-	-	3
East SoMa	-	-	-	-	-	-
Market-Octavia	1	3	1		120	125
Mission	1	2	2	-20	-	-15
Showplace Square/ Potrero Hill	-1	7	-	-	-	6
Rest of City	7	38	15	54	37	151
<b>San Francisco</b>	<b>8</b>	<b>49</b>	<b>21</b>	<b>34</b>	<b>157</b>	<b>269</b>

Source: Planning Department

**TABLE B-4.**  
**Units Demolished by Building Type and Planning Area, 2011**

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
Balboa Park	-	-	-	-	-	-
Central Waterfront	-	-		-	-	-
East SoMa	-	-				-
Market-Octavia	-	-				-
Mission	1	-			14	14
Showplace Square/ Potrero Hill	2	2	-	-	-	2
Rest of City	14	10	2	-	52	
<b>San Francisco</b>	<b>17</b>	<b>12</b>	<b>2</b>	<b>-</b>	<b>66</b>	<b>84</b>

Source: Planning Department

**TABLE B-5.****Units Lost Through Alterations and Demolitions by Planning Area, 2011**

Planning Area	Alterations					Units Demolished	Total Units Lost
	<i>Illegal Units Removed</i>	<i>Units Merged into Larger Units</i>	<i>Correction to Official Records</i>	<i>Units Converted</i>	<i>Total Alterations</i>		
Balboa Park	1	-	-	-	-	-	1
Central Waterfront	-	-	-	-	-	-	-
East SoMa	-	-	-	-	-	-	-
Market-Octavia	-	-	-	-	-	-	-
Mission	-	7	-	-	-	14	21
Showplace Square/ Potrero Hill	-	-	-	-	-	2	2
Rest of City	38	15	1	3	65	68	
<b>Total</b>	<b>39</b>	<b>22</b>	<b>1</b>	<b>3</b>	<b>65</b>	<b>84</b>	

Source: Planning Department

**TABLE B-6.****New Affordable Housing Constructed in Planning Areas, 2011**

Planning Area	Affordable Units	Total Units	AMI Target	Tenure	Funding Source
<b>Market-Octavia (15)</b>					
365 Fulton St	120	120	VLI	Rental	MOH / SFRA

Source: Planning Department

**TABLE C.**  
**San Francisco Zoning Districts**

Zoning	General Descriptions
<b>Residential, House and Mixed Districts</b>	
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
<b>Residential Transit-Oriented Districts</b>	
RTO	Residential Transit-Oriented
RTO-M	Residential Transit-Oriented, Mission
<b>Residential-Commercial Districts</b>	
RC-3	Residential-Commercial – Medium Density
RC-4	Residential-Commercial – High Density
<b>Public District</b>	
P	Public District
<b>Neighborhood Commercial Districts</b>	
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
<b>Neighborhood Commercial Transit Districts</b>	
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
<b>Chinatown Mixed Use Districts</b>	
CRNC	Chinatown Residential Neighborhood Commercial District
CVR	Chinatown Visitor Retail District
CCB	Chinatown Community Business District
<b>South of Market Mixed Use Districts</b>	
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
<b>Eastern Neighborhoods Mixed Use Districts</b>	
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
<b>Downtown Residential Districts</b>	
DTR-RH	Downtown Residential - Rincon Hill District
DTR-SB	Downtown Residential - South Beach District
DTR-TB	Downtown Residential - Transbay District
<b>Commercial Districts</b>	
C-2	Community Business District

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Zoning	General Descriptions
<b>Downtown Commercial Districts</b>	
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
<b>Industrial Districts</b>	
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
<b>Redevelopment Agency Districts</b>	
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 2003-2011**

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	\$992,866
2011	\$1,173,628
<b>Total</b>	<b>\$77,358,332</b>

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.

# ACKNOWLEDGMENTS

## Mayor

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