

2014 SAN FRANCISCO HOUSING INVENTORY





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Front Cover: Linea, 115 market-rate units.

2014 SAN FRANCISCO HOUSING INVENTORY

San Francisco Planning Department

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INTRODUCTION: ABOUT THE 2014 HOUSING INVENTORY

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 45th in the series and presents housing production activity during the year 2014.

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 by general Zoning Districts and by Planning Districts. 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. Appendix B also summarizes housing production in “Analysis Neighborhoods” as defined by the Department of Public Health.

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 Office of Community Investment and Infrastructure (Successor Agency to the San Francisco Redevelopment Agency) provided information on affordable housing projects. The California Homebuilding Foundation/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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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.

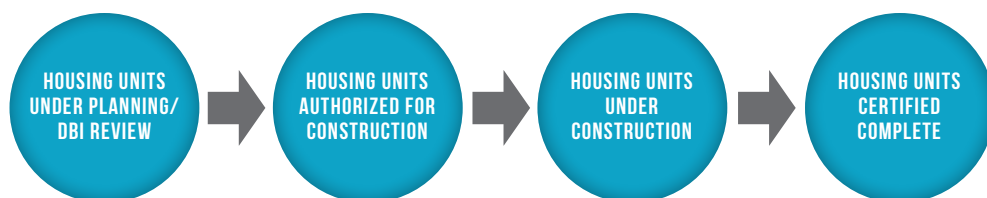
Units Certified Complete

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





HIGHLIGHTS:

2014 SNAPSHOT

SUMMARY OF HIGHLIGHTS

The production of new housing in 2014 totaled 3,654 units, a 50% increase from 2013. This includes 3,454 units in new construction and 200 new units added through conversion of non-residential uses or expansion of existing structures. Some 140 units (75% decrease from 2013) were lost through demolition (95), unit mergers (20), removal of illegal units (24), and a correction to official records (1).

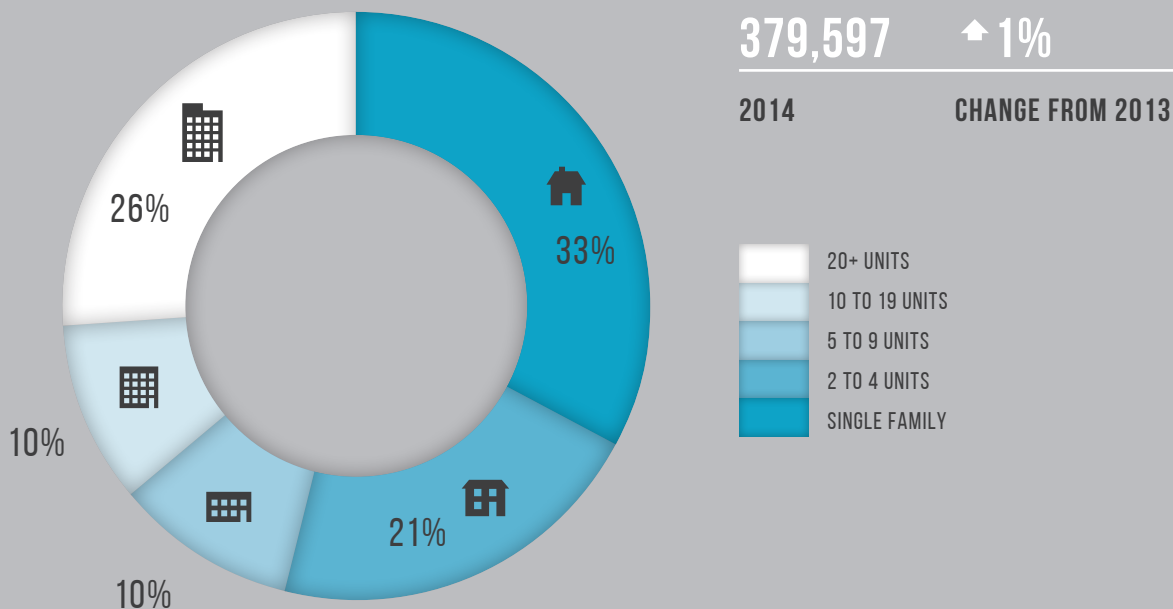
There was a net addition of 3,514 units to the City's housing stock in 2014, a 79% increase from 2013's net addition. This exceeds the 10-year average of 2,075 and represents a continuing upward trend in net unit production from the lowest production point of 2011. By the end of 2014, there were approximately 379,597 dwelling units in the city.

In 2014, 757 new affordable housing units were built, just a 6% increase from the previous year's production. These new affordable units made up 21% of new units added to the City's housing stock. This count includes 267 inclusionary units and 59 units added to existing structures. About 83% of the new affordable units are rentals affordable to very-low and low-income households.

In 2014, 3,834 units were authorized for construction. This represents a 21% increase from 2013. New housing authorized for construction over the past five years continues to be overwhelmingly (90%) in buildings with 20 or more units. The Planning Department approved and fully entitled 57 projects in 2014. These projects propose a total of 3,756 units.

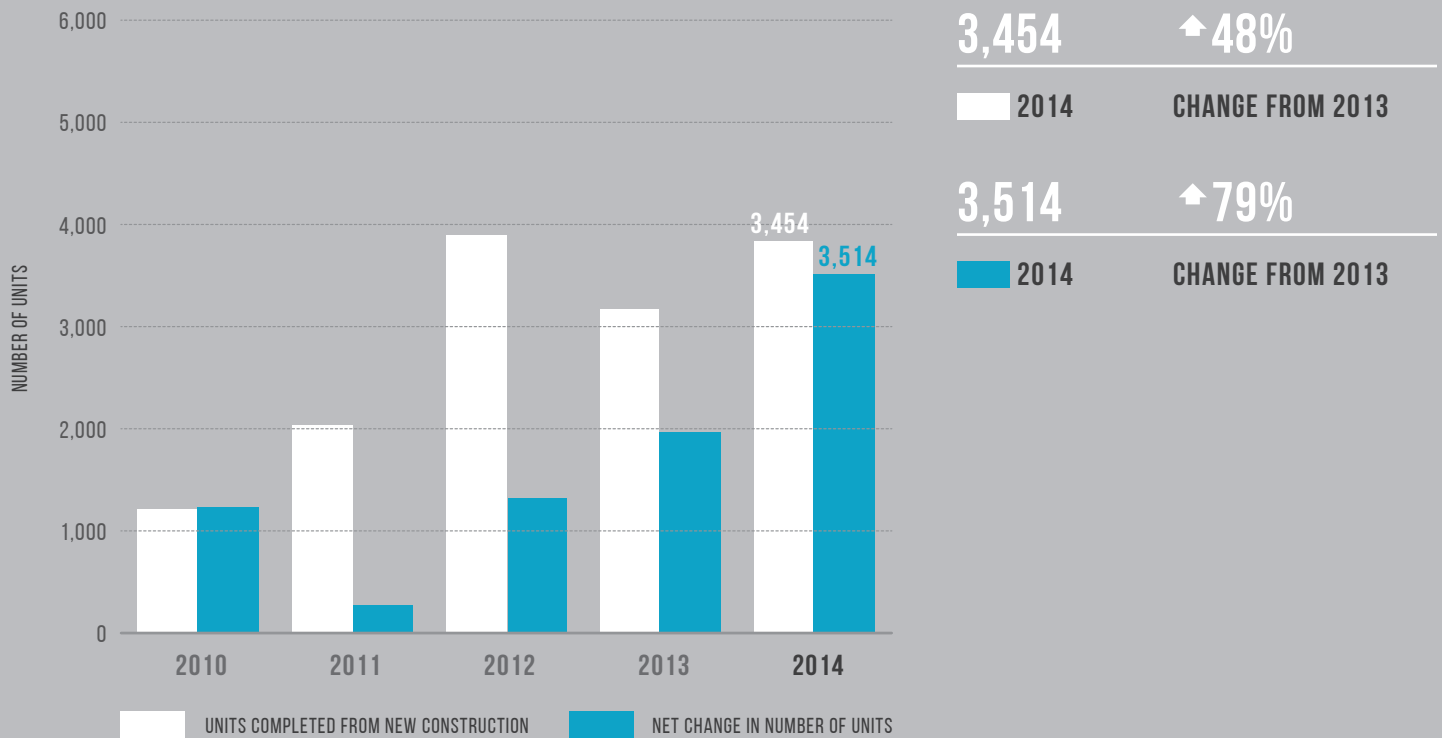
HOUSING STOCK

HOUSING STOCK BY BUILDING TYPE

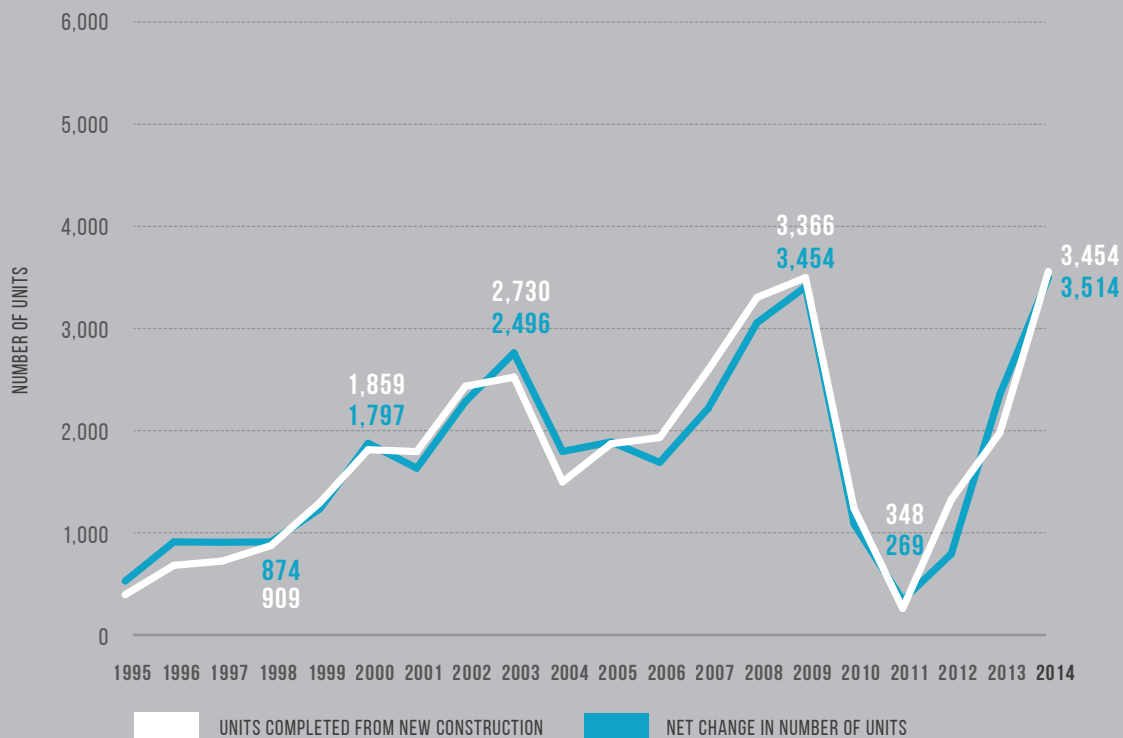


NEW CONSTRUCTION TRENDS

5-YEAR NEW CONSTRUCTION TRENDS, 2010–2014

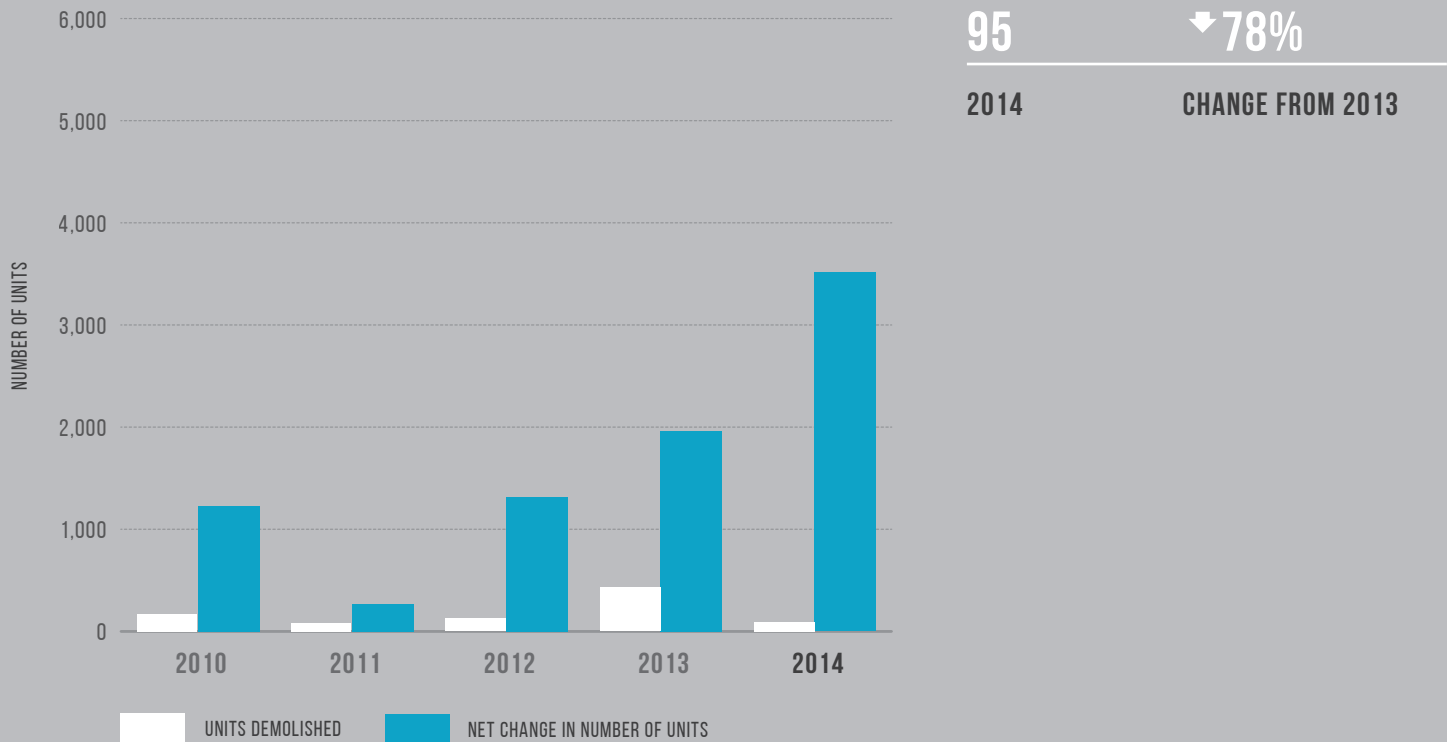


20-YEAR NEW CONSTRUCTION TRENDS, 1995–2014

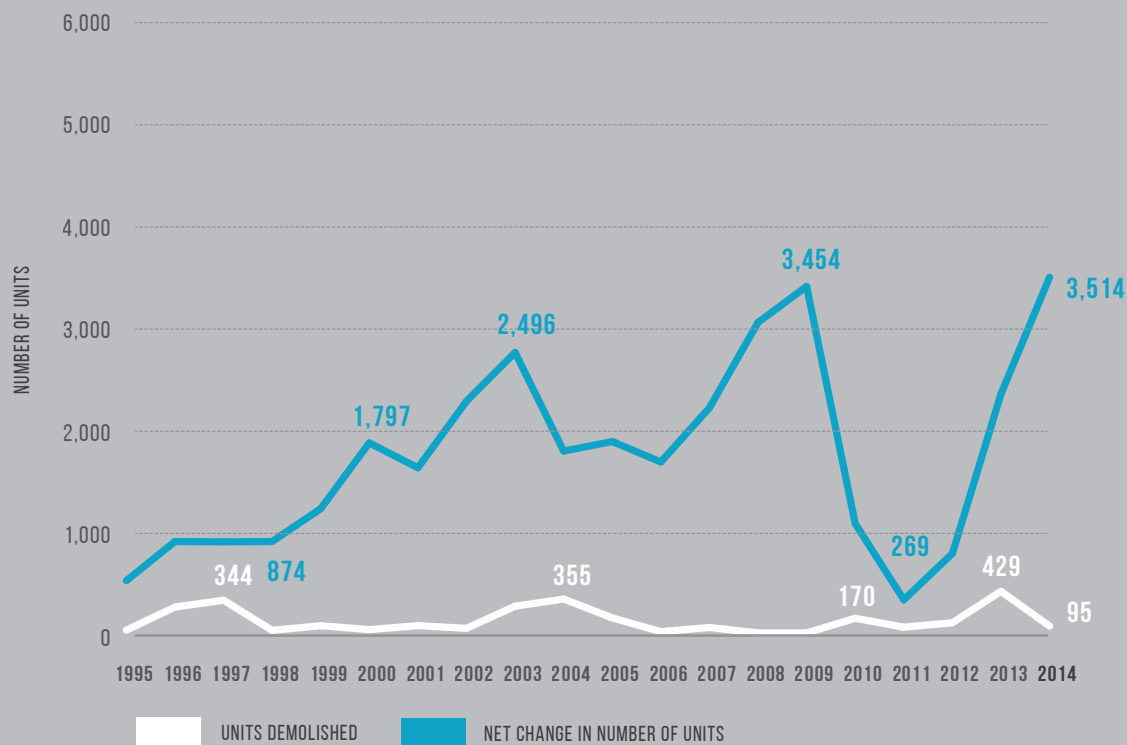


UNIT DEMOLITION TRENDS

5-YEAR UNIT DEMOLITION TRENDS, 2010–2014

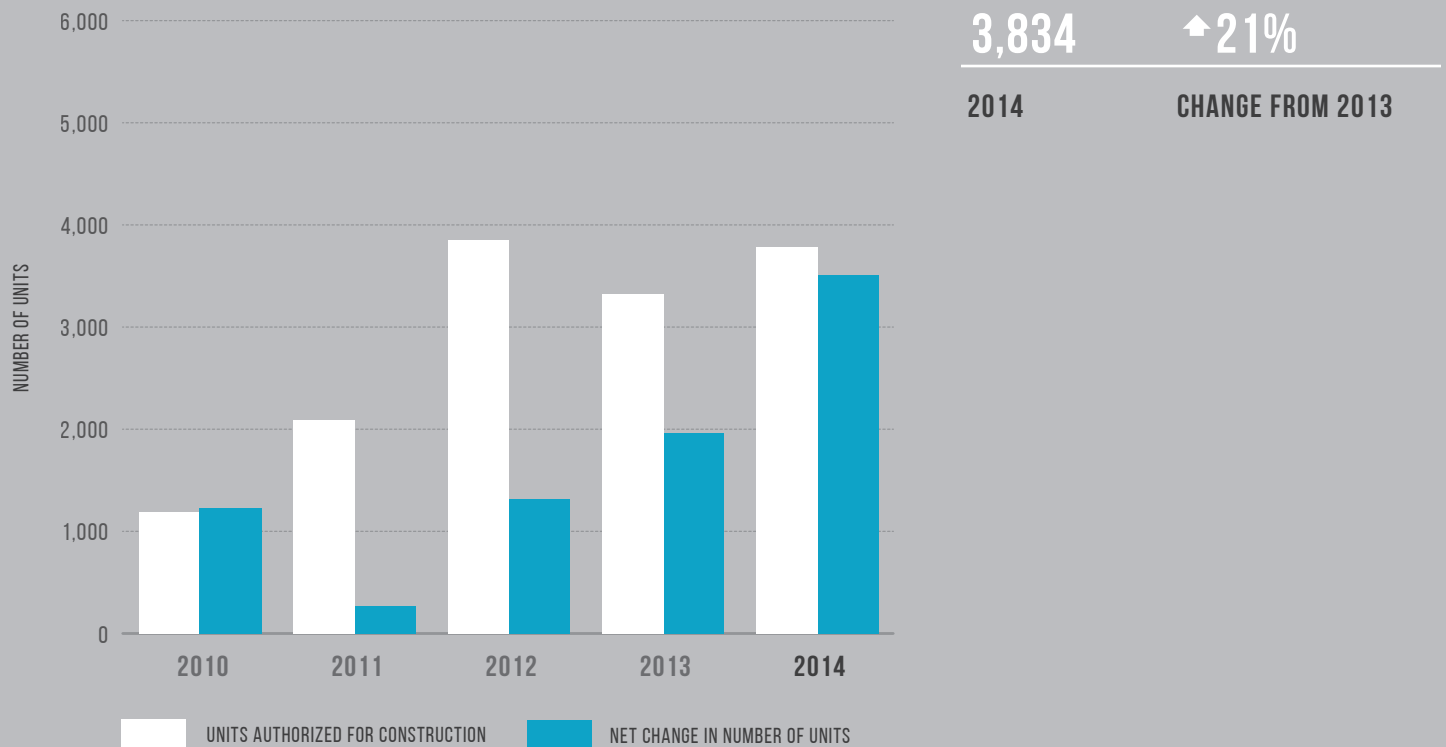


20-YEAR UNIT DEMOLITION TRENDS, 1995–2014

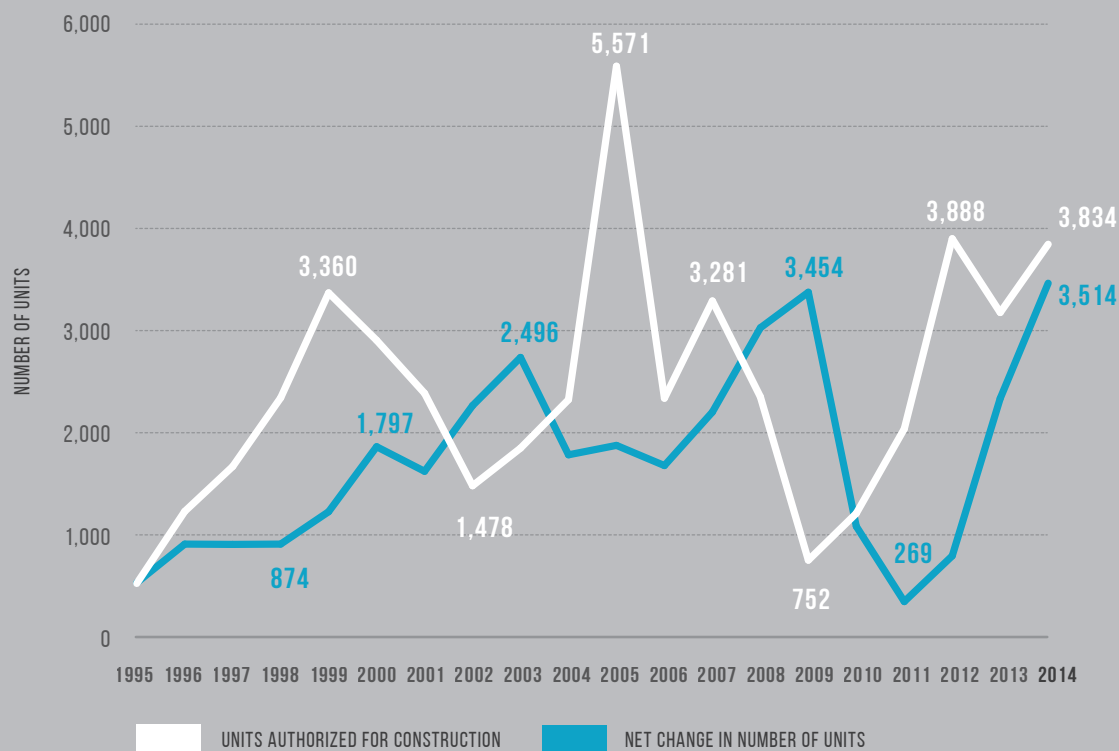


UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS

5-YEAR UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS, 2010–2014

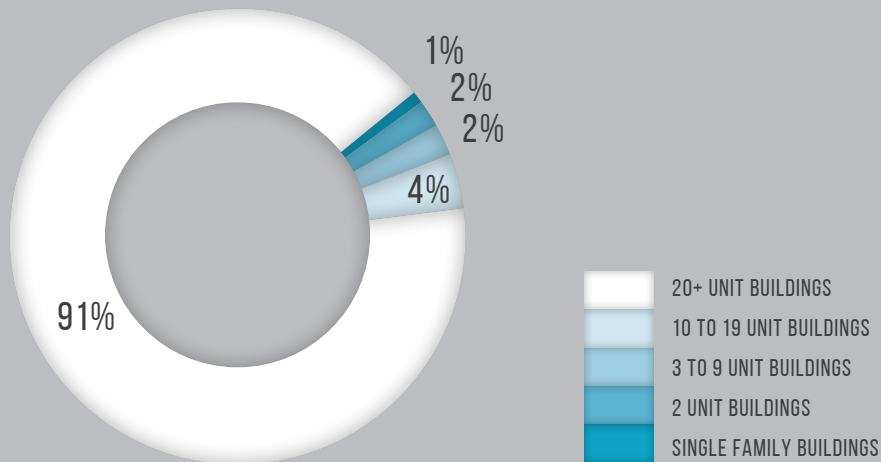


20-YEAR UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS, 1995–2014

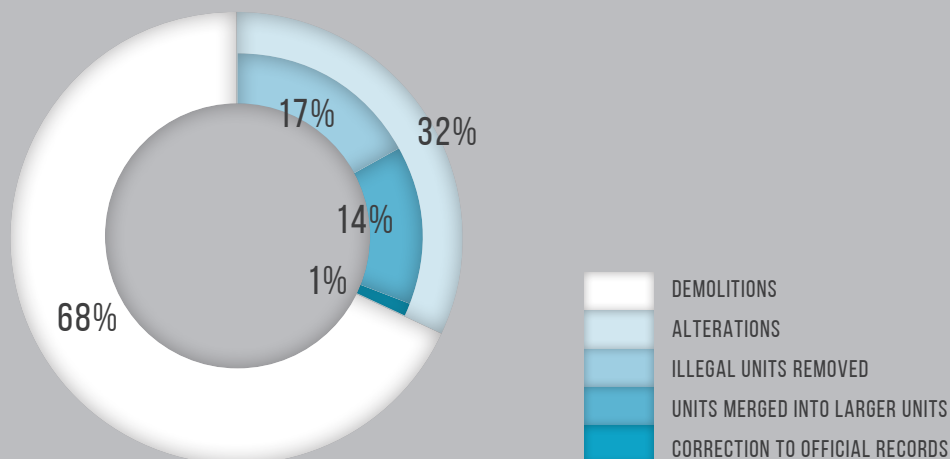


2014 HOUSING UNIT TRENDS

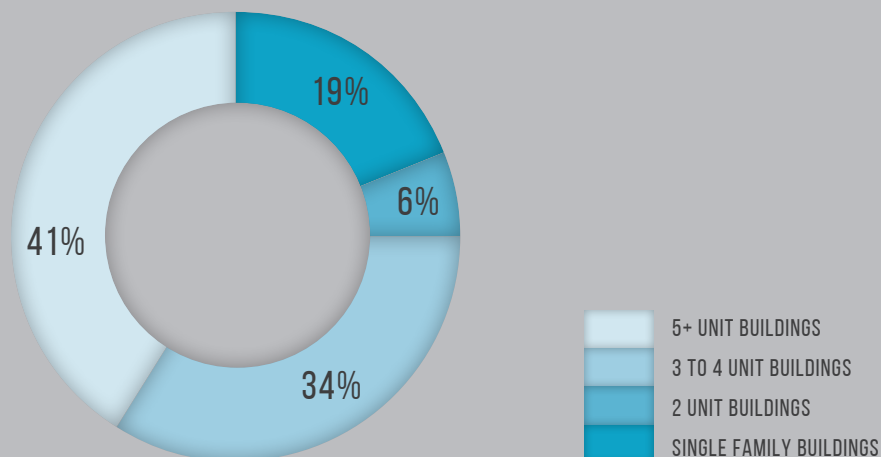
UNITS ADDED BY BUILDING TYPE



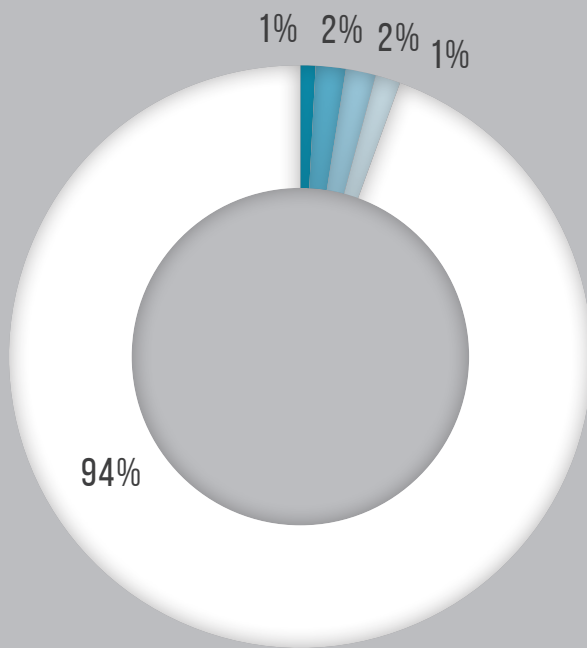
UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS BY TYPE OF LOSS



UNITS DEMOLISHED BY BUILDING TYPE



CONDOMINIUMS BY BUILDING TYPE, 2014

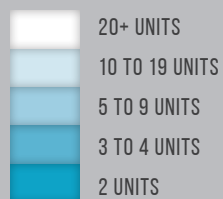


1,977

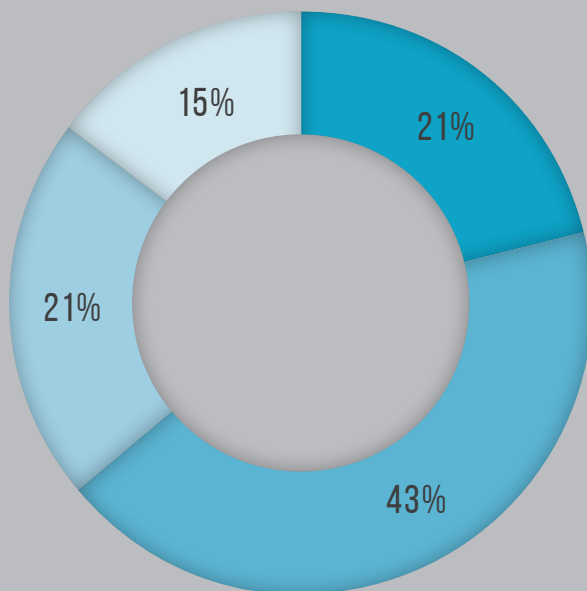
2014

↓ 24%

CHANGE FROM 2013



CONDOMINIUM CONVERSIONS BY BUILDING TYPE

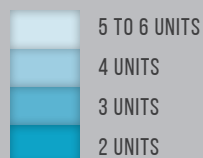


730

2014

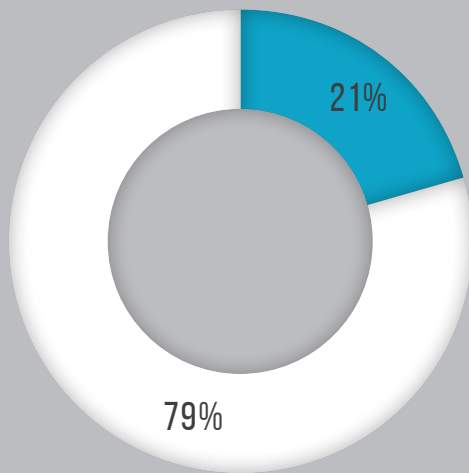
↑ 98%

CHANGE FROM 2013



AFFORDABLE HOUSING IN 2014

AFFORDABLE HOUSING AND MARKET-RATE HOUSING



757

2014

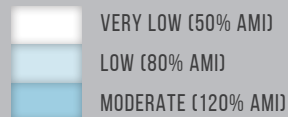
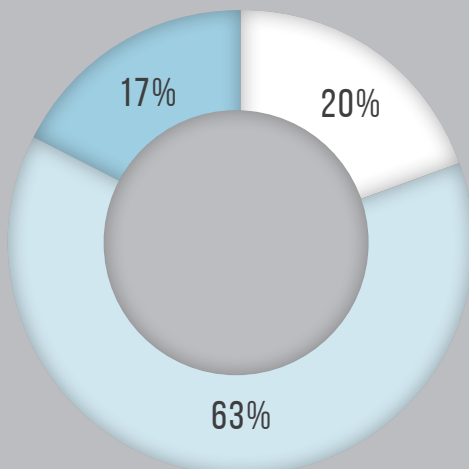
↑ 6%

CHANGE FROM 2013

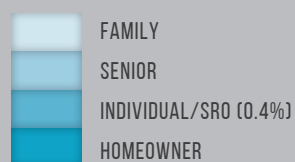
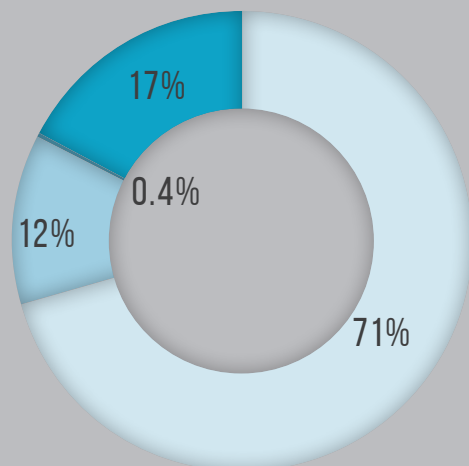


Affordable units include 100% affordable units, Inclusionary units, and units built as secondary units to existing structures.

NEW AFFORDABLE HOUSING CONSTRUCTION BY INCOME LEVEL



NEW AFFORDABLE HOUSING CONSTRUCTION BY HOUSING TYPE

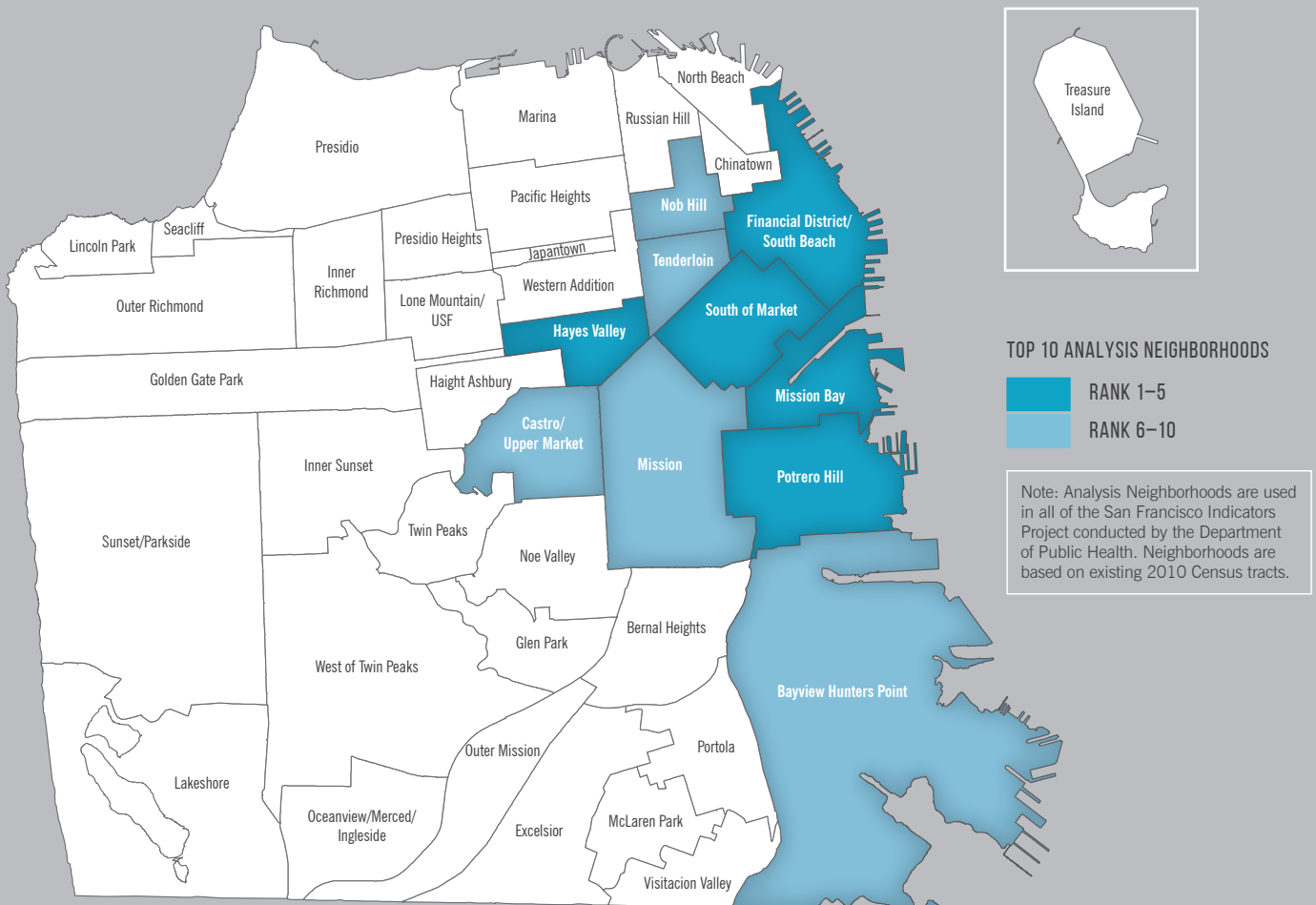


HOUSING TRENDS BY GEOGRAPHY

New Housing Construction: Top 10 Neighborhoods

Analysis Neighborhood	New Units Completed	Rank	Units Demolished	Rank	Units Altered	Rank	Net Gain Housing Units	Rank
South of Market	1,193	1	-	35	111	1	1,304	1
Mission Bay	800	2	-	25	2	15	802	2
Financial District/ South Beach	394	3	-	14	(10)	30	384	3
Hayes Valley	188	4	1	8	2	13	189	4
Potrero Hill	164	5	-	30	4	8	168	5
Nob Hill	130	6	-	26	3	10	133	6
Castro/Upper Market	117	7	2	3	4	7	119	7
Tenderloin	90	8	-	37	5	6	95	8
Bayview Hunters Point	154	9	62	1	(2)	26	90	9
Mission	75	10	1	9	11	2	85	10
Rest of the City	149		29		25		145	
TOTAL	3,454		95		155		3,514	

Source: Planning Department

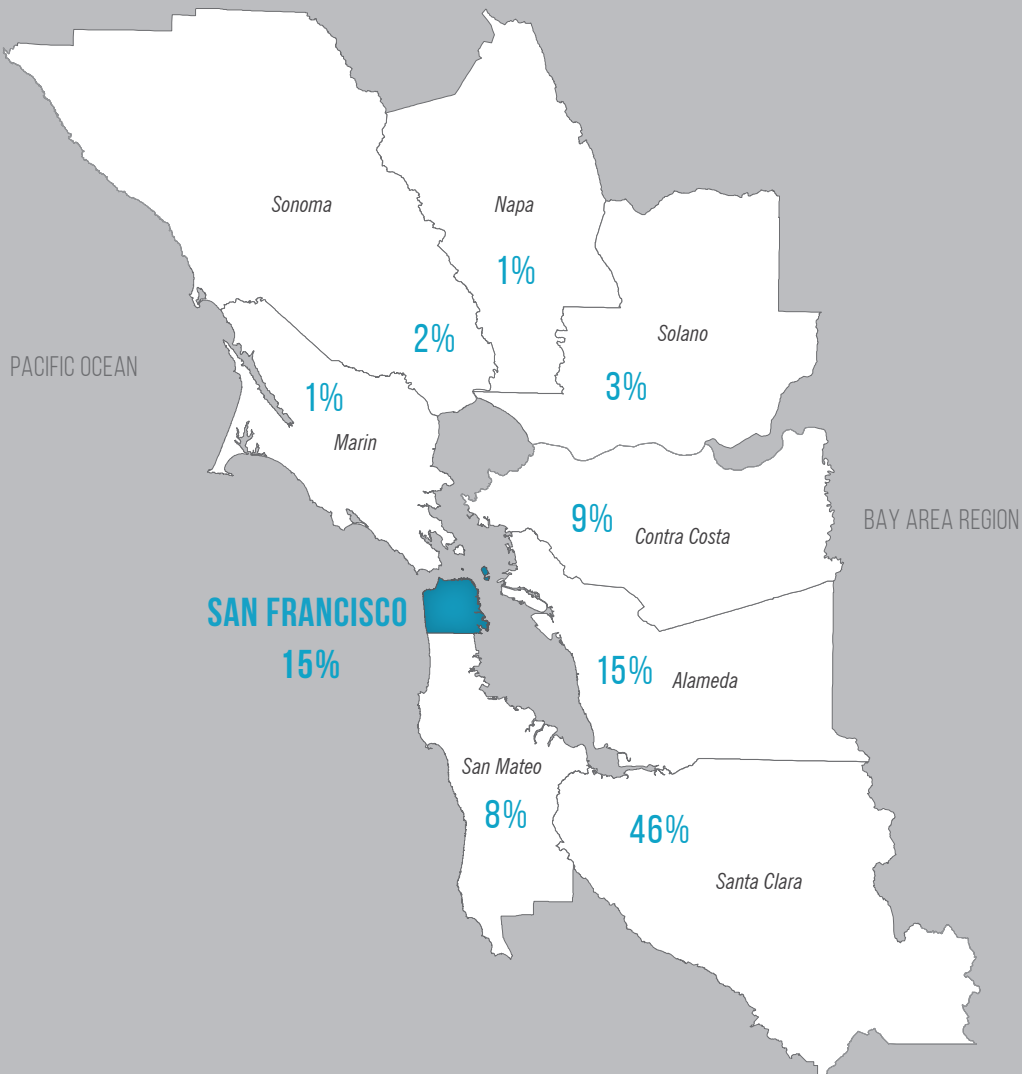


HOUSING TRENDS BY GEOGRAPHY

Units Authorized for Construction for San Francisco and the Bay Area Counties, 2014

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	1,088	2,050	3,138	15%
Contra Costa	1,438	546	1,984	9%
Marin	112	76	188	1%
Napa	77	49	126	1%
San Francisco	48	3,120	3,168	15%
San Mateo	315	1,302	1,617	8%
Santa Clara	1,620	8,135	9,755	46%
Solano	649	0	649	3%
Sonoma	251	214	465	2%
TOTAL	5,598	15,492	21,090	100%

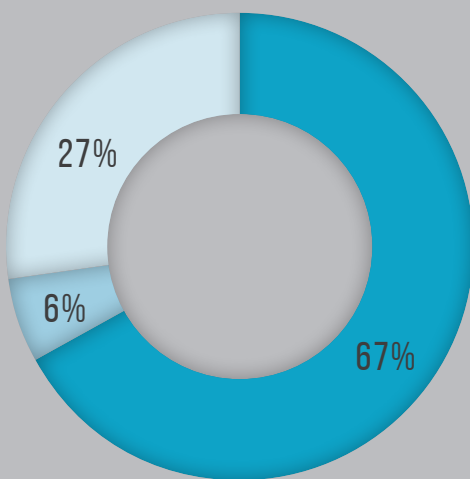
Source: California Homebuilding Foundation



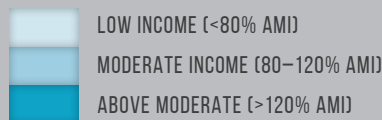
REGIONAL HOUSING NEEDS ALLOCATION, PLANNING PERIOD 2007–2014

Household Affordability	Housing Goals 2007–2014	Actual Production 2007–2014	% of Production Target Achieved	Production Deficit as of 2014
Above Moderate (> 120% AMI)	12,315	13,468	109%	(1,153)
Moderate Income (80–120% AMI)	6,754	1,207	18%	5,547
Low Income (< 80% AMI)	12,124	5,428	45%	6,696
TOTALS	31,193	20,103	64%	11,090

ACTUAL PRODUCTION, 2007–2014



The State Department of Housing and Community Development, along with the Association of Bay Area Governments set the regional housing needs allocation or RHNA targets for housing production in every county in the Bay Area. Sixty percent of RHNA targets are required to be affordable to households with varying incomes. Between 2007 and 2014, over 20,000 net new housing units had been produced in San Francisco, as shown in the pie chart.



LOOKING FORWARD, 2014

8,028

UNITS FILED BY THE PLANNING DEPARTMENT

↑ **66%**

CHANGE FROM 2013

3,756

UNITS ENTITLED BY THE PLANNING DEPARTMENT

↑ **47%**

CHANGE FROM 2013

3,834

UNITS AUTHORIZED FOR CONSTRUCTION

↑ **21%**

CHANGE FROM 2013

FINDINGS: HOUSING IN SAN FRANCISCO

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 2014 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 and new production over the last couple of years, housing units in San Francisco totaled 379,597, 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 – 36%). This distribution has been the same for the last 5 years and will likely change in the next few years as the trend has been moving towards increasingly larger buildings, as presented in Table 9.

In 2014, there was a net gain of 3,514 units in the City's housing stock. As of December 2014, units in buildings with 20 or more units comprised 26% of the City's total housing. Of all units added since the 2010 ACS5, over 90% have been in buildings with 20 units or more.

Table 1 provides a profile of San Francisco's housing stock by building type from 2010 through 2014. Figure 2 illustrates San Francisco's housing stock by building type for 2014.

TABLE 1.
San Francisco Housing Stock by Building Type, 2010–2014

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	372,560*
Net Added 2011–2014	59	134	61	319	6,464	7,037
TOTAL	124,010	79,878	37,149	37,975	99,960	379,597

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.

Housing Production Trends

New Housing Construction

- » New construction unit totals for 2014 – 3,454 – is a 48% increase from 2013. New construction in 2014 is 73% over the 10-year average of 1,992 new construction units.
- » Conversion of non-residential uses resulted in 200 units added through conversion or expansion of existing structures. However, 45 units were lost due to removal of illegal units, mergers, conversion to non-residential use and to corrections to administrative records.

This means a net of 155 units were added to the housing stock through “alterations” of existing units or buildings. This represents a three-fold increase from the 59 units added in 2013 as a result of alterations.

- » Ninety-five units were demolished in 2014. The bulk of these demolitions (62 or 65%) were lost in Hunters View rehabilitation effort in Bayview Hunters Point.
- » In 2014, net addition to the City's housing stock grew 79% from 2013. This 2014 net new unit count of 3,514 exceeds the 10-year average of 2,075 units.
- » Affordable units made up 21% of new units built in 2014.
- » In 2014, the Department of Building Inspection (DBI) authorized 3,834 units for construction according to building permit data. That number represents 21% more units authorized in 2013 (3,168).

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 2010-2014.

Some of the larger projects completed in 2014 include: 1411 Market Street/NEMA Phase II (437 market-rate units and 52 affordable inclusionary units), 185 Channel Street (315 market rate units), Rincon Hill Phase II (312 market rate units). The 1190 4th Street (100% affordable 150 units) and St. Anthony Foundation's 121 Golden Gate Avenue (100% affordable 90 senior housing units) are two major affordable housing projects completed in 2014.

A list of all market rate projects with 10 units or more completed in 2014 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects completed in 2014.

TABLE 2.
San Francisco Housing Trends, 1995–2014

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
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	752	3,366	29	117	3,454
2010	1,209	1,082	170	318	1,230
2011	2,033	348	84	5	269
2012	3,888	794	127	650	1,317
2013	3,168	2,330	429	59	1,960
2014	3,834	3,454	95	155	3,514
TOTAL	48,447	34,866	2,962	3,374	35,278

Source: Planning Department

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

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 2014, 269 projects with about 8,030 units were filed with the Planning Department. This number is higher than the count in 2013 by 66% and is a little over double that of the five-year average of almost 3,690 units.

TABLE 3.
Projects and Units Filed at Planning Department for Review, 2010–2014

Year	Projects Filed	Units Filed
2010	72	2,001
2011	52	1,020
2012	182	2,548
2013	288	4,840
2014	269	8,028
TOTAL	863	18,437

Source: Planning Department

- » The Planning Department approved and fully entitled 57 projects in 2014. These projects propose a total of 3,756 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 Office of Community Investment and Infrastructure (OCII) do not show up in Table 3 because the OCII is just responsible for the review of those projects.

Appendix A-3 records major projects (10 units or more) that received Planning entitlements in 2014. Appendix A-4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2014.

TABLE 4.
Units and Projects Authorized for Construction by DBI by Building Type, 2010–2014

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
2010	45	69	55	128	906	1,203	142
2011	24	77	66	121	1,710	1,998	152
2012	22	66	33	107	3,660	3,888	124
2013	36	76	35	42	2,979	3,168	135
2014	49	144	70	75	3,496	3,834	240
TOTAL	176	432	259	473	12,751	14,091	793

Source: Planning Department

Units Authorized for Construction

- » In 2014, DBI authorized 3,834 units for construction, 21% more than 2013. This number is also 36% higher than the five-year average (2,826). 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 2014, 240 compared to 135 projects in 2013. In 2014 the average project size was 16 units, almost the same as the average development size for the five years between 2010 and 2014 (18).

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: 2801 Brannan Street (434 units); 3350 8th Street (408 units); 250 4th Street (208 units); and 588 Mission Bay Boulevard (200 units).

Appendix A-5 lists all projects with five or more units authorized for construction in 2014.

Demolitions

- » A total of 95 units were demolished in 2014. This is a decrease in the number of units demolished from 2013 (78%).
- » The demolition of the 95 units in 2014 is 48% below the five-year demolition average of 181 units.

Table 5 shows the units demolished between 2010 and 2014 by building type and Table 6 shows the demolitions in 2014 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 155 units from alterations in 2014 is comprised of 200 units added and 45 units eliminated.

- » Net units gained through alterations increased significantly from net units gained the previous year – 155 units in 2014 compared to 59 units in 2013, or a 163% hike. This increase can be attributed to fewer units eliminated through alterations or conversions and an increase in the number of units lost through legalization, mergers and conversions.
- » Of the 45 units lost through alteration in 2014, 24 were illegal units removed, 20 units were lost due to mergers, and one unit was a correction to official records. This represents a 60% decrease in units lost through alterations from 2013 (110).

Table 7 shows the number of units added or eliminated through alteration permits from 2010 to 2014. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

- » The net total of 140 units lost in 2014 due to demolition or alteration is 74% less than that in 2013 when 539 total units were lost.

TABLE 5.
Units Demolished by Building Type, 2010–2014

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
2010	28	6	6	35	123	170
2011	17	12	6	-	66	84
2012	23	-	10	32	85	127
2013	11	11	-	-	418	429
2014	33	18	6	32	39	95
TOTAL	112	47	28	99	731	905

Source: Planning Department

TABLE 6.
Units Demolished by Zoning District, 2014

Zoning District	Buildings	Units		Total	Percent of Total
		Single Family	Multi-Family		
NC-2	1	-	21	21	22%
NC-3	6	6	-	6	6%
RH-1	4	4	-	4	4%
RH-1(D)	1	1	-	1	1%
RH-2	2	2	-	2	2%
RH-3	2	2	-	2	2%
RM-1	16	2	56	58	61%
RM-2	1	1	-	1	1%
TOTAL	33	18	77	95	100%

Source: Planning Department

TABLE 7.
Units Added or Lost Through
Alteration Permits, 2010–2014

Year	Units Added	Units Eliminated	Net Change
2010	356	38	318
2011	70	65	5
2012	677	27	650
2013	169	110	59
2014	200	45	155
TOTAL	1,472	285	1,187

Source: Planning Department

TABLE 8.
Units Lost Through Alterations and Demolitions, 2010–2014

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>		
2010	5	22	1	10	38	170	208
2011	39	22	1	3	65	84	149
2012	2	23	1	1	27	127	154
2013	70	38	2	-	110	429	539
2014	24	20	1	-	45	95	140
TOTAL	140	125	6	14	285	905	1,190

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 2014, this section examines all units added to the housing stock, not just those added through new construction.

- » The share of units added in high-density buildings (20 or more units) is slightly more (91%) than the five-year average of 86%.

Table 9 shows new construction from 2010 through 2014 by building type. Figure 6 shows the share of new construction by building type for 2014.

Types of Buildings

- » New housing units added over the past five years continues to be overwhelmingly (86%) in buildings with 20 or more units.
- » Thirty-three single-family units were added in 2014, 38% more than the previous year's addition. However, single-family building construction made up a very small proportion of new construction in 2014 (1%).
- » New units were added in the “2 Units,” “3-9 Units” and in “10-19 Units” categories (64 units, 80 units and 164 units, respectively).

New Housing Units Added by Zoning District

Just under a third (28%) of new units built in 2014 were in Commercial Districts. Redevelopment Agency Districts and Eastern Neighborhood Districts closely followed with 22% and 19%, respectively.

Table 10 summarizes new construction in 2014 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, 2010–2014

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
2010	45	46	102	39	1,206	1,438
2011	20	60	69	48	221	418
2012	24	40	82	98	1,227	1,471
2013	24	0	131	122	2,222	2,499
2014	33	64	80	164	3,313	3,654
TOTAL	146	210	464	471	8,189	9,480
Share of Total Units Added, 2010–2014	2%	2%	5%	5%	86%	100%

Source: Planning Department

TABLE 10.
Housing Units Added by Generalized Zoning, 2014

General Zoning Districts	Units	Percent of Total	Rank
Commercial (RC, C-3-G)	1,032	28%	1
Redevelopment Agency (MB)	800	22%	2
Eastern Neighborhoods Mixed Use (MUR, UMU)	687	19%	3
Residential, Downtown (DTR)	395	11%	4
Neighborhood Commercial Transit (NCT)	302	8%	5
Residential, House and Mixed (RH, RM)	266	7%	6
Neighborhood Commercial (NC, NCD)	84	2%	7
Production, Distribution, Repair (PDR)	40	1%	8
South of Market Mixed Use (RED, SLI, SLR)	24	1%	9
Residential, Transit Oriented (RTO)	16	0.4%	10
Industrial (M)	7	0.2%	11
Chinatown Mixed Use (CRNC)	1	0.03%	12
TOTAL	3,654	100%	

Source: Planning Department

TABLE 11.
Housing Units Added by Zoning District, 2014

Zoning Districts	Units	Percent of Total	Rank
MB-RA	800	22%	1
C-3-G	777	21%	2
MUR	508	14%	3
RH DTR	395	11%	4
RC-4	228	6%	5
RH-2	183	5%	6
UMU	179	5%	7
NCT-3	141	4%	8
UPR MARKET NCT	110	3%	9
HAYES NCT/NCT-3	49	1%	10
PDR-1-G	40	1%	11
RM-1	40	1%	12
POLK NC	39	1%	13
RC-3	27	1%	14
RH-3	22	1%	15
SLI	19	1%	16
INNER SUNSET NCD	15	0.4%	17
RH-1	15	0.4%	18
NC-1	12	0.3%	19
RTO-M	11	0.3%	20
24th-MISSION NC	9	0.2%	21
M-1	7	0.2%	22
NC-3	6	0.2%	23
RTO	5	0.1%	24
SLR	4	0.1%	25
RM-4	3	0.1%	26
HAYES NCT	2	0.1%	27
NORTH BEACH NC	2	0.1%	28
24TH-NOE VALLEY NC	1	0.03%	29
CRNC	1	0.03%	30
RED	1	0.03%	31
RH-1(D)	1	0.03%	32
RH-1(S)	1	0.03%	33
RM-3	1	0.03%	34
TOTAL	3,654	100%	

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 in 2014 dropped to 1,977 units from 2,586 units in 2013 (a decrease by 24%).
- » Approximately 94% of the condominiums recorded were in buildings with 20 or more units (1,867 units or a 22% decrease from 2013).

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, 2005–2014

Year	Units	% Change from Previous Year
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%
2012	976	-40%
2013	2,586	165%
2014	1,977	-24%
TOTAL	18,398	

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

TABLE 13.
New Condominiums Recorded by the DPW by Building Type, 2010–2014

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
2010	22	24	21	0	667	734
2011	28	52	37	58	1,450	1,625
2012	34	51	22	76	793	976
2013	18	24	33	130	2,381	2,586
2014	20	30	34	26	1,867	1,977
TOTAL	122	181	147	290	7,158	7,898

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 up by 98% in 2014 (730 from 369 conversions in 2013) . This number is 20% higher than the 10-year average of 606 units
- » About 21% of units converted in 2014 occurred in two-unit buildings, representing a decrease by 21% from 2013.
- » Sixty-four percent of the condominium conversions in 2014 (468) were in buildings with two or three units, compared to 76% in 2013.

Table 14 shows the number of conversions recorded by DPW from 2005-2014. Table 15 shows condominium conversions by building type over the past five years.

TABLE 14.
Condominium Conversions Recorded by DPW, 2005–2014

Year	Units	% Change from Previous Year
2005	306	1%
2006	727	138%
2007	784	8%
2008	845	8%
2009	803	-5%
2010	537	-33%
2011	472	-12%
2012	488	3%
2013	369	-24%
2014	730	98%
TOTAL	6,061	

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

TABLE 15.
Condominium Conversions Recorded by DPW by Building Type, 2010–2014

Year	2 Units	3 Units	4 Units	5 to 6 Units	Total
2010	322	87	100	28	537
2011	302	87	72	11	472
2012	290	96	80	22	488
2013	198	81	68	22	369
2014	156	312	156	106	730
TOTAL	1,268	663	476	189	2,596

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.

- » As of 2014, 19,382 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.
- » According to DBI, there have been no changes in the residential hotel stock since 2012 due to a transition to the Accela Software implementation.

Table 16 reports the number of residential hotel buildings and units for both for-profit and nonprofit residential hotels from 2010 through 2014.

TABLE 16.
Changes in Residential Hotel Stock, 2010–2014

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>
2010	412	13,790	2,883	87	5,163	499	18,953
2011	417	13,680	2,805	88	5,230	505	18,910
2012	414	13,903	2,942	87	5,479	501	19,382
2013	414	13,903	2,942	87	5,479	501	19,382
2014	414	13,903	2,942	87	5,479	501	19,382

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 2014 HUD income limits.

TABLE 17.
2014 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	\$20,400	\$475
	2	1 Bedroom	\$23,300	\$536
	3	2 Bedroom	\$26,200	\$593
	4	3 Bedroom	\$29,150	\$646
	5	4 Bedroom	\$31,450	\$676
	6	5 Bedroom	\$33,800	\$708
Very Low Income (50% of HUD Median Income)	1	Studio	\$34,000	\$815
	2	1 Bedroom	\$38,850	\$924
	3	2 Bedroom	\$43,700	\$1,031
	4	3 Bedroom	\$48,550	\$1,131
	5	4 Bedroom	\$52,450	\$1,201
	6	5 Bedroom	\$56,350	\$1,272
Lower Income (60% of HUD Median Income)	1	Studio	\$40,750	\$984
	2	1 Bedroom	\$46,600	\$1,118
	3	2 Bedroom	\$52,450	\$1,249
	4	3 Bedroom	\$58,250	\$1,373
	5	4 Bedroom	\$62,900	\$1,463
	6	5 Bedroom	\$67,600	\$1,553
Low Income (80% of HUD Median Income)	1	Studio	\$54,350	\$1,324
	2	1 Bedroom	\$62,150	\$1,507
	3	2 Bedroom	\$69,900	\$1,686
	4	3 Bedroom	\$77,700	\$1,860
	5	4 Bedroom	\$83,900	\$1,988
	6	5 Bedroom	\$90,100	\$2,116

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

Note: Incomes are based on the 2013 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.
2014 Homeownership Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Low Income <i>(70% of HUD Median Income)</i>	1	Studio	\$47,550	\$1,308	\$155,751
	2	1 Bedroom	\$54,400	\$1,496	\$180,663
	3	2 Bedroom	\$61,200	\$1,683	\$205,345
	4	3 Bedroom	\$67,950	\$1,869	\$229,796
	5	4 Bedroom	\$73,400	\$2,019	\$248,244
Median Income <i>(90% of HUD Median Income)</i>	1	Studio	\$61,150	\$1,682	\$218,546
	2	1 Bedroom	\$69,950	\$1,924	\$252,462
	3	2 Bedroom	\$78,650	\$2,163	\$285,917
	4	3 Bedroom	\$87,400	\$2,404	\$319,602
	5	4 Bedroom	\$94,350	\$2,595	\$344,977
Moderate Income <i>(110% of HUD Median Income)</i>	1	Studio	\$74,750	\$2,056	\$281,342
	2	1 Bedroom	\$85,450	\$2,350	\$324,031
	3	2 Bedroom	\$96,150	\$2,644	\$366,720
	4	3 Bedroom	\$106,800	\$2,937	\$409,178
	5	4 Bedroom	\$115,350	\$3,172	\$441,940

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

Note: Incomes are based on the 2013 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 757 affordable units were completed in 2014, representing 21% of the new housing units added in 2014. Of these, 267 are on-site inclusionary affordable units.
- » Low-income units represented 63% of the new affordable units that were constructed in 2014; very low-income units made up 20%, and moderate income units made up about 17%.

Figure 7 shows affordable housing construction compared to market-rate housing construction from 2010 to 2014 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.

- » The number of new affordable units (757) produced in 2014 was 6% more than in 2013 (712).
- » A total of 59 units were added to existing residential buildings in 2014. 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 2014 include: 1190 4th Street (150 units); 121 Golden Gate Avenue (90 units); 378 5th Street (44 units); 833-871 Jamestown Avenue (96 units); 1600 Market Street (23 units); and 63 West Point Road (15 units).

All major (10 or more units) new affordable housing projects completed in 2014 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 Office of Community Investment and Infrastructure are presented in Appendix A-6.

TABLE 19.**New Affordable Housing Construction by Income Level, 2010–2014**

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
2010	0	480	21	0	81	582	1,438	40%
2011	127	13	0	21	57	218	418	52%
2012	250	107	0	52	104	513	1,471	35%
2013	-	448	-	220	44	712	2,499	28%
2014	-	149	-	477	131	757	3,654	21%
TOTAL	377	1,197	21	770	417	2,782	9,480	29%

Source: Planning Department, Mayor's Office of Housing

TABLE 20.**New Affordable Housing Construction by Housing Type, 2010–2014**

Year	Family	Senior	Individual/SRO	Homeowner	Total
2010	128	348	59	47	582
2011	67	-	140	11	218
2012	157	-	269	87	513
2013	432	100	164	16	712
2014	536	90	3	128	757
2014 Percent of Total	71%	12%	0.4%	17%	100%

Source: Planning Department, Mayor's Office of Housing

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

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 2010-2014.

- » In 2014, the number of inclusionary units built increased by 21% from the 220 inclusionary units provided in 2013. Moreover, the 2014 inclusionary housing units are 127% above the five-year annual average of 118 units. This increase is due to the overall increase in units completed in 2014.
- » All 267 inclusionary units completed in 2014 were the result of the on-site affordable housing requirement.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2014 with details of new construction with inclusionary units for those projects that have them.

In 2014, a total of about \$30 million was collected as partial payments of in-lieu fees for projects. Appendix D is a summary of in-lieu fees collected since 2005.

TABLE 21.
New Inclusionary Units, 2010–2014

Year	Units
2010	40
2011	11
2012	125
2013	220
2014	267
TOTAL	707

Source: Planning Department, Mayor's Office of Housing

TABLE 22.**Housing Price Trends, San Francisco Bay Area, 2005–2014**

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>
2005	\$2,229	N/A	\$737,500	\$619,010
2006	\$2,400	N/A	\$680,970	\$612,250
2007	\$2,750	N/A	\$664,060	\$566,440
2008	\$2,650	\$1,810	\$603,570	\$370,490
2009	\$2,695	\$1,894	\$611,410	\$409,020
2010	\$2,737	N/A	\$560,980	\$383,550
2011	\$2,573	N/A	\$493,330	\$339,730
2012	\$3,000	\$1,818	\$655,170	\$436,440
2013	\$3,300	\$1,955	\$714,840	\$508,620
2014	\$4,580	\$2,215	\$798,910	\$550,200

Source: Zumper.com & Priceconomics 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 2014, rental prices for a two-bedroom apartment in San Francisco increased by almost 40% to \$4,580 from \$3,300 in 2013.
- » In 2014, the median price for a two-bedroom home in San Francisco went up to \$798,910 or 12% more than 2013 (\$714,840). The 2014 median price for a two-bedroom home in the Bay Area region was \$550,200 or an 8% increase from the price in 2013 (\$508,620).
- » 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 \$366,720 according to Table 18) would fall about \$432,190 short of being able to purchase a median-priced two-bedroom home (\$798,910).

- » A three-person household with a combined household income at 80% of the median income could pay a maximum rent of \$1,686 or only about 37% of the median rent (\$4,580).

Table 22 gives rental and sales prices for 2005 through 2014. 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 Office of Community Investment and Infrastructure (OCII). 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 2014, 380 units of housing were rehabilitated as a result of the rehabilitation and preservation of Edward II located at 3155 Scott Street (24 affordable units), Western Park Apartments located at 1280 Laguna Street (182 affordable units), and Tenderloin Family Housing located at 201 Turk Street (174 affordable units).

TABLE 23.
Units Rehabilitated, 2010–2014

Year	Units Acquired / Rehabilitated
2010	54
2011	329
2012	-
2013	154
2014	380
TOTAL	537

Source: Mayor's Office of Housing, Office of Community Investment and Infrastructure

Changes in Housing Stock by Geography

This section discusses the City's housing stock by geography. Map 1 shows San Francisco's 41 Analysis Neighborhoods and 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 (Tables in Appendix B shows the data by the recently adopted Planning Areas).

- » The South of Market Planning District had the most new construction in 2014 with 2,573 units built or 74% of the total new construction. Moreover, with no units lost through demolition and additional 122 net units added through conversion or alteration, it also had the highest net gain with 2,695 net new units or 77% of net new addition Citywide.

- » The Bayview Hunters Point had the highest number of units demolished, with 62 units lost or 65% of the total 95 units that were demolished in 2014.

Figure 8 shows total new housing constructed and demolished by San Francisco Planning Districts in 2014.

MAP 1.
San Francisco Planning Districts
and Analysis Neighborhoods



TABLE 24.
Housing Units Completed and Demolished by Planning District, 2014

No.	District Name	Units Completed	Rank	Units Demolished	Rank	Units Altered	Rank	Net Gain Housing Units	Rank
1	Richmond	8	10	2	4	5	4	11	9
2	Marina	170	3	1	7	12	2	181	3
3	Northeast	2	13	-	9	5	5	7	11
4	Downtown	90	5	-	10	(4)	14	86	4
5	Western Addition	38	6	21	2	5	6	22	7
6	Buena Vista	349	2	3	3	11	3	357	2
7	Central	6	12	2	5	2	9	6	12
8	Mission	2	14	-	11	1	10	3	15
9	South of Market	2,573	1	-	12	122	1	2,695	1
10	South Bayshore	147	4	63	1	(2)	12	82	5
11	Bernal Heights	30	7	1	8	3	7	32	6
12	South Central	16	8	2	6	(5)	15	9	10
13	Ingleside	7	11	-	13	(3)	13	4	13
14	Inner Sunset	15	9	-	14	-	11	15	8
15	Outer Sunset	1	15	-	15	3	8	4	14
	TOTAL	3,454		95		155		3,514	

Source: Planning Department

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

FIGURE 1.
Units Completed
& Demolished by
Planning District,
2014

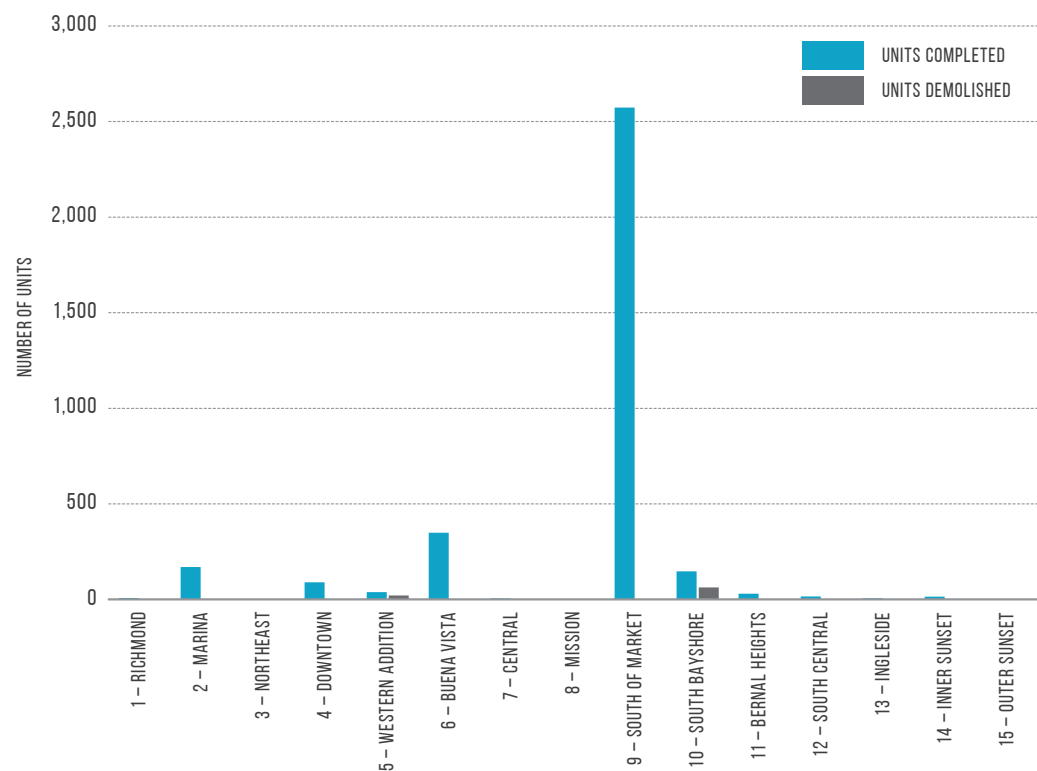
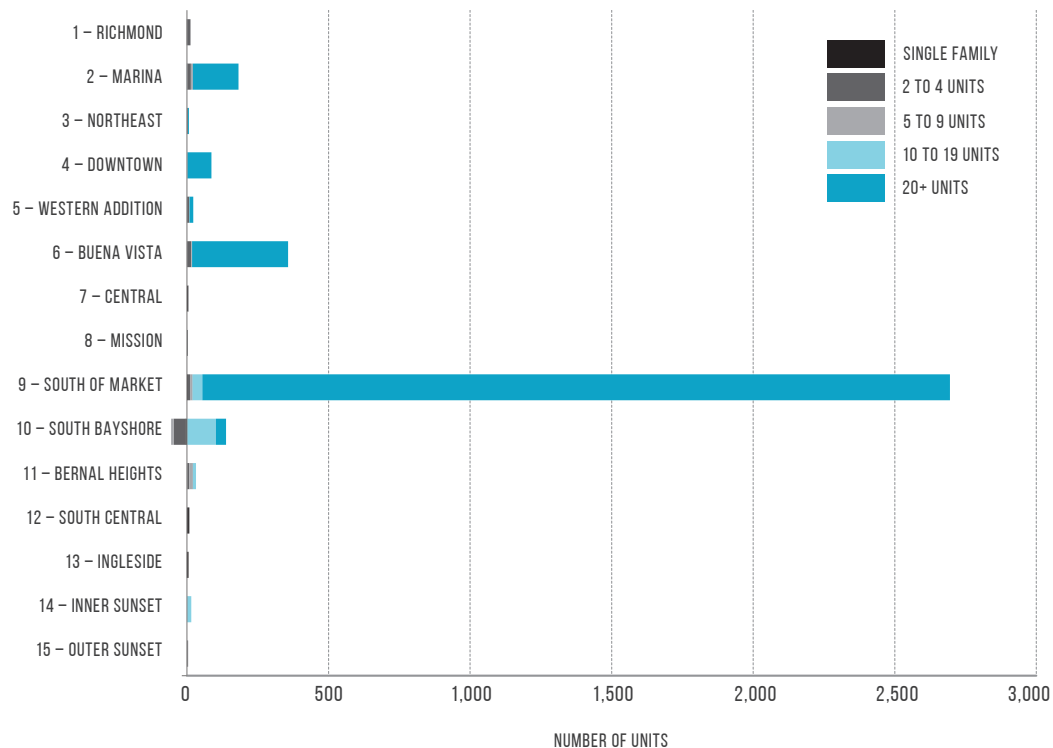


FIGURE 2.
San Francisco
Housing Stock
by Planning
District, 2014



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 2011 Census.

- » The Northeast and Richmond Planning Districts continue to have the highest number of overall units, having 40,568 units and 37,444 units respectively. The Northeast District accounts for about 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 almost 46% 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 19%, 11%, 10%, and 9% of those units respectively.
- » In the "5 to 9 Units" category, the Northeast, Richmond and Western Addition Planning Districts have the highest numbers of those units with 17%, 14% and 11% respectively.
- » The Marina, Northeast, and Western Addition Planning Districts continue to have the highest share of buildings with 10 to 19 units. Forty-nine 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 – about 25,758 units. The Northeast Planning District is second with about 18,034 units. Eighty-five percent of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 26% of all the high-density housing citywide. The Northeast Planning District, with 45% 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, 2011–2014

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
1 – Richmond						
2011 ACS5	11,388	15,525	5,126	3,845	1,467	37,383
2011–2013	(1)	37	7	(13)	20	50
2014	(1)	12	-	-	-	11
TOTAL	11,386	15,574	5,133	3,832	1,487	37,444
Percent of Total	30.4%	41.6%	13.7%	10.2%	4.0%	9.9%
2 – Marina						
2011 ACS5	3,469	5,636	3,824	7,404	5,817	26,165
2011–2013	(2)	2	(7)	(6)	23	10
2014	1	13	7	(1)	161	181
TOTAL	3,468	5,651	3,824	7,397	6,001	26,356
Percent of Total	13.2%	21.4%	14.5%	28.1%	22.8%	6.9%
3 – Northeast						
2011 ACS5	2,080	7,621	6,147	6,585	17,965	40,462
2011–2013	1	22	7	4	65	99
2014	-	3	-	-	4	7
TOTAL	2,081	7,646	6,154	6,589	18,034	40,568
Percent of Total	5.1%	18.8%	15.2%	16.2%	44.5%	10.7%
4 – Downtown						
2011 ACS5	547	719	494	2,460	24,967	29,348
2011–2013	-	9	1	13	706	729
2014	-	-	1	-	85	86
TOTAL	547	728	496	2,473	25,758	30,163
Percent of Total	1.8%	2.4%	1.6%	8.2%	85.4%	7.9%
5 – Western Addition						
2011 ACS5	2,535	6,065	4,055	4,381	12,283	29,319
2011–2013	1	9	3	44	367	424
2014	-	8	1	-	13	22
TOTAL	2,536	6,082	4,059	4,425	12,663	29,765
Percent of Total	8.5%	20.4%	13.6%	14.9%	42.5%	7.8%
6 – Buena Vista						
2011 ACS5	2,777	6,633	3,339	2,099	2,062	16,950
2011–2013	(2)	14	1	6	113	132
2014	-	15	3	-	339	357
TOTAL	2,775	6,662	3,343	2,105	2,514	17,439
Percent of Total	15.9%	38.2%	19.2%	12.1%	14.4%	4.6%

CONTINUED >

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
7 – Central						
2011 ACS5	10,219	8,671	2,935	2,398	2,167	26,395
2011–2013	7	27	14	17	81	146
2014	4	1	1	-	-	6
TOTAL	10,230	8,699	2,950	2,415	2,248	26,547
Percent of Total	38.5%	32.8%	11.1%	9.1%	8.5%	6.99%
8 – Mission						
2011 ACS5	6,295	7,026	3,797	3,221	4,205	24,566
2011–2013	3	31	18	68	298	418
2014	-	3	-	-	-	3
TOTAL	6,298	7,060	3,815	3,289	4,503	24,987
Percent of Total	25.2%	28.3%	15.3%	13.2%	18.0%	6.6%
9 – South of Market						
2011 ACS5	2,379	2,933	1,207	1,428	14,070	22,061
2011–2013	3	16	-	38	1,172	1,229
2014	3	8	8	35	2,641	2,695
TOTAL	2,385	2,957	1,215	1,501	17,883	25,985
Percent of Total	9.2%	11.4%	4.7%	5.8%	68.8%	6.8%
10 – South Bayshore						
2011 ACS5	7,614	1,614	700	514	890	11,404
2011–2013	-	(34)	(12)	(9)	183	128
2014	(6)	(40)	(10)	102	36	82
TOTAL	7,608	1,540	678	607	1,109	11,614
Percent of Total	65.5%	13.3%	5.8%	5.2%	9.5%	3.1%
11 – Bernal Heights						
2011 ACS5	5,926	2,796	537	130	199	9,629
2011–2013	3	5	-	-	-	8
2014	1	7	13	11	-	32
TOTAL	5,930	2,808	550	141	199	9,669
Percent of Total	61.3%	29.0%	5.7%	1.5%	2.1%	2.5%
12 – South Central						
2011 ACS5	21,602	3,005	858	589	800	26,866
2011–2013	(9)	(5)	5	18	-	9
2014	7	2	-	-	-	9
TOTAL	21,600	3,002	863	607	800	26,884
Percent of Total	80.3%	11.2%	3.2%	2.3%	3.0%	7.08%
13 – Ingleside						
2011 ACS5	16,497	1,565	606	900	4,832	24,424
2011–2013	8	(8)	-	1	173	174
2014	5	(1)	-	-	-	4
TOTAL	16,510	1,556	606	901	5,005	24,602
Percent of Total	67.1%	6.3%	2.5%	3.7%	20.3%	6.5%

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
14 – Inner Sunset						
2011 ACS5	10,450	4,528	1,555	1,226	1,188	18,951
2011–2013	1	7	-	-	-	8
2014	-	-	-	15	-	15
TOTAL	10,451	4,535	1,555	1,241	1,188	18,974
Percent of Total	55.1%	23.9%	8.2%	6.5%	6.3%	5.0%
15 – Outer Sunset						
2011 ACS5	19,321	4,750	1,385	442	495	26,427
2011–2013	(4)	(13)	-	-	-	(17)
2014	1	3	-	-	-	4
TOTAL	19,318	4,740	1,385	442	495	26,414
Percent of Total	73.1%	17.9%	5.2%	1.7%	1.9%	7.0%
Presidio, Treasure Island and Golden Gate Park						
2011 ACS5	852	687	523	34	89	2,185
2011–2013	-	-	-	-	-	-
2014	-	-	-	-	-	-
TOTAL	852	687	523	34	89	2,185
Percent of Total	39.0%	31.4%	23.9%	1.6%	4.1%	0.6%
Citywide						
2011 ACS5	123,951	79,774	37,088	37,656	93,496	372,535
2011–2013	8	119	37	181	3,201	3,546
2014	15	34	24	162	3,279	3,514
TOTAL	123,974	79,927	37,149	37,999	99,976	379,595
Percent of Total	32.7%	21.1%	9.8%	10.0%	26.3%	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 2014, Bay Area counties authorized 21,090 units for construction, 8% more than the 2013 authorizations of 19,551 units.
- » Santa Clara (46%), San Francisco (15%), and Alameda (15%) counties accounted for almost three-quarters (76%) of the units authorized.
- » In San Francisco, 98% of new housing is in multi-family buildings. Santa Clara (83%), San Mateo (81%), and Alameda (65%) also have

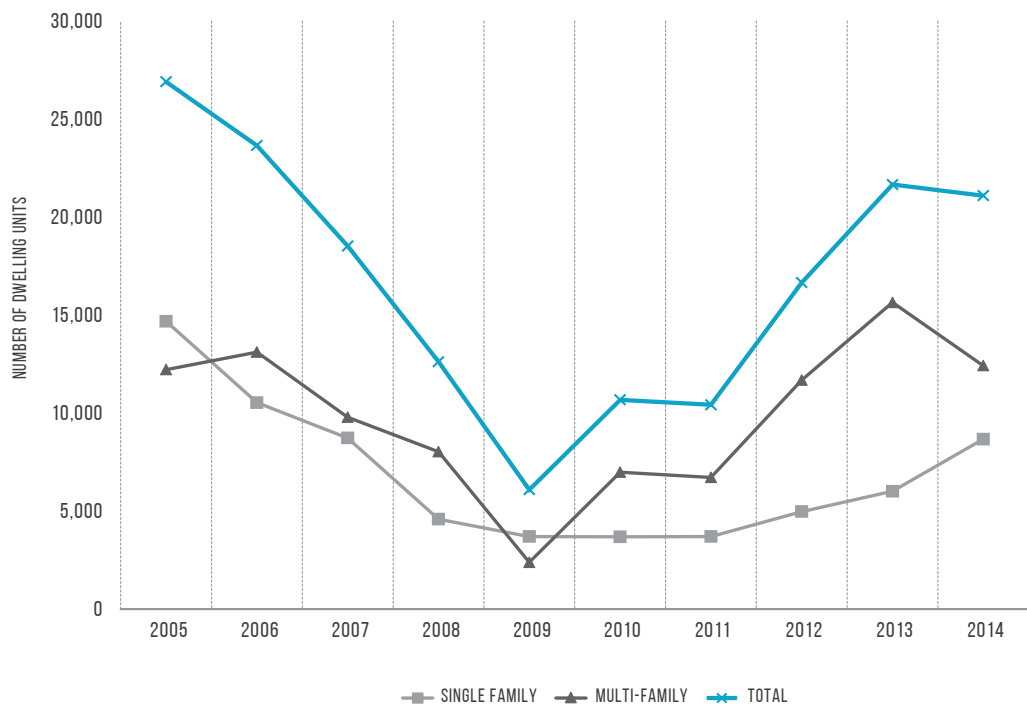
a high percentage of authorized units in multi-family structures. Single-family housing units predominate in Solano (100%) and Contra Costa (72%).

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 2014. Figure 10 shows trends in housing construction by building type from 2005 to 2014.

TABLE 26.**Units Authorized for Construction for San Francisco and the Bay Area Counties, 2014**

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	1,088	2,050	3,138	15%
Contra Costa	1,438	546	1,984	9%
Marin	112	76	188	1%
Napa	77	49	126	1%
San Francisco	48	3,120	3,168	15%
San Mateo	315	1,302	1,617	8%
Santa Clara	1,620	8,135	9,755	46%
Solano	649	0	649	3%
Sonoma	251	214	465	2%
TOTAL	5,598	15,492	21,090	100%

Source: California Homebuilding Foundation

FIGURE 3.
Bay Area Housing
Construction Trends,
2005–2014

Source: Construction Industry Research Board, from 2005–2011; California Homebuilding Foundation

APPENDICES: A CLOSER LOOK AT HOUSING IN SAN FRANCISCO

Appendix A: Project Lists

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

Table A-1 details major market-rate housing projects with ten or more units that were completed in 2014. This list also includes the number of inclusionary units in the project.

Table A-2 is comprised of major affordable housing projects with ten or more units that were completed in 2014.

Table A-3 provides information for all projects with ten or more units that were fully entitled by the Planning Department in 2014. 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 ten or more units that were filed with the Planning Department in 2014. 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 ten or more units authorized for construction by DBI in 2014.

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 Office of Community Investment and Infrastructure.

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 discusses housing production trends in these areas in greater detail.

Table B-1 details 2014 housing production in Analysis Neighborhoods as defined by San Francisco Indicator Project (DPH).

Table B-2 details 2014 housing trends in recently adopted planning areas.

Table B-3 summarizes the units entitled by the Planning Department in 2014 by planning areas.

Table B-4 summarizes units gained from new construction in 2014 by planning areas.

Table B-5 summarizes units demolished in 2014 by planning areas.

Table B-6 summarizes units lost through alterations and demolitions in 2014 by planning areas.

Table B-7 summarizes affordable housing projects for 2014 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, 2014

Project Name / Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
1411 MARKET ST/ NEMA Phase II	754	52	Studio: One Bedroom: Two Bedroom:	RENTAL	From \$2,965 - \$3,545 From \$4,010 - \$5,020 From \$6,810 - \$6,880
185 CHANNEL ST/ Channel Mission Bay	315	-	Studio: 35 One Bedroom: 193 Two Bedroom: 87	RENTAL	From \$3,169 - \$6,876 From \$3,482 - \$8,936 From \$4,915 - \$13,121
401 HARRISON ST/ 1 Rincon Hill Phase II	312	-	One Bedroom: Two Bedroom: Three Bedroom:	RENTAL	N/A
900 FOLSOM ST/ Mosso	282	40	Studio: 27 One Bedroom: 131 Two Bedroom: 111	RENTAL	From \$3,045 - \$3,400 From \$3,390 - \$6,214 From \$4,396 - \$7,242
55 09TH ST/ AVA 55 9th	273	33	Studio: 23 One Bedroom: 90 Two Bedroom: 160	RENTAL	From \$3,305 From \$3,404 From \$4,565
701 LONG BRIDGE ST/ Mission Bay 360 Phase I	188	-	Studio: One Bedroom: Two Bedroom:	RENTAL	From \$3,300 - \$4,000 From \$3,600 - \$4,200 From \$4,400 - \$5,000
260 05TH ST/ Mosso	181	27	Studio: 35 One Bedroom: 65 Two Bedroom: 80 Three Bedroom: 1	OWNERSHIP	From \$ 500,000 - \$1,200,000
1155 04TH ST/ Venue	147	-	Studio: 14 One Bedroom: 92 Two Bedroom: 41	RENTAL	From \$2,999 - \$3,079 From \$3,056 - \$3,985 From \$4,224 - \$5,371
1998 MARKET ST/ Linea	115	-	Studio: 2 One Bedroom: 59 Two Bedroom: 54	OWNERSHIP	From \$480K From \$615K - \$805K From \$830K - \$1.22M
2121 03RD ST/ Gantry	105	18	Studio: 12 One Bedroom: 45 Two Bedroom: 42 Three Bedroom: 6	RENTAL	From \$2,700 - \$2,900 From \$ 3,200 - \$3,800 From \$ 3,900 - \$4,900 From \$ 5,200 - \$5,600
1800 VAN NESS AV/ Marlow	98	15	One Bedroom: 47 Two Bedroom: 48 Three Bedroom: 3	RENTAL/ OWNERSHIP	From \$3,400 From \$1,130,000
2175 MARKET ST/ 2175 Market	88	18	One Bedroom: 53 Two Bedroom: 35	RENTAL	From \$3,428 - \$3,578 From \$3,999 - \$4,881
333 FREMONT ST/ 333 Fremont	82	-	One Bedroom: 68 Two Bedroom: 14	RENTAL	From \$3,500- \$5,300 From \$4,000 - \$7,000
973 MARKET ST/ The Wilson	66	7	Studio: One Bedroom: Two Bedroom:	RENTAL	From \$2,500 - \$2,975 From \$ 3,200 - \$4,500 From \$ 4,475 - \$4,500
8 OCTAVIA ST/ 8 Octavia	49	7	One Bedroom: 7 Two Bedroom: 30 Three Bedroom: 3	OWNERSHIP	From \$1,385,000
1515 15TH ST/ Fifteen Fifteen	40	7	Studio: 8 One Bedroom: 8 Two Bedroom: 24	OWNERSHIP	From \$1,000,000 to \$3,000,000
1275 INDIANA ST/ Millwheel North	39	5	One Bedroom: 2 Two Bedroom: 28 Three Bedroom: 9	OWNERSHIP	From \$999,000- \$1.4M From \$1.295M - \$1.5M

Project Name / Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
1645 PACIFIC AV	39	5	One Bedroom: 7 Two Bedroom: 29 Three Bedroom: 3	OWNERSHIP	From \$1,100,000 to \$3,500,000
1080 SUTTER ST/ Blanc	35	4	Two Bedroom: 18 Three Bedroom: 17	OWNERSHIP	From \$695,000 From \$830,000
2559 VAN NESS AV	27	-	Two Bedroom: 15 Three Bedroom: 12	OWNERSHIP	N/A
1600 MARKET ST	24	23	Studio: One Bedroom: Two Bedroom:	OWNERSHIP	N/A
2210 (2220) MARKET ST/ The Century	22	3	One Bedroom:8 Two Bedroom: 14	OWNERSHIP	From \$795K - \$835K From \$1.13M - \$1.3M
1717 17TH ST/ Onyx	20	2	One Bedroom: 10 Two Bedroom: 10	OWNERSHIP	From \$1,000,000
246 RITCH ST/ 246 Ritch	19	-	One Bedroom: 19	RENTAL	From \$2,895 - \$3,400
1266 09TH AV	15	-	One Bedroom: 4 Two Bedroom: 9 Three Bedroom: 2	RENTAL	N/A
2421 16TH ST	12	1	Two Bedroom:	OWNERSHIP	From \$1,000,000
3418 26TH ST	11	-	One Bedroom: Two Bedroom:	OWNERSHIP	From \$700,000

Source: Planning Department, Mayor's Office of Housing; Office of Community Investment and Infrastructure

TABLE A-2.**Major Affordable Housing Projects Completed, 2014**

Project Name / Address	Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI % Targets	Type of Housing
1190 04TH ST/ 1180 04TH ST	150	One Bedroom: Two Bedroom: Three Bedroom:	RENTAL		LI	
121 GOLDEN GATE AV	90	Studio: 43 One Bedroom: 46 Two Bedroom: 1 (for staff)	RENTAL	All Residents pay 30% of adjusted income for rent and utilities	VLI	Senior
378 05TH ST	44		RENTAL		VLI	
853 JAMESTOWN AV/ Candlestick Heights	36	One Bedroom: 3 Two Bedroom: 30	RENTAL	From \$924 From \$1,031	LI	Family
843 JAMESTOWN AV/ Candlestick Heights	18	One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom:	RENTAL	From \$924 From \$1,031 From \$1,131 From \$1,201	LI	Family
871 JAMESTOWN AV/ Candlestick Heights	18	Two Bedroom: 8 Four Bedroom: 12	RENTAL	From \$1,031 From \$1,201	LI	Family
881 JAMESTOWN AV/ Candlestick Heights	18	Two Bedroom: 6 Four Bedroom: 12	RENTAL	From \$1,031 From \$1,201	LI	Family
63 WEST POINT RD	15		RENTAL		VLI	
833 JAMESTOWN AV/ Candlestick Heights	12	Two Bedroom: 12	RENTAL	From \$1,031	LI	Family
851 JAMESTOWN AV/ Candlestick Heights	12	One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom:	RENTAL	From \$924 From \$1,031 From \$1,131 From \$1,201	LI	Family
837 JAMESTOWN AV/ Candlestick Heights	10	One Bedroom: 2 Four Bedroom: 8	RENTAL	From \$924 From \$1,201	LI	Family
869 JAMESTOWN AV/ Candlestick Heights	8	One Bedroom: 4 Four Bedroom: 4	RENTAL	From \$924 From \$1,201	LI	Family

Source: Planning Department, Mayor's Office of Housing; Office of Community Investment and Infrastructure

TABLE A-3.
Major Housing Projects Reviewed and Entitled by Planning Department, 2014

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2014.1140 S	Schlage Lock Project	Schlage Lock Project Tentative Subdivision Map #7182 for the development of up to 1,679 dwelling units and up to 20 commercial condominium units over 13 lots, together with parks, open spaces, pedestrian pathways and public streets.	1,679	5-Aug-14	ZA	Approved	N/A
2007.1035 Q	350 8TH STREET	Seven building mixed-use development for 416 rental units in 384,000-sf, with 50K-sf retail, 8,700-sf industrial/studio, and 409-space below ground parking on site of SOMA busyard, block bounded by 8th Street, Harrison, Ringold, Gordon, totaling 634,000-sf.	416	9-Jan-14	ZA	Approved	N/A
2008.1084 Q	706 MISSION ST	The proposed project would result in partial demolition and rehabilitation of the Arson Mercantile Building into a new 42-story, 500-foot high building containing 185 residences, retail, and the 36,560 sf Mexican Museum. The proposed project would also in	185	6-Jan-14	DCP	Approved	N/A
2011.0744 Q	MARKET OCTAVIA - PARCEL P	Mixed Use Development - Residential over podium garage, approx. 182 units of apartments, 126 spaces maximum parking garage, leasing fitness and 3,900 sq.ft. corner retail space (at Octavia & Laguna Streets) in Hayes NCT, RTO Districts.	182	25-Feb-14	DCP	Approved (See NSR # 2012J499361)	N/A
2013.0986 C X C X	1140 FOLSOM STREET	Remove existing 14, 581 square feet building and parking lot and replace them with a new 128 unit residential building over commercial.	128	19-Dec-14	CPC	Approved	N/A
2012.1025 X	325 FREMONT STREET	The proposed project would construct a 250-foot tall residential tower, containing 119 dwelling units and 61 off-street parking spaces. The current planning is for resident parking below grade; lobby, bike parking and handicap parking at street level; r	119	17-Jul-14	CPC	Approved w/ conditions	19190
2012.1333 X	923 - 931 FOLSOM STREET	The proposed project would include demolition of an existing 3,750 sq.ft., 3-story commercial office building related to MTR Western Sus Station and construction of the site to a 4 and 8-story, 114 unit mixed-use residential building with approximately 1,	114	24-Jul-14	CPC	Approved w/ conditions	19205
2006.0383V V	1545 PINE ST	Demolish five existing buildings and construct two buildings, a 12-story building and a six-story building containing a total of 103 dwelling units, 84 parking spaces, and 10,000 sq. ft. of ground floor commercial.	103	15-Dec-14	CPC	Approved	N/A

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2010.0726 X	2051 3RD STREET	Demolition of existing structures and the construction of a new 6-story, 65.4-ft-tall building with 71,225 sf of residential (97 dwellings) and 45 off-street parking spaces.	97	5-Jun-14	CPC	Approved w/ conditions	19165
2012.1218 X	645 TEXAS ST (aka 1300 22nd Street)	The proposed project would construct a new 4-story, 94 unit residential project over 64 off-street parking spaces. The proposed building would be 4 stories and 45 feet in height.	94	14-Aug-14	CPC	Approved w/ conditions	19218
2013.0220 K	815 - 825 TENNESSEE STREET	Demolition of the two-story 815-825 Tennessee buildings, retaining the brick facade on the corner of Tennessee & 19th Streets (listed as a known historic resource in the Central Waterfront Survey) and construction of a new 6-story apartment building with	88	3-Jul-14	DCP	Approved w/ Section 295 - NO IMPACT	N/A
2011.0430 Q	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 84 residential units, totaling approx. 85,490 sq. ft. including studio, one bedroom, two bedroom, and three bedroom	84	10-Sep-14	ZA	Approved	N/A
2013.0227 C K	2101 & 2155 Webster Street	The project proposes to convert the existing 8-story institutional building into 10-story, 66-unit residential building. The mechanical penthouse at the existing building is proposed to be removed, and in its place two new residential floors will be cons	76	5-Jun-14	CPC	Approved	19166
2012.0793 K X	346 POTRERO AVENUE	The proposed project is the demolition of an existing car wash and construction of new 9-story mixed-use building with 75 dwelling unit, and 3,375 sf of ground floor commercial, and 57 off-street residential parking spaces.	75	24-Jul-14	CPC	Approved w/ conditions	19201
2012.0083 Q	400 Grove Street	The proposed project would construct new market rate housing development consisting of up to 34 residential units, 2,000 sf of retail space, and 17 below grade parking spaces. The proposed building will be 55-feet tall fronting on Gough Street and 45-feet	33	27-Jan-14	DCP	Approved with conditions	J652025
2007.0392 C	832 SUTTER ST	The proposal is to demolish an existing surface parking lot and construct a new six-story mixed-use building containing approximately 20 dwelling units, 400 square feet of ground-floor commercial uses, and no off-street parking spaces.	27	27-Feb-14	CPC	Approved	19097
2013.1177 C V	2601 Van Ness Ave	Construct a 7 story, 27 unit building with 3 ground floor commercial and 2 levels subterranean garage with 35 spaces	27	13-Mar-14	CPC	Approved	19103

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2009.1074 C V	1433 BUSH ST	Demolition of a one-story building and construction of mixed-use building with 32 residential units, 2,100 square-feet of retail space, and 26 off-street residential parking spaces. The proposed building would be 115-feet in height and 63,130 square-feet.	26	31-Jul-14	CPC	Approved	19159
2005.0424 Q	468 CLEMENTINA STREET	New construction of two four-story residential buildings on Lot to be subdivided, with 13-unit building fronting Tehama and 12-unit building fronting Clementina (468 Clementina). Existing building to be demolished.	25	9-Sep-14	ZA	Approved	N/A
2013.1601V X V X	690 Market Street	The proposed project is an amendment to Case # 2003.0584 and would convert 24 units from hotel to residential use.	24	2-Dec-14	CPC	Approved	N/A
2014.0775 U	740-742 WASHINGTON ST	Change of use from 3,317.5 sf residential use over 9,994.5 sf ground floor commercial to 24 units (11,612 sf) of group housing over 1,700 sf of ground floor restaurant use.	23	19-Jul-14	DCP	Approved	N/A
2009.1177 C V	2353 LOMBARD ST	Demo of existing 2-story restaurant and construction of a new 4-story mixed use building. New building will consist of underground parking, ground floor commercial w/ parking and 3 stories of residential units.	21	14-Apr-14	DCP	Approved	N/A
2012.0258 C	1500 PAGE ST	Renovation of building previously used as a residential hotel/SRO to provide up to 17 dwelling units and one manager's unit of affordable housing, community space for residents, bicycle parking and open space. Work includes interior modifications, new e	17	14-Jan-14	CPC	Approved	19056
2012.1572 V	3420 18TH STREET	The proposed project would demolish existing one-story commercial building and construct new five-floor building containing 16 residential units on four floors over ground floor garage containing 8 off-street parking spaces.	16	13-Aug-14	ZA	Granted w/ conditions	N/A
2010.0947 C	735 MONTGOMERY ST	Build a 10-unit apartment house over 5,000 sq.ft. of retail space in the Jackson Square Historic District	10	28-Apr-14	CPC	Approved	N/A

Source: Planning Department

TABLE A-4.

Major Housing Projects Filed at Planning Department, 2014

Planning Case No.	Address / Project Name	Case Description	Net Units
2013.0208	Seawall Lot 337/ Pier 48 (Mission Rock Development)	The proposed project is the development of Seawall Lot 337 and Pier 48 (i.e. Mission Rock), which will include a mixed-use development, including open space, commercial, residential, retail and parking. The project would include approximately 3,600,000 sf of development including 1,700,000 sf of commercial use including office space, 650 to 1,500 residential units, 150,000 to 250,000 sf of retail or entertainment use, 700 accessory parking space, and a parking structure with 2,300 parking stalls. The project would also involve the rehabilitation and reuse of Pier 48.	1500
2013.0973	150 VAN NESS AV	The proposed project is a 13 story, 420 unit residential bldg. on Hayes Street between Van Ness Avenue and Polk Street. The project would contain 512,010 gsf, including 410,760 sf of residential, 90,600 of subsurface parking and 9,000 sf of retail on the Van Ness frontage. Project would require demolition of an existing 13,410 sf surface parking lot, and a vacant office building totalling approximately 149,049 sf.	429
2012.0032	100 VAN NESS AV	"100 Van Ness is an existing 29 story office building that is currently 96% vacant. The proposal is to change the use from office to multi-family residential, renovate the interior of the building to create 399 multi-family residential units, and re-skin the exterior of the building for a residence. 6/27/14 - Revisions to the project to add 18 additional units to increase the total # of units to 418. No exterior modifications are proposed as part of these revisions."	399
2013.0256	41 TEHAMA ST	"The proposed project at 41 Tehama Street would construct a 360-foot tall, 35 story, 402, 217 square-foot building, with 398 dwelling units. The project site is currently a surface parking lot with a one-story, 400 square-foot structure used as a valet parking office. 7/24/14- Project was revised to a 386,600 sf, 418 dwelling unit project. The remainder of the project would remain 35-story, 382-sf foot tall building."	398
2011.1374	800 INDIANA STREET	The proposed project includes demolition of the existing two-story industrial warehouse and one-story office (measuring approximately 74,847 square feet) on the subject lot, and new construction of a five-story, residential building (approximately 431,020 gross square feet) with 326 dwelling units, 4 car-share parking spaces, 260 off-street parking spaces, 195 Class 1 bicycle parking spaces, 16 Class 2 bicycle parking spaces, and 147 addition bicycle parking spaces. The project includes a dwelling unit mix consisting of nine three-bedroom units, 121 two-bedroom units, 86 one-bedroom units, and 110 studio units. The proposed project includes common open space (approximately 22,235 square feet), private open space for 73 dwelling units via private decks and balconies, and a publically-accessible plaza (measuring approximately 3,510 sq ft). The project will also incorporate a public dog park underneath the overpass along 20th Street.	326
2013.1049	950 MARKET ST	The proposed project is the demolition of five (5) existing structures and new construction of a mixed-use arts, education, residential, hotel, and retail complex, with approximately 198 below-grade parking spaces. The proposed project includes approximately 75,000 sq.ft. of non-profit performing arts theaters, classroom, rehearsal and administrative office space; up to 316 residential units; up to 310 room hotel with banquet, meeting and sky lounge facilities; 24,000 sq.ft of convention office space, and up to 15,000 sq.ft. of ground floor and mezzanine retail space including a restaurant/bar and other active retail uses.	316

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Planning Case No.	Address / Project Name	Case Description	Net Units
2013.1753	1066 MARKET ST	The proposed project is the demolition of existing 2-story commercial building and parking lot and new construction of a 14-story building to house approximately up to 330 residential units, approximately 1,885 sq.ft. of retail on Market Street, approximately 2,678 sq.ft. of commercial use along Golden Gate Avenue and Jones Street and 2 levels of below grade parking for approximately 112 cars.	304
2012.0493	1201-1225 TENNESSEE STREET	Demolition of existing commercial building and new construction of six-story mixed use building with 259 dwelling units, 2,260 ground floor retail space, and 147 off-street parking spaces.	300
2006.1523	50 01ST ST	"The project Sponsor will build a 61-story approximately 850-ft tall mixed-use tower with 34 floors of office below 22 residential levels containing 124 units, as well as retail and publicly-available open space on the bottom floors. The three Mission street parcels will be improved with an approximately 605-foot tall mixed tower with 25 residential levels containing 168 units above a 25-story hotel. Both towers will include publicly accessible open space and retail uses at the ground floor. The historic buildings at 78 and 88 First street will be retained as retained as retail/office structures. 8/13/14 - Revised project consists of the construction of a new mixed-use building with two towers. Two historic building at 76-78 and 88 First Street would be retained and renovated. One tower would be 850 feet tall and 63 - stories with office, residential, and ground floor retail uses. The second tower would be 605 feet tall, 52-stories, and would contain residential and hotel uses. The project uses would total 216 dwelling units, 168 hotel rooms, 350 off-street parking spaces, and 525 bicycle parking spaces."	292
2012.1531	351V Turk and 145 Leavenworth Streets	The proposed project involves (1) the construction of two new group housing buildings over ground floor retail at 351V Turk and 145 Leavenworth and (2) the one for one replacement of residential hotel rooms at five other mixed-tourist/residential hotels throughout the City. The result will be 238 new group housing/residential hotel rooms at the two project sites and conversion of 238 residential hotel rooms at the five existing hotels to tourist hotel rooms. The SF Admin Code, Chapter 4.1 requires the conversion of existing hotel rooms through a one for one replacement process. Hotel Conversion	238
2014.0241	1028 MARKET ST	The property is currently improved by a vacant two-story structure. The project would demolish the existing 2-story commercial building and construct a 13-story mixed use building with 12 floors of residential use above ground floor retail, as well as two levels of below-grade parking. The new 120'-0" building would contain 186 dwelling units and approximately 9,675 gross square feet of retail space.	186
2011.0744	MARKET OCTAVIA - PARCEL P	Mixed Use Development - Residential over podium garage, approx. 182 units of apartments, 126 spaces maximum parking garage, leasing fitness and 3,900 sq.ft. corner retail space (at Octavia & Laguna Streets) in Hayes NCT, RTO Districts.	182
2014.0484	1699 MARKET ST	The proposed project would demolish an existing 60 year old 1 & 2 story industrial/commercial building and surface parking lot and construct a new 9-story residential (162 units) and commercial (3,937 sf) building with 97 below-grade parking spaces.	162

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Planning Case No.	Address / Project Name	Case Description	Net Units
2004.0773	55 Laguna Street	Mixed-use project which would include construction of seven new buildings and the adaptive re-use of three existing buildings for project of up to 450 dwelling units (including senior affordable units), 310 parking spaces, no more than 5,000 sq. ft. retail, approximately 10,000 sq. ft. community facility. The dental clinic would be retained by UC.	160
2013.0986	1140 FOLSOM STREET	The proposed project would remove the existing 14, 581 square feet building and parking lot and replace them with a new residential building over commercial. Design high efficiency parking with BMR units on site. The proposed project would construct a 4 to 6 story mixed-use building with heights up to 40 feet along Rausch Street and up to 65 feet along Folsom Street. The proposed new building would include 128 dwelling units, 85 basement level parking spaces, and 5,500 square feet of commercial space along Folsom Street.	128
2012.1574	650 INDIANA STREET	The proposed project includes demolition of the existing structures on the project site and construction of an approximately 114,700 sf building with 111 residential units and approximately 1,900 sf of ground-floor neighborhood-serving retail uses. The project would be constructed within two architecturally distinct, approximately 58-foot-tall, five story buildings, which would be separated by a mid-block alleyway. The building would include a partially subterranean, approximately 23,000-sf parking garage that would accommodate 79 automobile parking spaces and 103 Class 1 bicycle spaces, as well as building services and storage space. Seven Class 2 bicycle spaces would be located near the lobby and retail areas. The proposed project also includes construction of an 8,200-sf public plaza on the portion of 11th Street located west of Indiana Street and streetscape improvements pursuant to the City's Better Streets Plan.	121
2014.0011	1298 HOWARD STREET	The proposed project would contain 121 residential units, 10,050 sq.ft. of flex office/retail space. Also proposed is a pedestrian alley connecting Howard and Natoma Streets. The design of the project embraces the intent of Western SOMA zoning, respecting the intent of the three zoning districts in spans, RCD, UMUG and RED-MX as well as alley controls.	121
2012.1025	325 FREMONT STREET	The proposed project would construct a 250-foot tall residential tower , containing 119 dwelling units and 61 off-street parking spaces. The current planning is for resident parking below grade; lobby, bike parking and handicap parking at street level; residential units from the 2nd floor to the 25th floor; and a common space for the residents at the roof.	119
2014.0832	377 06TH ST	The proposed project is to demolish the existing gas station and construct a new 8-story, 85-foot tall, 96,205-square-foot residential building with ground-floor retail. The existing 1,610-square-foot building on the 12,990 square foot lot was constructed in 1972. The proposed new building would include 112 dwelling units, 68 parking spaces, and 6,915 square feet of ground-floor commercial space along 6th Street. The ground floor would also contain the residential entry/lobby, a bike parking room, and four two-bedroom loft-style units (entrance off Clara Street). The mix of studios, one- and two-bedroom units on floors 2-8 would include 45 two-bedroom units. Twenty units would be inclusionary below-market-rate units (17.6%). The average unit size of all units would be 553 square feet.	116

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Planning Case No.	Address / Project Name	Case Description	Net Units
2005.0694	2554 - 2558 MISSION STREET	"The project is a PUD and new construction of up to 125 units of residential over ground floor commercial on the site of to-be-demolished Giant Value store, adjacent to the New Mission Theater, which would be renovated to include theater, restaurant, and bar as part of the project. Two levels of underground parking for 110 vehicles would be accessed from Bartlett Street. The project would be 5 to 8 stories in height and 215,000-gsf. 7.7.14 Bartlett Streetscape Improvement Project-This streetscape project will include construction a speed table, raised crosswalk, new landscaping and planting areas, pergola structures by others, decorative pavers, and pedestrian scale lighting. The Project scope also includes repaving of two alleys in the neighborhood."	114
2012.1333	923 - 931 FOLSOM STREET	The proposed project includes demolition of an existing 7,500 sq. ft. 3-story commercial office building (dba MTR Western Bus Station) and construction of a four- and eight-story, 114 unit mixed-use residential building that also includes 1,580 sq. ft. of ground floor commercial space and 43 residential off-street parking spaces below grade, including two car share spaces. The project will also provide streetscape improvements in front of the project along Folsom and Shipley Streets.	114
2003.0584	690 Market Street	The proposed project involves the conversion of the existing building from a 140,640 gsf office building with ground-floor retail into a 113 unit residential building with 6,370 gsf of ground-floor retail and 31 off-street parking spaces. The proposed project would include an 8-story vertical addition to the existing building. The proposal under this specific application is to designate the rehabilitated property as a San Francisco Landmark, No. 243.	113
2014-002949PRJ	363 06TH ST	Demolition of an existing building and construct nine stories with 103 units of multi-family housing containing approximately 95,000 sf with basement and 49 parking spaces.	103
2012.1218	645 TEXAS ST (aka 1300 22nd Street)	The proposed project would construct a new 4-story, 94 unit residential project over 64 off-street parking spaces. The proposed building would be 4 stories and 45 feet in height.	94
2013.169	1075 MARKET ST	The project sponsor proposes to demolish the existing commercial building (former adult entertainment complex) and replace with a new 8-story mixed use (retail and residential) building with approximately 7,500 sf of retail space, 99 units and 24 parking spaces.	90
2013.1773	345 6TH ST	The proposed project would construct an eight-story mixed use building with 89 SRO units and one 3,090 square-foot commercial space.	89
2012.1362	2198 MARKET STREET	New construction of a 4 to 6 story (40' - 65') tall mixed use building consisting of 87 dwelling units, approximately 5,115 sf of ground floor retail space on Market Street. Parking in a below grade garage for 36 independent stalls which includes 2 car share spaces and 89 Class 1 bicycle parking spaces. The subject lot is currently vacant.	87
2011.043	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 84 residential units, totaling approx. 85,490 sq. ft. including studio, one bedroom, two bedroom, and three bedroom units. Below grade, there will be underground parking with 38 parking spaces, bicycle storage. The proposed structure will be 58'-0" tall.	84

Planning Case No.	Address / Project Name	Case Description	Net Units
2013.0538	999 Folsom Street/ 301 6TH ST	The proposed project would demolish a former gas station now car detailing structure to erect a 7-story plus basement mixed use building. Basement level would have 46 off-street parking. Ground level: commercial space and residential units. Floors 2 through 7: residential units. 84 residential units. Existing use of site is parking (primary) and auto detailing (secondary).	84
2014.0103	1036-1040 Mission Street	A 9 story mid-rise residential building, housing 83 affordable units ranging from studios (junior one-bedrooms to three bedroom flats. The project also includes common rooms, management offices, laundry, lobby, circulation & supportive service spaces designed to serve the intended family population. The 963 sq. ft. ground floor retail space is intended for neighborhood-serving retail, or could be used for non-profit use. The proposed project would include new sidewalks, utility infrastructure & landscaping as well as common open space. No off-street parking is proposed, but the project includes the requisite 84 fully compliant bicycle parking spaces and an additional 60 non-compliant bicycle parking spaces.	83
2013.1281	1335 -1339 FOLSOM ST	The proposed project would include demolition of an existing one-story commercial building (constructed in 1923) and construction of a new seven-story, residential building of approximately 65' in height. The proposed building shall consist of commercial and residential uses at the ground floor and six floors of single room occupancy (SRO) units above for a total with 65 dwelling units.	65
2014.0519	2100 MARKET ST	The proposed project is to demolish an existing 2-story mixed-used building and construct a 7-story, mixed-use residential and retail building. The proposed new building will include 60 dwelling units, on grade parking for 15 cars with car lifts, and 3,400 square feet of retail commercial space on Market, 14th and Church Streets.	60
2014.1102	555 GOLDEN GATE AV	The proposed project is to demolish the existing one-story commercial building on a through lot with frontages on Golden Gate Avenue and Redwood Alley and construct an 11-story, 120-foot tall mixed-use building. The existing building on the 8,000 square foot subject lot was constructed circa 1909. The proposed new building, containing approximately 60,000 square feet, would include approximately 60 dwelling units, and 43 off-street parking spaces, 63 bicycle spaces with vehicular access on Redwood Alley.	60
2009.1011	1801 & 1863 MISSION ST	Construction of two new residential buildings in existing parking lots. The projects would include: Site 1: 17 dwelling units, 7 pkg spaces & retail space; Site 2: 37 residential units, 17 PKG space and retail.	54
2013.1224	807 FRANKLIN ST	The proposed project is the addition & alteration to a historic, single-family victorian home, including the removal of non-historic rear addition and expansion of penthouse and construction of a new 8-story, multi-family residential apartment building in the side yard of the victorian on the project site. The project would result in the construction of a total of 51 dwelling units and forty seven (47) off-street parking spaces.	50
2014.1569	272 SUTTER ST	Residential & Retail. To construct a new, 10-story mixed-use, building containing approximately 45 dwelling units, a below grade parking garage with capacity to park up to 40 cars, and ground-floor and second floor retail space. Dwelling-unit exposure & projections over streets	45
2014.0244	230 07TH ST	The proposed project is to demolish the existing 14,230 square foot single-story garage parking building and construct two new buildings with an at grade inner court between the two buildings and an underground parking garage with 29 spaces. The new building along the 7th Street frontage would be a six-story building containing 415 square feet of commercial space on the ground floor and 27 residential units. The new building along Langton Street would be a four-story building containing 17 residential units.	44

Planning Case No.	Address / Project Name	Case Description	Net Units
2013.1179	1700 MARKET ST	43 unit, 8 story residential building with ground floor commercial.	43
2012.1139	992 PERALTA AVENUE	The proposed project is to demolish and existing 10,675 square foot industrial building and construct a four-story, 50 unit residential building with 50 off-street parking spaces as the replacement structure. The 40,565 square foot subject lot is bound by Tompkins Avenue to the south, Peralta Avenue to the east and Bradford to the west. The lot slopes laterally along Tompkins Avenue, decreasing in elevation toward the east. The lot also slopes laterally along Peralta Avenue, increasing in elevation toward the north. The lot is up-sloping as the north end of the property is approximately 55 to 70 feet higher in grade than much of the south portion. The proposed building would front Tompkins Avenue. The project is located within the Bernal Heights neighborhood near Alemany Boulevard and Highway 101.	42
2013.0531	2230 3RD STREET	The proposed project would result in the demolition of an existing commercial warehouse building (Tire Dealer) and construct a new 7-story mixed-use commercial and residential building with ground floor commercial/residential flex space and residential parking. The project would contain 37 dwellings units and 23 off-street parking spaces.	37
2004.089	1868 VAN NESS AV	The proposed project is demolition of a gas station on a 8,960-gsf site at the corner of Van Ness Avenue and Washington Street and construction of a 8-story 58,065-gsf residential mixed-use structure with 35 dwelling units, and 35 parking spaces in two subsurface levels accessed from Washington Street, in the RC-4 District. A 1,625-gsf ground-floor retail unit would face approximately half of the Van Ness Ave frontage, while a glazed residential corridor would wrap around Washington Street to Van Ness. Former underground storage tanks (USTs) are certified as closed.	35
2013.1404	1278 - 1298 VALENCIA ST	The proposed project would replace existing gas station with a six story mixed use residential building. Provide retail facilities on the ground floor and 35 residential units on the remaining 5 stories above. 33,939sf residential units & 3,737sf retail space and 9 parking spaces.	35
2013.1757	240 PACIFIC AV	The project site consists of three adjacent lots fronting both Battery Street and Pacific Avenue, which total 11,680 sf. The site is currently improved with surface parking lots and a single-story commercial structure. The project would demolish the existing structures and construct a seven story, 49,660 gsf residential building containing 33 dwelling units and 2,018 sf of ground floor commercial. Additionally, the project is proposing a below-grade parking garage that would contain 42 parking spaces by utilizing car stackers.	33
2013.1711	495 CAMBRIDGE ST	The project will be a PUD under Section 304. The existing vacant Fellowship Academy Day Care Facility will be demolished, and the 200 block of Yale Street will be extended into the site. The lot will be subdivided into 32 new parcels for single family homes. Nine (9) lots will face the existing Cambridge Street, with two stories at street level. The remaining 23 lots will face the newly constructed and dedicated streets.	32
2006.081	1004 MISSISSIPPI ST	Construct five residential buildings totaling approximately 51,965 sq. ft. Each of the buildings will be four stories and, at most, 40 feet in height. In total, the Project will include 28 dwelling units and 28 off-street parking spaces.	28
2013.1005	22 FRANKLIN ST	Demolish the existing auto body shop building on the lot 012 and construct a 8-story, 85-foot tall mixed use building. Construct a new building would include 24 dwelling units and 2,120 gross square feet of retail space along Franklin.	28

Planning Case No.	Address / Project Name	Case Description	Net Units
2013.1177	2601 Van Ness Ave	Construct a 7 story, 27 unit building with 3 ground floor commercial and 2 levels subterranean garage with 35 spaces	27
2013.1872	768 HARRISON ST	The proposed project includes the demolition of an existing 2-story building and the construction of a new 9-story building with retail on the 1st floor and the mezzanine and residential uses above. The project would have 26 residential units and no off-street parking.	26
2013.0124	1450 15TH ST	The proposed project would demolish an existing 6,088 sq. vacant industrial building on irregular "L" shaped parcel and construct a new multi-family residential structure with 23 dwelling units. The project would also include 16 off-street parking spaces.	23
2013.034	3355 GEARY BL	Remove (E) one-story restaurant use & surface parking lot, construct (N) 4-story over basement mixed-use building containing below-grade residential parking garage with 25 accessory automobile spaces, ground floor 8,855 sq.ft. retail with 8 accessory automobile spaces, and three stories of residential above containing 23 dwelling units in a mix of 1, 2 & 3 bedroom units.	23
2013.0491	1335 LARKIN ST	Preserve facade of know Historic Resource and construct 5 stories of residential over parking behind Historic facade.	20
2013.1858	3085 24th STREET (aka 2801 FOLSOM STREET)	The proposed project would demolish an existing 2 story commercial building and construct a new 5 story mixed-use residential building with 20 residential units and 2800 sq ft commercial. The project is also proposing to have seven off-street parking spaces and 24 bicycle parking spaces.	20
2014.0562	469 EDDY ST	Save the existing facade and build a new 8-story building with 29 residential units, 2,600 sf of ground floor retail, and 16 below-grade vehicle parking spaces.	20
2007.1347	3637-3657 SACRAMENTO ST	Demolish existing garage and medical office buildings and construct a new 4-story building with 18 residential units over retail, and 85 parking spaces on 3 basement levels.	18
2014.0941	100 VAN NESS AV	For open space and dwelling unit exposure.	18
2013.0341	2293 POWELL ST/309-311 BAY ST	The proposed project would remove an existing vacant structure previously containing ground floor restaurant and second floor office and merge 2 lots into single parcel. The project would construct a new 4-story over basement concrete structure with below grade parking, ground floor restaurant less than 5,000 net sq.ft. and 17 dwelling units containing mix of one and two bedroom units. The project would have a garage containing 17 off-street parking spaces and 26 bicycle parking spaces.	17
2014.1058	6424 3rd Street / 188 Key Avenue	Demolish 1.5 story commercial structure, currently used as a funeral home, and construct four-story building with 17 residential units over 2,121 sf retail and 17 parking spaces on ground floor.	17
2012.1572	3420 18TH STREET	The proposed project would demolish existing one-story commercial building and construct new five-floor building containing 16 residential units on four floors over ground floor garage containing 8 off-street parking spaces.	16
2010.0275	935 FOLSOM ST	"The proposed project entails lot subdivision, demolition of the existing industrial building, and construction of both a 14,400 gsf, 13 unit residential building with 13 tandem off-street parking spaces and a 15,000 gsf City owned Fire Station with 10 off-street parking spaces. The proposed Fire Station would be a replacement for Station 1 (676 Howard Street) that is proposed for demolition under the SFMOMA expansion project (2009.0291E). 7/14/14 - EIR Addendum filed to construct a new 4-story, 17-unit residential building at 935 Folsom Street."	13

Planning Case No.	Address / Project Name	Case Description	Net Units
2014.0449	1924 MISSION ST	The proposed project would demolish existing auto body shop and construct a new 13 unit apartment building with ground floor retail space. Change of use from auto body shop to apartment building. The proposed project will have no off street parking and 16 bicycle spaces. The building height will be 79'.	13
2014.0008	33 NORFOLK ST	The project sponsor proposes to merge Lots 053A and 093 and to replace the existing commercial building and parking lot with a 5-story mixed use building. The project will have 9 residential units. The project is proposing to provide 4 off-street parking spaces and 11 bicycle parking spaces.	11

Source: Planning Department

TABLE A-5.
Major Projects Authorized for Construction by DBI, 2014

Address	Units	Construction Type	Authorization Date
801 BRANNAN ST	434	New Construction	18-Sep-14
350 08TH ST	408	New Construction	18-Mar-14
250 04TH ST	208	New Construction	29-Aug-14
588 MISSION BAY BLVD NORTH BL	200	New Construction	25-Jul-14
101 POLK ST	162	New Construction	7-Apr-14
1 HENRY ADAMS ST	156	New Construction	1-Apr-14
746 LAGUNA ST	139	New Construction	13-Mar-14
5830 03RD ST	136	New Construction	9-May-14
144 KING ST	132	New Construction	28-Aug-14
2600 ARELIUS WALKER DR	93	New Construction	21-Aug-14
2700 ARELIUS WALKER DR	91	New Construction	30-Sep-14
2198 MARKET ST	87	New Construction	22-Oct-14
1 HENRY ADAMS ST	85	New Construction	14-Mar-14
540 MISSION BAY BLVD NORTH BL	80	New Construction	12-Jun-14
480 POTRERO AV	77	New Construction	12-Feb-14
2155 WEBSTER ST	77	Expansion	25-Nov-14
2290 03RD ST	69	New Construction	26-Dec-14
200 06TH ST	67	New Construction	13-Jan-14
5050 MISSION ST	61	New Construction	13-Mar-14
350 FRIEDEL ST	60	New Construction	20-Aug-14
660 INDIANA ST	60	New Construction	22-Dec-14
2898 SLOAT BL	56	New Construction	26-Dec-14
680 INDIANA ST	51	New Construction	22-Dec-14

Address	Units	Construction Type	Authorization Date
142 WEST POINT RD	50	New Construction	3-Oct-14
140 MIDDLE POINT RD	50	New Construction	3-Oct-14
800 PRESIDIO AV	50	New Construction	12-Feb-14
570 JESSIE ST	47	New Construction	3-Nov-14
450 HAYES ST	41	New Construction	1-Jul-14
51 INNES CT	28	New Construction	28-Mar-14
52 INNES CT	28	New Construction	28-Mar-14
1181 OCEAN AV	27	New Construction	6-Oct-14
1603 LARKIN ST	27	New Construction	30-Apr-14
1001 17TH ST	26	New Construction	19-May-14
229 HAIGHT ST	23	Expansion	8-May-14
10 INNES CT	21	New Construction	28-Mar-14
10 KENNEDY PL	21	New Construction	3-Apr-14
2347 LOMBARD ST	21	New Construction	23-Jul-14
832 SUTTER ST	20	New Construction	26-Nov-14
1255 COLUMBUS AV	20	New Construction	11-Apr-14
252 09TH ST	15	New Construction	11-Mar-14
140 PENNSYLVANIA AV	11	New Construction	30-Jul-14

Source: Planning Department

TABLE A-6.
Major Affordable Projects in the Pipeline as of December 31, 2014

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
Complete										
121 Golden Gate Ave / St Anthony Senior Housing / Mercy Housing	18	71						89	90	New Construction
1180 Fourth St Mercy Housing	50				99			149	150	New Construction
3155 Scott St / Edward II	24							24	25	Rehabilitation
1280 Laguna / Western Park Apartments		182						182	182	Rehabilitation
Tenderloin Family Housing / 201 Turk Street					174			174	175	Rehabilitation
Hunters Point Shipyard Block 50						3		3	25	New Construction
Hunters Point Shipyard Block 51						7		7	63	New Construction
SUBTOTALS	92	253	0	0	273	10	0	628	710	
Currently Under Construction										
72 Townsend St (Inclusionary)						7		7	74	New Construction
1450 Franklin (Inclusionary)						9		9	67	New Construction
1100 Ocean Ave Phelan Loop Family Housing	25		45					70	71	New Construction
285 Broadway Chinatown Community Development Center	18		56					74	75	New Construction
217 Eddy St / Franciscan Towers			21		83			104	105	Rehabilitation
Hunters Point Shipyard Block 49			59					59	60	New Construction
Carroll Avenue Senior Housing 5800 3rd Street / Lot 3	25	95						120	121	New Construction

CONTINUED >

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
1239 Turk St / Rosa Parks II SFHA / TNDC	20	78						98	98	New Construction
280 Beale St / Transbay Block 6 / Mercy Housing			69					69	70	New Construction
200 Sixth St Hugo Hotel			52	14				66	67	New Construction
1400 Mission St (Inclusionary) TNDC / Maracor						167		167	190	New Construction
Hunters Point Shipyard Block 53						10		10	93	New Construction
Hunters Point Shipyard Block 54						5		5	48	New Construction
SUBTOTALS	88	173	302	14	83	198	0	858	1,139	
In Pre-Construction Phase										
5800 Third St (Inclusionary) Holiday Development							30	30	206	New Construction
1239 Turk St / Rosa Parks II SFHA / TNDC	20	78						98	98	New Construction
909 Howard St Family Apartments TNDC			60					60	172	New Construction
1036 Mission St TNDC	20		80					100	100	New Construction
1500 Page St Agesong / Pacific Institute				16				16	17	Rehabilitation
238 Taylor St / 168-186 Eddy St TNDC	30		123					153	153	New Construction
Mission Bay South Block 7W / China Basin / 4th Street / Related CA					198			198	200	New Construction
Carroll Avenue Senior Housing 5800 3rd Street / Lot 3	25	95						120	121	New Construction
800 Presidio / Booker T Washington	24		25					49	50	New Construction
Transbay Block 6 & 7 / Folsom & Beale / Mercy Housing			145					145	147	New Construction

CONTINUED >

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
55 Laguna Senior HUD 202		70						70	70	New Construction
200 Sixth St Hugo Hotel			52	14				66	67	New Construction
207 Cameron Wy / Alice Griffith Ph 1-3 SFHA / McCormack Baron Salazar / Lennar			303					303	306	New Construction
Hunters View HOPE SF Phase II / SFHA / The John Stewart Company			180					180	182	New Construction
Hunters Point Shipyard Block 53								10	93	New Construction
Hunters Point Shipyard Block 54								5	48	New Construction
Hunters Point Shipyard Block 49			59					59	60	New Construction
Hunters Point Shipyard Block 56/57						10		10	98	New Construction
Mission Bay North Block N4P3							45	45	129	New Construction
SUBTOTALS	119	243	1,027	30	198	10	75	1,717	2,317	
In Preliminary Planning										
Hunters View HOPE SF Phase III SFHA / The John Stewart Company			62					62	63	New Construction
207 Cameron Wy / Alice Griffith Ph 4-5 SFHA / McCormack Baron Salazar / Lennar			197					197	198	New Construction
909 Howard St Family Apartments TND			60					60	172	New Construction
455 Fell St Central Fwy Parcel O			80					80	80	New Construction
102-104 Octavia Blvd Central Fwy Parcel U	35							35	35	New Construction

CONTINUED >

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
1654 Sunnydale Ave, HOPE SF SFHA / Mercy Housing			306		700			1,006	1,700	New Construction
1095 Connecticut St / 751 Missouri St Potrero Terrace & Potrero Annex SFHA / Bridge Housing		60	754					814	1600	New Construction
550 Mission Rock St Mission Bay South Parcel 3 East	99							99	100	New Construction
3001 24th Street / Casa de la Mission		35						35	35	New Construction
Hunters Point Shipyard Block 1						25		25	240	New Construction
Hunters Point Shipyard Block 52						7		7	70	New Construction
Hunters Point Shipyard Block 55						7		7	66	New Construction
Hunters Point Shipyard Block 48K						4		4	36	New Construction
1950 Mission St	23		91					114	115	New Construction
17th & Folsom	12		47					59	60	New Construction
Broadway & Front St / Seawall Lot 322-1	23		91					114	115	New Construction
Geneva & San Jose / Balboa Park Upper Yard	18		69					87	88	New Construction
Ping Yuen			234					234	234	Rehabilitation
Ping Yuen North			200					200	200	Rehabilitation
Westside Courts			136					136	136	Rehabilitation
1750 McAllister		97						97	97	Rehabilitation
Rosa Parks		198						198	198	Rehabilitation

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
350 Ellis		100						100	100	Rehabilitation
320-330 Clementina		276						276	276	Rehabilitation
Alemaný			158					158	158	Rehabilitation
3850 18th St		107						107	107	Rehabilitation
Mission Dolores		92						92	92	Rehabilitation
1760 Bush		108						108	108	Rehabilitation
Kennedy Towers		98						98	98	Rehabilitation
2698 California		40						40	40	Rehabilitation
Westbrook Apts.			226					226	226	Rehabilitation
SUBTOTALS	210	1,211	2,711	0	700	43	0	4,875	6,843	
TOTALS	614	2,636	4,744	30	1,254	403	30	9,711	12,427	

Source: Mayor's Office of Housing

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

TABLE B-1.**Housing Units Completed and Demolished by Analysis Neighborhood, 2014**

District Name	Units Completed	Rank	Units Demolished	Rank	Units Altered	Rank	Net Gain Housing Units	Rank
Bayview Hunters Point	154	6	62	1	(2)	26	90	9
Bernal Heights	7	15		12	(1)	21	6	16
Castro/Upper Market	117	8	2	3	4	7	119	7
Chinatown		30		13	2	12	2	24
Excelsior	4	19	1	6	(1)	22	2	25
Financial District/South Beach	394	3		14	(10)	30	384	3
Glen Park	2	24	1	7	(1)	23	0	30
Haight Ashbury	4	20		15	1	19	5	17
Hayes Valley	188	4	1	8	2	13	189	4
Inner Richmond	3	22		16	(1)	24	2	26
Inner Sunset	15	13		17	2	14	17	13
Lone Mountain/USF		31		18	3	9	3	23
Marina	31	12		19	7	3	38	12
Mission	75	10	1	9	11	2	85	10
Mission Bay	800	2		20	2	15	802	2
Nob Hill	130	7		21	3	10	133	6
Noe Valley	5	16	2	4	2	16	5	18
North Beach	2	25		22	2	17	4	20
Oceanview/Merced/Ingleside	11	14		23	(3)	29	8	14
Outer Mission	5	17		24	(1)	25	4	21
Outer Richmond	4	21	2	5	6	4	8	15
Pacific Heights		32	1	10	(2)	27	(3)	33
Portola		33	1	11	2	18	1	28
Potrero Hill	164	5		25	4	8	168	5
Presidio Heights	1	26		26	3	11	4	22
Russian Hill	44	11		27	6	5	50	11
Seacliff		34		28		31	0	31
South of Market	1,193	1		29	111	1	1,304	1
Sunset/Parkside	1	27		30	1	20	2	27
Tenderloin	90	9		31	5	6	95	8
Twin Peaks	1	28		32		32	1	29
Visitacion Valley	1	29		33	(2)	28	(1)	32
West of Twin Peaks	5	18		34		33	5	19
Western Addition	3	23	21	2		34	(18)	34
TOTAL	3,454		95		155		3,514	

Source: Planning Department; Analysis Neighborhood referenced from SF Department of Public Health

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

TABLE B-2.
Housing Trends by Planning Area, 2014

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	29	2	-	-	2
Central Waterfront	180	144	-	-	144
East SoMa	204	513	-	44	557
Market and Octavia	297	298	-	10	308
Mission (EN)	91	75	1	2	76
Showplace Square/ Potrero Hill	718	20	-	7	27
Western SoMa (EN)	423	282	-	5	287
Rest of City	1,892	2,120	94	87	2,113
San Francisco	3,834	3,454	95	155	3,514

Source: Planning Department

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

TABLE B-3.
Units Entitled by Planning Area, 2014

Planning Area	No. of Projects	Units Entitled
Central Waterfront	1	88
East SoMa	1	140
Market and Octavia	1	216
Mission (EN)	9	186
Showplace Square/ Potrero Hill	1	94
Western SoMa (EN)	1	128
Rest of City	43	2,904
San Francisco	57	3,756

Source: Planning Department

TABLE B-4.
Housing Units Added by Building Type and Planning Area, 2014

Planning Area	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
Balboa Park	-	2	-	-	-	2
Central Waterfront	-	-	-	-	144	144
East SoMa	-	-	-	19	538	557
Market and Octavia	1	2	6	-	299	308
Mission (EN)	1	5	11	23	40	80
Showplace Square/ Potrero Hill	-	6	1	-	20	27
Western SoMa (EN)	-	-	1	4	282	287
Rest of City	31	49	61	118	1990	2,249
San Francisco	33	64	80	164	3,313	3,654

Source: Planning Department

TABLE B-5.
Units Demolished by Building Type and Planning Area, 2014

Planning Area	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
Mission (EN)	1	1	-	-	-	1
Rest of City	32	17	6	32	39	94
San Francisco	33	18	6	32	39	95

Source: Planning Department

TABLE B-6.
Units Lost Through Alterations and Demolitions by Planning Area, 2014

Planning Area	Alterations					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
Mission (EN)	3	-	-	-	3	1	4
Rest of City	21	20	1	-	42	94	136
San Francisco	24	20	1	-	45	95	140

Source: Planning Department

TABLE B-7.**New Affordable Housing Constructed in Planning Areas, 2014**

Planning Area	Affordable Units	Total Units	AMI Target	Tenure	Funding Source
Bayview					
833 JAMESTOWN AV	12	12	LI	Ownership	TCAC/ CDLAC
837 JAMESTOWN AV	10	10	LI	Ownership	TCAC/ CDLAC
843 JAMESTOWN AV	18	18	LI	Ownership	TCAC/ CDLAC
851 JAMESTOWN AV	12	12	LI	Ownership	TCAC/ CDLAC
853 JAMESTOWN AV	36	36	LI	Ownership	TCAC/ CDLAC
869 JAMESTOWN AV	8	8	LI	Ownership	TCAC/ CDLAC
871 JAMESTOWN AV	18	18	LI	Ownership	TCAC/ CDLAC
881 JAMESTOWN AV	18	18	LI	Ownership	TCAC/ CDLAC
Market-Octavia					
1600 MARKET ST	24	24	MOD	Ownership	Inclusionary
2175 MARKET ST	18	88	LI	Rental	Inclusionary
2210 MARKET ST	3	22	MOD	Ownership	Inclusionary
8 OCTAVIA ST	7	49	MOD	Ownership	Inclusionary
Mid-Market					
1411 MARKET ST	52	437	LI	Rental	Inclusionary
55 09TH ST	33	273	LI	Rental	Inclusionary
973 MARKET ST	7	66	LI	Rental	Inclusionary
Mission					
2421 16TH ST	1	12	MOD	Ownership	Inclusionary
400 SOUTH VAN NESS AV	7	40	MOD	Ownership	Inclusionary
Rest of City					
1275 INDIANA ST	5	39	MOD	Ownership	Inclusionary
1717 17TH ST	2	20	MOD	Ownership	Inclusionary
2121 03RD ST	18	105	LI	Rental	Inclusionary
260 05TH ST	27	182	LI	Rental	Inclusionary
378 05TH ST	44	44	VLI	Rental	Mission Bay Redev.
900 FOLSOM ST	40	282	LI	Rental	Inclusionary
63 WEST POINT RD	15	15	VLI	Rental	Hunters Point Redev.
1190 04TH ST	150	150	LI	Rental	Mission Bay Redev.
1645 PACIFIC AV	5	38	MOD	Ownership	Inclusionary
1800 VAN NESS AV	15	95	MOD	Ownership	Inclusionary
1080 SUTTER ST	4	35	MOD	Ownership	Inclusionary
121 GOLDEN GATE AV	90	90	VLI	Rental	Private
San Francisco	699	2,238			

Source: Planning Department

TABLE C.
San Francisco Zoning Districts, as of 2014

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 Commercial District
NCD-Inner Sunset	Inner Sunset Neighborhood Commercial District
NCD-North Beach	North Beach Neighborhood Commercial District
NCD-Outer Clement	Outer Clement Neighborhood Commercial District
NCD-Pacific	Pacific Neighborhood Commercial 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

CONTINUED >

Zoning	General Descriptions
NCD-Upper Market	Upper Market Neighborhood Commercial District
NCD-West Portal	West Portal Neighborhood Commercial District
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
Downtown Commercial Districts	
C-3-S	Downtown Commercial - Service District
C-3-G	Downtown Commercial - General District
C-3-R	Downtown Commercial - Retail District

CONTINUED >

Zoning	General Descriptions
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-OS	Mission Bay, Open Space
MB-O	Mission Bay, Office
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 2005–2014

Fiscal Year	Amount Collected
2005	\$2,623,279
2005	\$19,225,864
2006	\$7,514,243
2007	\$43,330,087
2008	\$1,404,079
2010	\$992,866
2011	\$1,173,628
2011	\$1,536,683
2013	\$9,130,671
2014	\$29,911,959
TOTAL	\$116,843,359

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

Edwin M. Lee

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