

# 2017 SAN FRANCISCO HOUSING INVENTORY





© 2018 San Francisco Planning Department

1650 Mission Street, Suite 400  
San Francisco, CA 94103-3114  
[www.sfplanning.org](http://www.sfplanning.org)

**Front Cover:** 588 Mission Bay Boulevard North (Five 88), 198 Affordable Housing Units;  
Photo Source: <https://www.five88sf.com/>

# 2017 SAN FRANCISCO HOUSING INVENTORY

San Francisco Planning Department

April 2018





# TABLE OF CONTENTS

<b>Introduction</b>	<b>01</b>
<b>Highlights</b>	<b>05</b>
<b>Findings</b>	<b>15</b>
<b>Housing Stock</b>	<b>15</b>
<b>Housing Production Trends</b>	<b>16</b>
New Housing Construction	16
Projects Approved and Under Review by Planning	18
Units Authorized for Construction	19
Demolitions	19
Alterations and Conversions	19
Accessory Dwelling Units	21
<b>New Housing Unit Trends</b>	<b>22</b>
Types of Buildings	22
New Housing Units Added by Zoning District	22
<b>Condominiums</b>	<b>25</b>
New Condominium Construction	25
Condominium Conversions	26
<b>Residential Hotels</b>	<b>27</b>
<b>Affordable Housing</b>	<b>28</b>
Standards and Definitions of Affordability	28
New Affordable Housing Construction	31
Inclusionary Housing	33
Affordability of Market Rate Housing	34
Affordable Housing Acquisition and Rehabilitation	35
<b>Changes in Housing Stock by Planning District</b>	<b>36</b>
Housing Stock by Planning District	38
<b>Housing Construction in the Bay Area</b>	<b>41</b>
<b>Appendices</b>	<b>43</b>
<b>Appendix A:</b> Project Lists	44
<b>Appendix B:</b> Community Plan Area Annual Monitoring	69
<b>Appendix C:</b> San Francisco Zoning Districts	75
<b>Appendix D:</b> In-Lieu Housing Fees Collected	77
<b>Appendix E:</b> Glossary	78

## TABLES

<b>Table 1.</b>	San Francisco Housing Stock by Building Type, 2011-2017	15
<b>Table 2.</b>	San Francisco Housing Trends, 1998-2017	17
<b>Table 3.</b>	Projects and Units Filed at Planning Department for Review, 2013-2017	18
<b>Table 4.</b>	Units and Projects Authorized for Construction by DBI by Building Type, 2013-2017	18
<b>Table 5.</b>	Units Demolished by Building Type, 2013-2017	20
<b>Table 6.</b>	Units Demolished by Zoning District, 2017	20
<b>Table 7.</b>	Units Added or Lost Through Alteration Permits, 2013-2017	20
<b>Table 8.</b>	Units Lost Through Alterations and Demolitions, 2013-2017	21
<b>Table 9.</b>	Accessory Dwelling Units Added and Legalized, 2017	21
<b>Table 10.</b>	Accessory Dwelling Units Added and Legalized by Building Type, 2017	22
<b>Table 11.</b>	Housing Units Added by Building Type, 2013-2017	23
<b>Table 12.</b>	Housing Units Added by Generalized Zoning, 2017	23
<b>Table 13.</b>	Housing Units Added by Zoning District, 2017	24
<b>Table 14.</b>	New Condominiums Recorded by DPW, 2008-2017	25
<b>Table 15.</b>	New Condominiums Recorded by DPW by Building Type, 2013-2017	25
<b>Table 16.</b>	Condominium Conversions Recorded by DPW, 2008-2017	26
<b>Table 17.</b>	Condominium Conversions Recorded by DPW by Building Type, 2013-2017	26
<b>Table 18.</b>	Changes in Residential Hotel Stock, 2013-2017	27
<b>Table 19.</b>	2017 Rental Affordable Housing Guidelines	29
<b>Table 20.</b>	2017 Homeownership Affordable Housing Guidelines	30
<b>Table 21.</b>	New Affordable Housing Construction by Income Level, 2013-2017	32
<b>Table 22.</b>	New Affordable Construction by Housing Type, 2013-2017	32
<b>Table 23.</b>	New Inclusionary Units, 2013-2017	33
<b>Table 24.</b>	Housing Price Trends, San Francisco Bay Area, 2013-2017	34
<b>Table 25.</b>	Units Acquired or Rehabilitated, 2013-2017	35
<b>Table 25A.</b>	Details of Units Acquired or Rehabilitated, 2017	35
<b>Table 25B.</b>	Rental Assistance Demonstration Program, 2017	35
<b>Table 26.</b>	Housing Units Completed and Demolished by Planning District, 2017	37
<b>Table 27.</b>	San Francisco Housing Stock by Planning District, 2013-2017	39
<b>Table 28.</b>	Units Authorized for Construction for San Francisco and the Bay Area Counties, 2017	42
<b>Table A-1.</b>	Major Market Rate Housing Projects Completed, 2017	45
<b>Table A-2.</b>	Major Affordable Housing Projects Completed, 2017	47
<b>Table A-3.</b>	Major Housing Projects Reviewed and Entitled by Planning Department, 2017	49
<b>Table A-4.</b>	Major Housing Projects Filed at Planning Department, 2017	56
<b>Table A-5.</b>	Major Projects Authorized for Construction by DBI, 2017	60
<b>Table A-6.</b>	Major Affordable Projects in the Pipeline as of December 31, 2017	62
<b>Table A-7.</b>	Housing Trends by Neighborhood, 2017	66
<b>Table B-1.</b>	Housing Trends by Planning Area, 2017	68
<b>Table B-2.</b>	Units Entitled by Planning Area, 2017	69
<b>Table B-3.</b>	Housing Units Added by Building Type and Planning Area, 2017	70
<b>Table B-4.</b>	Units Demolished by Building Type and Planning Area, 2017	71
<b>Table B-5.</b>	Units Lost Through Alterations and Demolitions by Planning Area, 2017	71
<b>Table B-6.</b>	New Affordable Housing Constructed in Planning Areas, 2017	72

<b>Table C.</b>	San Francisco Zoning Districts	74
<b>Table D.</b>	In-Lieu Housing Fees Collected, Fiscal Years 2008-2017	76

## FIGURES

<b>Figure 1.</b>	Housing Production Process	2
<b>Figure 2.</b>	San Francisco Housing Stock by Building Type, 2017	15
<b>Figure 3.</b>	Units Completed & Demolished by Planning District, 2017	37
<b>Figure 4.</b>	San Francisco Housing Stock by Planning District, 2017	38
<b>Figure 5.</b>	Bay Area Housing Construction Trends, 2008-2017	42

## MAPS

<b>Map 1.</b>	San Francisco Planning Districts	36
---------------	----------------------------------	----

# **INTRODUCTION:** ABOUT THE 2017 HOUSING INVENTORY



The *Housing Inventory* is the Planning Department's annual survey of housing production trends in San Francisco. The report details changes in the City's housing stock, including housing construction, demolition, and alterations, and has been published regularly since 1967. This report is 48th in the series and presents housing production activity completed or authorized during the year 2017.

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 recently adopted planning areas in Appendix B. These plan areas have separate

five-year monitoring reports that detail housing production trends.

This report was prepared from information received from a number of different sources including the Department of Building Inspection, the Department of Public Works, and Planning Department records. The Mayor's Office of Housing 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 building permit data for the Bay Area region. The California Association of Realtors provided housing rental and ownership 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.

Department Staff Contact for this report is Svetha Ambati, (415) 575-9183, [svetha.ambati@sfgov.org](mailto:svetha.ambati@sfgov.org).

## 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.

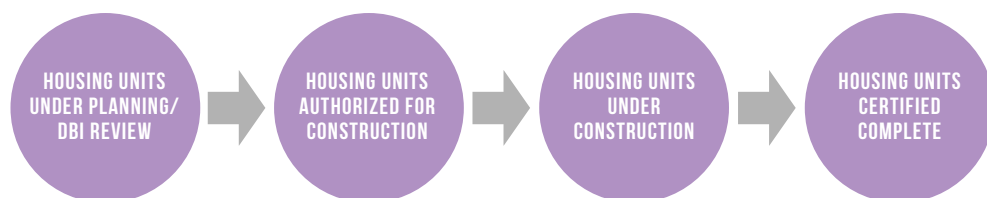
### Units Certified Complete

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:

## 2017 SNAPSHOT

## SUMMARY OF HIGHLIGHTS

The construction of new housing in 2017 totaled over 4,500 units, which represents a 14% decrease from 2015. This production includes 4,270 units in new construction and 241 new units added through conversion of non-residential uses or expansion of existing structures. Seventy units were lost through demolition (18), unit mergers (4), removal of illegal units (44), conversions (2), and a correction to official records (2). The city experienced a 32% decrease in units added through alterations and a 70% decrease in units lost through alterations since 2016.

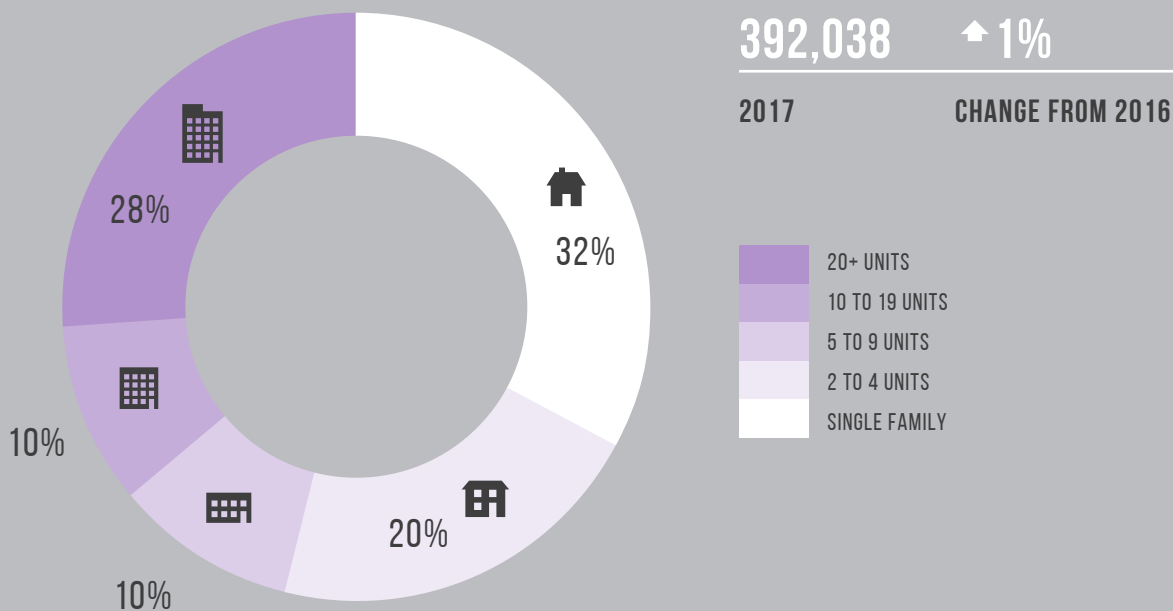
There was a net addition of 4,441 units to the City's housing stock in 2017, a 12% decrease from 2016's net addition. The net addition in 2017, however, is about 60% more than the 10-year average net addition of 2,745, and represents an upward trend in net unit production from the lowest production point of 2011. By the end of 2017, there were approximately 392,000 dwelling units in the city.

In 2017, affordable housing production increased to over 1,460 units from the 802 units built in 2016, representing an 83% increase. This is the highest point of affordable housing production since 1990. These new affordable units made up 34% of new units added to the City's housing stock. This count includes approximately 400 inclusionary units and about 100 secondary units. About 85% of the new affordable units are affordable to extremely-low, very-low, and low-income households. About 3% of the new affordable units are senior housing units.

In 2017, over 6,700 units were authorized for construction, representing a 65% increase from 2016. New housing authorized for construction over the past five years continues to be overwhelmingly (93%) for buildings with 20 or more units. The Planning Department approved and fully entitled 72 projects in 2017. These projects propose a total of 7,679 units.

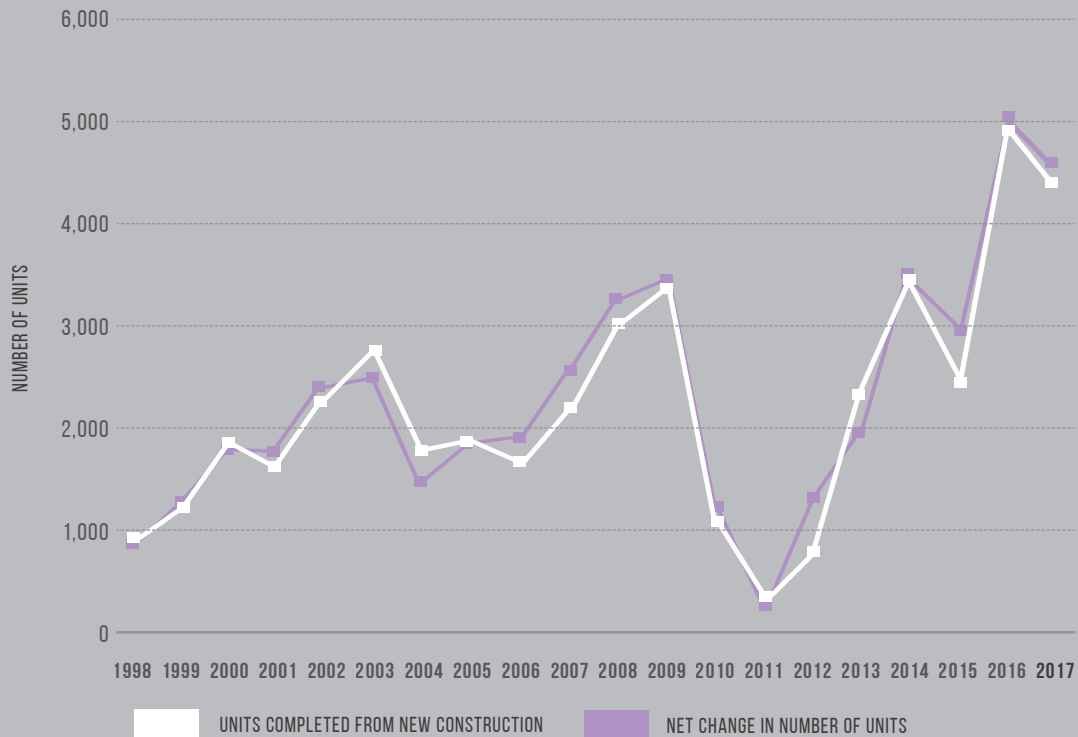
## HOUSING STOCK

### HOUSING STOCK BY BUILDING TYPE



## NEW CONSTRUCTION TRENDS

### 20-YEAR NEW CONSTRUCTION TRENDS, 1998–2017



4,270

↓ 13%

64%

2017

CHANGE FROM 2016

ABOVE 10-YEAR AVERAGE

4,441

↓ 12%

62%

2017

CHANGE FROM 2016

ABOVE 10-YEAR AVERAGE

## UNIT DEMOLITION TRENDS

### 20-YEAR UNIT DEMOLITION TRENDS, 1998–2017



18

2017

↓ 40%

CHANGE FROM 2016

83%

BELOW 10-YEAR AVERAGE

# UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS

20-YEAR UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS, 1998–2017



6,731

2017

↑ 65%

CHANGE FROM 2016

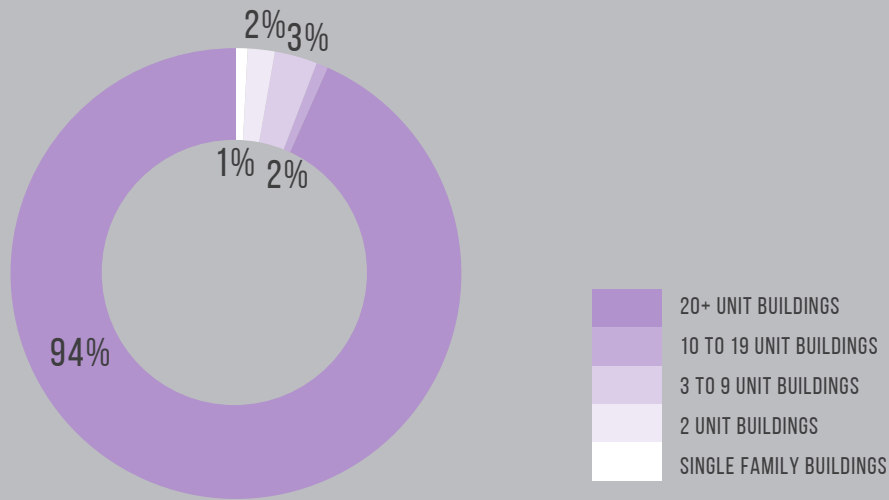
117%

ABOVE 10-YEAR AVERAGE

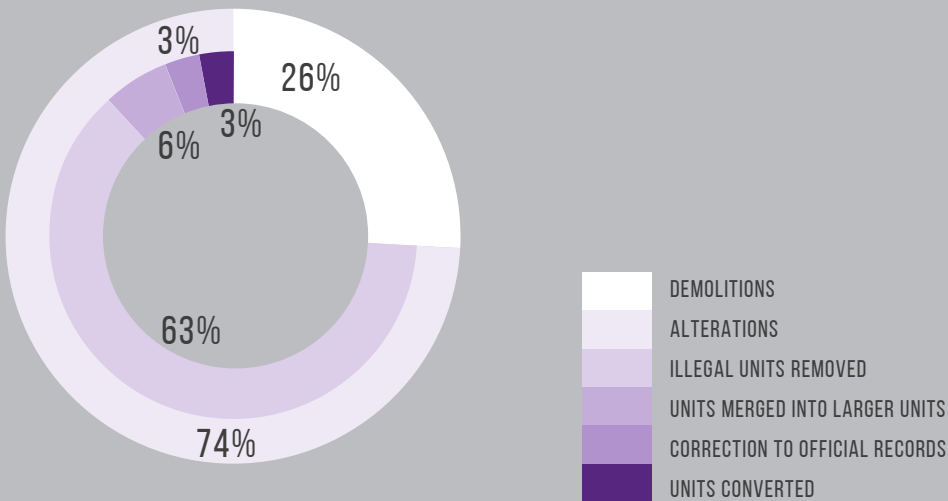


## 2017 HOUSING UNIT TRENDS

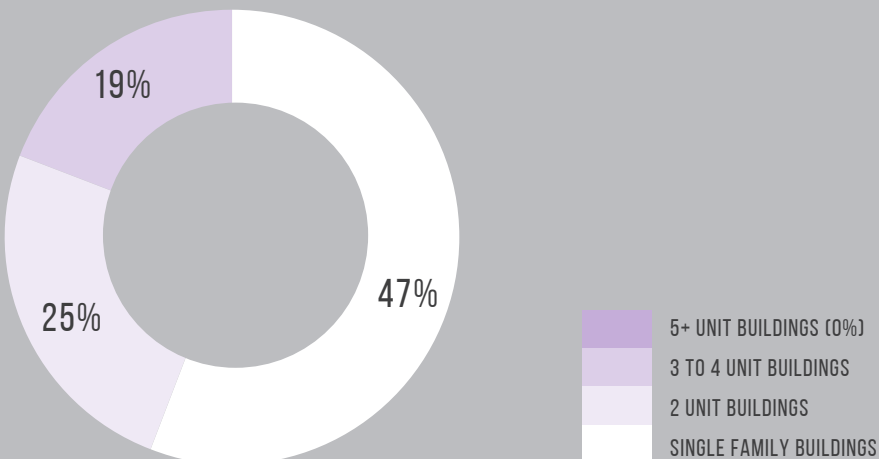
UNITS ADDED BY BUILDING TYPE, 2017



UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS BY TYPE OF LOSS, 2017

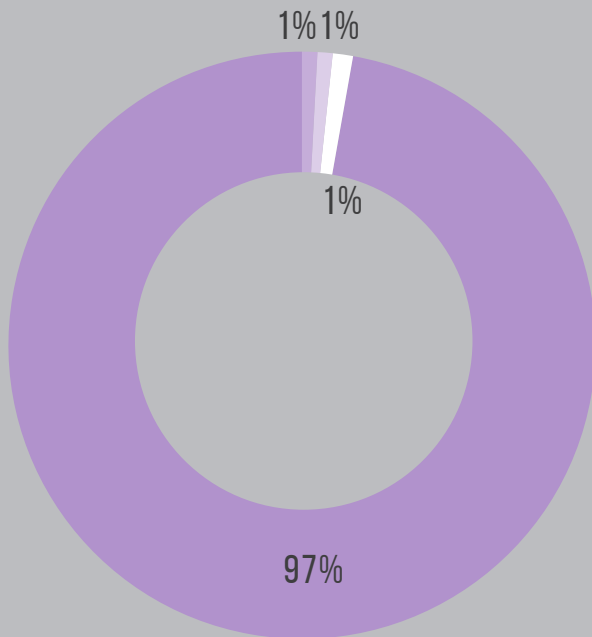


UNITS DEMOLISHED BY BUILDING TYPE, 2017



## CONDOMINIUMS IN 2017

### NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2017

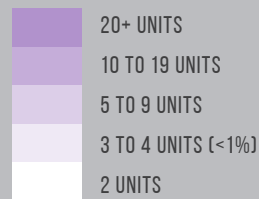


3,216

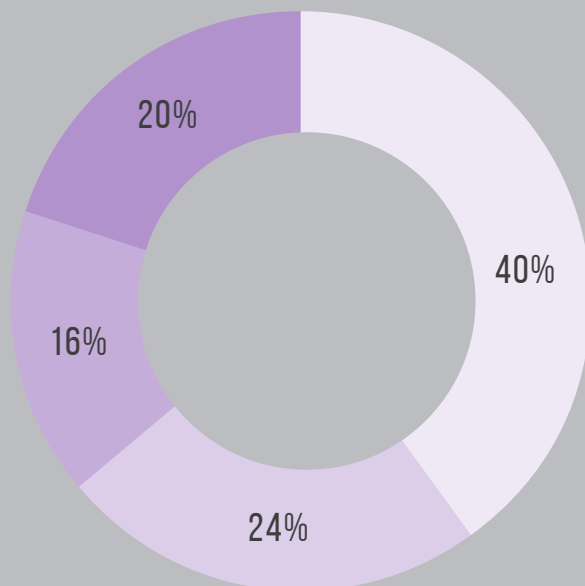
2017

↑ 60%

CHANGE FROM 2016



### CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2017

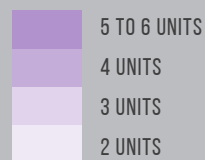


296

2017

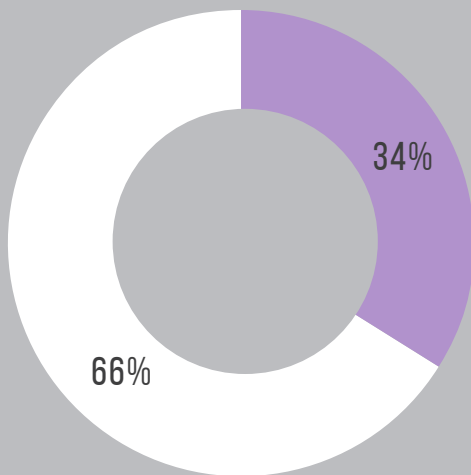
↓ 30%

CHANGE FROM 2016



## AFFORDABLE HOUSING IN 2017

### AFFORDABLE HOUSING AND MARKET-RATE HOUSING, 2017



1,466

2017

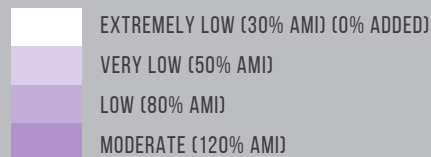
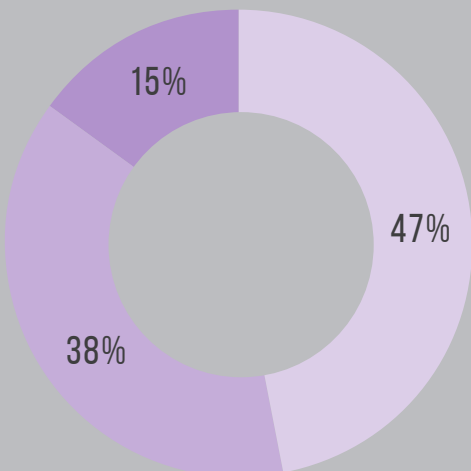
↑83%

CHANGE FROM 2016

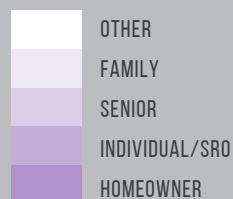
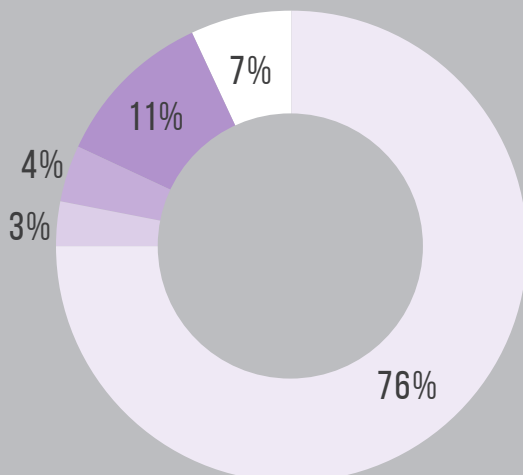


Affordable units include 100% affordable units, inclusionary units, and units built as accessory dwelling units.

### NEW AFFORDABLE HOUSING CONSTRUCTION BY INCOME LEVEL, 2017



### NEW AFFORDABLE HOUSING CONSTRUCTION BY HOUSING TYPE, 2017

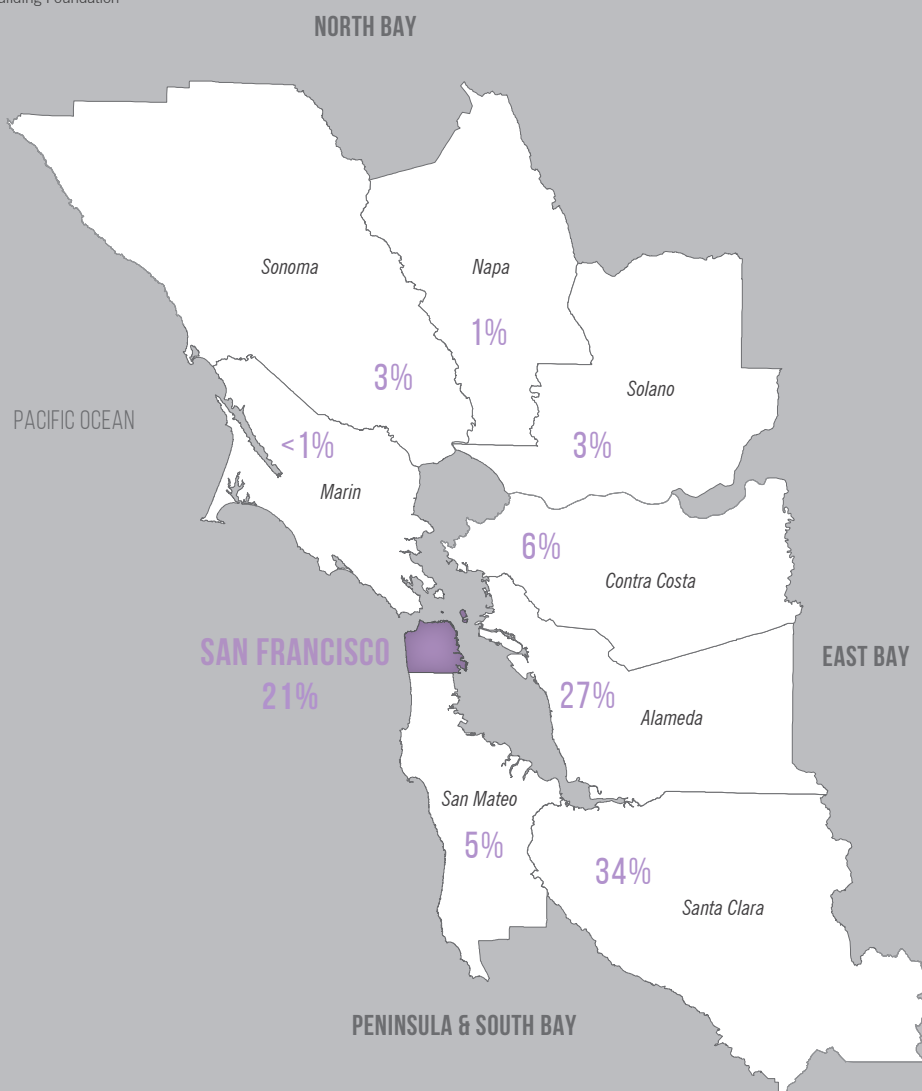


## HOUSING TRENDS BY GEOGRAPHY

### Units Authorized for Construction for San Francisco and the Bay Area Counties, 2017

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	2,668	5,855	<b>8,523</b>	27%
Contra Costa	1,739	167	<b>1,906</b>	6%
Marin	104	0	<b>104</b>	< 1%
Napa	136	56	<b>192</b>	1%
San Francisco	45	6,686	<b>6,731</b>	21%
San Mateo	487	1,088	<b>1,575</b>	5%
Santa Clara	2,098	8,528	<b>10,626</b>	34%
Solano	759	54	<b>813</b>	3%
Sonoma	533	351	<b>884</b>	3%
<b>TOTAL</b>	<b>8,569</b>	<b>22,785</b>	<b>31,354</b>	<b>100%</b>

Source: California Homebuilding Foundation

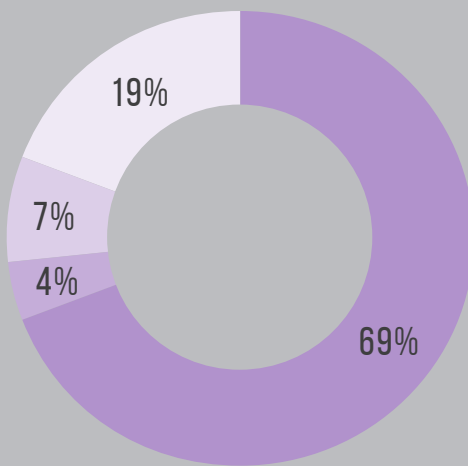


## REGIONAL HOUSING NEEDS ALLOCATION, PLANNING PERIOD 2015–2022

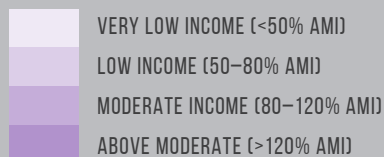
Household Affordability	Housing Goals 2015–2022	Actual Production as of 2017	% of Production Target Achieved	Production Deficit as of 2017
Above Moderate (> 120% AMI)	12,536	10,026	80%	2,510
Moderate Income (80–120% AMI)	5,460	612	11%	4,848
Low Income (< 80% AMI)	4,639	1,070	23%	3,569
Very Low Income (< 50% AMI)	6,234	2,759	44%	3,475
<b>TOTALS</b>	<b>28,869</b>	<b>14,467</b>	<b>50%</b>	<b>14,402</b>

Actual production totals differ from the Housing Inventory totals for net unit production because the state allows jurisdictions to include substantial rehabilitation to existing affordable housing units to count toward meeting up to a quarter of RHNA goals.

### ACTUAL PRODUCTION, 2015–2022



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. Over 28,000 net new housing units have been allocated to San Francisco for the years 2015–2022. The number of units produced as of 2017 are shown in the pie chart.



# **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, the 2015 *Housing Inventory* used data from the 2010 Five Year American Community Survey (2010 ACS5), and the 2017 *Housing Inventory* uses this calculation as a baseline for consistency. Annual net unit change – the sum of units completed from new construction and alterations minus units lost from demolition and alterations – are added to this 2010 ACS5 baseline count.

According to the 2010 ACS5 and new production over the last six years, there are about 392,038 housing units in San Francisco, distributed between single family units (32%), moderate

density buildings (two to nine units – 30%), and higher density structures (10 or more units – 38%). This distribution is similar over the last six years and will likely change in the next few years as the trend has been moving towards increasingly larger buildings, as presented in Table 11.

In 2017, there was a net gain of 4,441 units in the City's housing stock. As of December 2017, units in buildings with 20 or more units comprised 28% of the City's total housing. Of all units added since the 2010 ACS5, over 92% 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 2017. Figure 2 illustrates San Francisco's housing stock by building type for 2017.

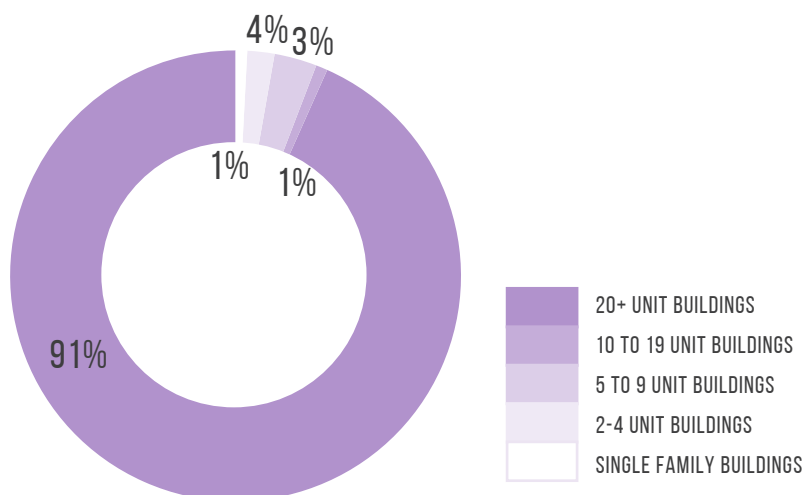
**TABLE 1.**  
**San Francisco Housing Stock by Building Type, 2010–2017**

Building Type	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	Total
2010 ACS5	123,951	79,744	37,088	37,656	93,496	<b>372,560</b>
Net Added 2011–2017	179	501	312	480	18,006	<b>19,478</b>
<b>TOTAL</b>	<b>124,130</b>	<b>80,245</b>	<b>37,400</b>	<b>38,136</b>	<b>111,502</b>	<b>392,038</b>

Source: U.S. Census Bureau; Planning Department

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

**FIGURE 2.**  
**San Francisco Housing Stock by Building Type, 2017**



## Housing Production Trends

### New Housing Construction

- » New construction unit totals for 2017 – 4,270 – is a 13% decrease from 2016. New construction in 2017 is 93% above the 10-year average of 2,208 new construction units.
- » Alterations resulted in 241 units added through conversion or expansion of existing structures. However, 52 units were lost due to removal of illegal units, mergers, conversion to non-residential use and corrections to administrative records.

This means a net total of 189 units were added to the housing stock through “alterations” of existing units or buildings. This is a 4% increase from the 181 net units added in 2016 as a result of alterations.

- » Eighteen units were demolished in 2017.
- » In 2017, net addition to the City’s housing stock decreased by 12% from 2016. This 2017 net new unit count of 4,441 is still almost 62% more than the 10-year average of 2,745 net new units.
- » Affordable units made up 34% of new units built in 2017. The number of affordable units built in 2017 is 82% greater than the number of affordable units built in 2016.
- » In 2017, the Department of Building Inspection (DBI) authorized 6,731 units for construction. This represents a 65% increase from the number of units authorized in 2016 (4,059).

Table 2 and the figure on page six show housing production trends over the past 20 years. The table and figure 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.

Four of the larger projects with over 200 units completed in 2017 include: 33 8th Street (550 market-rate units and 82 low-income affordable inclusionary units), 41 Tehama Street (319 market rate units and 60 moderate income affordable inclusionary units), 801 Brannan Street (257 market rate units and 55 low-income affordable inclusionary units), and 1201 Tennessee Street (229 market rate units and 34 low-income affordable inclusionary units).

The 200 unit 588 Mission Bay Boulevard North (100% affordable, with 198 very low and low-income units and two managers’ units) and 2500 Arellio Walker Drive (100% affordable, with 121 very low and low-income units and one manager’s unit) are two major affordable housing projects



**TABLE 2.**  
**San Francisco Housing Trends, 1998–2017**

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
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
2015	2,982	2,472	25	507	2,954
2016	4,059	4,895	30	181	5,046
2017	6,731	4,270	18	189	4,441
<b>TOTAL</b>	<b>58,800</b>	<b>44,156</b>	<b>2,358</b>	<b>4,112</b>	<b>45,910</b>

**Source:** Planning Department

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

completed in 2017.

A list of all market rate projects with 10 units or more completed in 2017 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects completed in 2017.

### 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 a building permit.

**TABLE 3.**  
**Projects and Units Filed at Planning Department for Review, 2013–2017**

Year	Projects Filed	Units Filed
2013	288	<b>4,840</b>
2014	145	<b>2,458</b>
2015	409	<b>5,099</b>
2016	562	<b>6,783</b>
2017	591	<b>5,149</b>
<b>TOTAL</b>	<b>1,995</b>	<b>24,329</b>

Source: Planning Department

- » In 2017, 591 projects with about 5,149 total units were filed with the Planning Department. This is a 25% decrease from the number of projects filed in 2016 and is about 5% above the five-year average of 4,866 units.
- » The Planning Department approved and fully entitled 72 projects in 2017. These projects propose a total of 7,679 units. Two of the larger projects filed in 2017 include: 655 4th Street (904 total units) and 469 Stevenson Street (336 total 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 responsible for the review of those projects.

Appendix A-3 records major projects (10 units or more) that received Planning entitlements in 2017. Appendix A-4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2017.

**TABLE 4.**  
**Units and Projects Authorized for Construction by DBI by Building Type, 2013–2017**

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
2013	36	76	35	42	2,979	<b>3,168</b>	135
2014	49	144	70	75	3,496	<b>3,834</b>	240
2015	39	142	68	127	2,606	<b>2,982</b>	276
2016	52	151	105	192	3,559	<b>4,059</b>	386
2017	45	82	100	256	6,248	<b>6,731</b>	331
<b>TOTAL</b>	<b>221</b>	<b>595</b>	<b>378</b>	<b>692</b>	<b>18,888</b>	<b>20,774</b>	<b>1,368</b>

Source: Planning Department

## Units Authorized for Construction

- » In 2017, DBI authorized 6,731 units for construction, 65% more than in 2016. This number is also about 62% higher than the five-year average (4,155). 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 less projects authorized in 2017: 331 compared to 386 projects in 2016. In 2017, the average project size was 20 units, which was above the average project size for the five years between 2013 and 2017 (15).

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

- » Majority of the units authorized for construction in 2017 (93%) are in projects with 20 units or more.
- » Major projects authorized for construction during the reporting year include: 49 South Van Ness Avenue (550 units); 1500 Mission Street (550 units); and 55 Chumasero Drive (313 units).

Appendix A-5 lists all projects with ten or more units authorized for construction in 2017.

## Demolitions

- » A total of 18 units were demolished in 2017.
- » The demolition of the 18 units in 2017 is 87% below the five-year demolition average of 119 units.

Table 5 shows the units demolished between 2013 and 2017 by building type and Table 6 shows the demolitions in 2017 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 189 units from alterations in 2017 is comprised of 241 units added and 52 units eliminated.

- » Net units gained through alterations decreased 30% from the previous year – 241 units in 2017 compared to 359 units in 2016.
- » Of the 52 units lost through alteration in 2017, 44 were illegal units removed, 4 units were lost due to mergers, 2 were units converted, and 2 units were correction to official records. This represents a 71% decrease in units lost through alterations from 2016 (359).

Table 7 shows the number of units added or eliminated through alteration permits from 2013 to 2017. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

- » The net total of 70 units lost in 2017 due to demolition or alteration is 66% less than the net total lost in 2016.

**TABLE 5.**  
Units Demolished by Building Type, 2013–2017

Year	Buildings	Units by Building Type				Total
		<i>Single</i>	<i>2 Units</i>	<i>3 to 4 Units</i>	<i>5+ Units</i>	
2013	11	11	-	-	418	429
2014	33	18	6	32	39	95
2015	17	15	2	0	8	25
2016	17	14	0	8	8	30
2017	14	11	4	3	0	18
<b>TOTAL</b>	<b>92</b>	<b>69</b>	<b>12</b>	<b>43</b>	<b>473</b>	<b>597</b>

Source: Planning Department

**TABLE 6.**  
Units Demolished by Zoning District, 2017

Zoning District	Buildings	Units		Total	Percent of Total
		<i>Single Family</i>	<i>Multi-Family</i>		
RH-1	4	4	0	4	22%
RH-2	8	5	7	1	67%
RH-3	1	1	0	1	6%
RM-1	1	1	0	1	6%
<b>TOTAL</b>	<b>14</b>	<b>11</b>	<b>7</b>	<b>18</b>	<b>100%</b>

Source: Planning Department

**TABLE 7.**  
Units Added or Lost Through  
Alteration Permits, 2013–2017

Year	Units Added	Units Eliminated	Net Change
2013	169	110	59
2014	200	45	155
2015	623	116	507
2016	359	178	181
2017	241	52	189
<b>TOTAL</b>	<b>1,592</b>	<b>501</b>	<b>1,091</b>

Source: Planning Department

**TABLE 8.**  
**Units Lost Through Alterations and Demolitions, 2013–2017**

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>		
2013	70	38	2	0	110	429	<b>539</b>
2014	24	20	1	0	45	95	<b>140</b>
2015	100	12	1	3	116	25	<b>141</b>
2016	72	16	12	78	178	30	<b>208</b>
2017	44	4	2	2	52	18	<b>70</b>
<b>TOTAL</b>	<b>310</b>	<b>90</b>	<b>18</b>	<b>83</b>	<b>501</b>	<b>597</b>	<b>1,098</b>

Source: Planning Department

## Accessory Dwelling Units

Accessory Dwelling Units (ADUs), also known as secondary units, in-law units, or cottages, are independent dwelling units added to existing residential buildings. ADUs are subordinate to the primary residential unit(s), generally due to the location or size of the ADU. These units can either be developed within the existing building, as an extension to the existing building, or as an entirely separate structure.

As part of an effort to address growing housing demands, the ADU program offers homeowners and contractors a way to add a unit to an existing residential building. By legally adding a unit, a homeowner potentially subsidizes their mortgage by creating a rental apartment, or enables the creation of a multi-generational household. A property owner or landlord can also turn under-utilized spaces within an existing apartment building into additional dwelling units, and as a result, increase housing options for residents.

The ADU program also allows legalizations of existing ADUs without any prior permit history. This voluntary program allows property owners to formally register and rent their unwarranted units in San Francisco, and to ensure that each unit meets safety conditions.

- » In 2017, 23 ADUs were completed. Four ADUs were added in buildings with two to four units, and 19 ADUs were added in building with five or more units.
- » In 2017, 76 illegal secondary units were legalized through the ADU legalization program. Approximately 80% of these legalized units were in buildings with two to four units.

Table 9 shows the number of ADUs added and legalized in 2017. Table 10 shows the number of ADUs added and legalized by building type in 2017. A detailed report on ADU production and the corresponding legalization program will be jointly produced by DBI and Planning in 2018.

**TABLE 9.**  
**Accessory Dwelling Units Added and Legalized, 2017**

Year	ADUs Completed	ADU Legalizations Completed	Total
2017	23	<b>76</b>	<b>99</b>

Source: Planning Department, Department of Building Inspection

**TABLE 10.**  
**Accessory Dwelling Units Added and Legalized by Building Type, 2017**

Year	Buildings	Units by Building Type				Total
		Single	2 to 4 Units	5 to 9 Units	10+ Units	
2017	91	-	64	20	15	99

Source: Planning Department, Department of Building Inspection

## 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 2017, this section examines all units added to the housing stock including ADUs, not just those added through new construction.

### Types of Buildings

- » New housing units added over the past five years continues to be overwhelmingly (91%) in buildings with 20 or more units.
- » Forty-eight single-family units were added in 2017, 27% less than the previous year's addition. Single-family building construction made up a very small proportion of new construction in the past five years (1%).
- » More units were added in the "3-9 Units" category than in the previous four years (214 units added in 2017).

- » The share of units added in high-density buildings (20 or more units) —90%— is just below than the five-year average of 91%.

Table 11 shows new construction from 2013 through 2017 by building type.

### New Housing Units Added by Zoning District

Approximately 55% of units added in 2017 were in Mixed Use zoning districts. Residential, House and Mixed zoning districts contributed 22%, and Commercial zoning districts followed with 21% of total units added.

Table 12 summarizes new units added in 2017 by generalized Zoning Districts. Table 13 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 11.**  
**Housing Units Built by Building Type, 2013–2017**

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
2013	24	0	131	122	2,222	<b>2,499</b>
2014	33	64	80	164	3,313	<b>3,654</b>
2015	48	149	90	45	2,763	<b>3,095</b>
2016	66	68	106	76	4,579	<b>4,895</b>
2017	48	138	214	68	4,043	<b>4,511</b>
<b>TOTAL</b>	<b>219</b>	<b>419</b>	<b>621</b>	<b>475</b>	<b>16,920</b>	<b>18,654</b>
"Share of Total Units Added, 2013-2017"	<b>1%</b>	<b>2%</b>	<b>3%</b>	<b>3%</b>	<b>91%</b>	<b>100%</b>

Source: Planning Department

**TABLE 12.**  
**Net Housing Units Added by Generalized Zoning, 2017**

General Zoning Districts	Units	Percent of Total	Rank
Commercial (RC, C-3-G)	<b>944</b>	21%	3
Industrial (PDR-1-G)	<b>1</b>	<1%	5
Mixed Use	<b>2,495</b>	55%	1
Public (P)	<b>93</b>	2%	4
Residential, House and Mixed (RH, RM)	<b>978</b>	22%	2
<b>TOTAL</b>	<b>4,511</b>	100%	

Source: Planning Department

**TABLE 13.**  
**Housing Units Added by Zoning District, 2017**

Zoning Districts	Units	Percent of Total	Rank
C-3-G	597	13%	3
C-3-O	319	7%	5
HP-RA	36	1%	15
MB-RA	239	5%	7
MUR	227	5%	8
NC-1	9	< 1%	22
NC-2	10	< 1%	21
NC-3	116	3%	10
NCD	119	3%	9
NCT	369	8%	4
P	93	2%	11
PDR-1-G	1	< 1%	26
RC-4	39	1%	14
RCD	28	1%	18
RED	11	< 1%	20
RH-1	57	1%	13
RH-2	74	2%	12
RH-3	30	1%	17
RM-1	741	16%	2
RM-2	8	< 1%	23
RM-3	32	1%	16
RM-4	3	< 1%	25
RTO	7	< 1%	24
RTO-M	15	< 1%	19
UMU	1,072	24%	1
WMUG	259	6%	6
<b>TOTAL</b>	<b>4,511</b>	<b>100%</b>	

Source: Planning Department



## Condominiums

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

### New Condominium Construction

- » New condominium construction in 2017 increased to 3,216 units from 2,019 units in 2016 (an increase of 59%).
- » Approximately 97% of the condominiums recorded were in buildings with 20 or more units (3,116 units which represented a 64% increase from 2016).

Table 14 shows construction of new condominiums recorded by DPW over the past ten years and Table 15 shows new condominium construction by building type over the past five years.

**TABLE 14.**  
**New Condominiums Recorded by DPW, 2008–2017**

Year	Units	% Change from Previous Year
2008	1,897	-44%
2009	835	-56%
2010	734	-56%
2011	1,625	121%
2012	976	-40%
2013	2,586	165%
2014	1,977	-24%
2015	2,099	6%
2016	2,019	-4%
2017	3,216	59%
<b>TOTAL</b>	<b>14,748</b>	

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

**TABLE 15.**  
**New Condominiums Recorded by the DPW by Building Type, 2013–2017**

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
2013	18	24	33	130	2,381	2,586
2014	20	30	34	26	1,867	1,977
2015	18	16	40	16	2,009	2,099
2016	18	29	0	77	1,895	2,019
2017	22	12	38	28	3,116	3,216
<b>TOTAL</b>	<b>96</b>	<b>111</b>	<b>145</b>	<b>277</b>	<b>11,268</b>	<b>11,897</b>

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

## Condominium Conversions

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

- » Condominium conversions decreased by 29% in 2017 (296 from 417 conversions in 2016). This number is 47% lower than the 10-year average of 562 units.
- » About 40% of units converted in 2017 occurred in two-unit buildings, followed by 24% occurring in three-unit buildings.
- » Sixty-four percent of the condominium conversions in 2017 (190) were in buildings with two or three units, a trend repeated from 2014 through 2016.

Table 16 shows the number of conversions recorded by DPW from 2008-2017. Table 17 shows condominium conversions by building type over the past five years.

**TABLE 16.**  
Condominium Conversions Recorded by DPW, 2008–2017

Year	Units	% Change from Previous Year
2008	845	8%
2009	803	-5%
2010	537	-33%
2011	472	-12%
2012	488	3%
2013	369	-24%
2014	730	98%
2015	661	-9%
2016	417	-37%
2017	296	-29%
<b>TOTAL</b>	<b>5,618</b>	

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

**TABLE 17.**  
Condominium Conversions Recorded by DPW by Building Type, 2013–2017

Year	2 Units	3 Units	4 Units	5 to 6 Units	Total
2013	198	81	68	22	369
2014	156	312	156	106	730
2015	154	267	200	40	661
2016	118	120	80	99	417
2017	118	72	48	58	296
<b>TOTAL</b>	<b>744</b>	<b>852</b>	<b>552</b>	<b>325</b>	<b>2,473</b>

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

## Residential Hotels

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

- » As of 2017, 19,039 residential hotel rooms are registered in San Francisco; 70% are residential rooms in for-profit residential hotels and 30% are residential in non-profit hotels.

Table 18 reports the number of residential hotel buildings and units for both for-profit and nonprofit residential hotels from 2013 through 2017.

**TABLE 18.**  
**Changes in Residential Hotel Stock, 2012–2016**

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>
2013	414	13,903	2,942	87	5,105	<b>501</b>	<b>19,008</b>
2014	412	13,678	2,901	91	5,434	<b>503</b>	<b>19,112</b>
2015	412	13,742	2,922	90	5,424	<b>502</b>	<b>19,166</b>
2016	403	13,247	2,732	95	5,781	<b>498</b>	<b>19,028</b>
2017	392	12,498	2,526	109	6,541	<b>501</b>	<b>19,039</b>

Source: Department of Building Inspection

## Affordable Housing

### Standards and Definitions of Affordability

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

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

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

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

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

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

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

Housing affordability for units is calculated as follows:

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

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

Inclusionary Affordable Housing Program —  
Ownership Units: These are units for which the mortgage payments, PITI (principal, interest, taxes and insurance), and homeowners association dues equal less than 38% of the gross monthly income of a household earning between 80% and 120% of the San Francisco HFMA median income (assuming a 5% down payment and a 30-year fixed mortgage at the current market interest rate).

Inclusionary Affordable Housing Program —  
Rental Units: These units are rental units for households earning between 28% and 60% of Area Median Income.

Tables 19 and 20 show the incomes and prices for affordable rental and ownership units based on 2017 HUD income limits.

**TABLE 19.**  
**2017 Rental Affordable Housing Guidelines**

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
<b>Extremely Low Income</b> (30% of HUD Median Income)	1	Studio	\$24,200	\$605
	2	1 Bedroom	\$27,700	\$693
	3	2 Bedroom	\$31,150	\$779
	4	3 Bedroom	\$34,600	\$865
	5	4 Bedroom	\$37,350	\$934
	6	5 Bedroom	\$40,150	\$1,004
<b>Very Low Income</b> (50% of HUD Median Income)	1	Studio	\$40,350	\$1,009
	2	1 Bedroom	\$46,150	\$1,154
	3	2 Bedroom	\$51,900	\$1,298
	4	3 Bedroom	\$57,650	\$1,441
	5	4 Bedroom	\$62,250	\$1,556
	6	5 Bedroom	\$66,900	\$1,673
<b>Lower Income</b> (60% of HUD Median Income)	1	Studio	\$48,400	\$1,210
	2	1 Bedroom	\$55,350	\$1,384
	3	2 Bedroom	\$62,250	\$1,556
	4	3 Bedroom	\$69,200	\$1,730
	5	4 Bedroom	\$74,700	\$1,868
	6	5 Bedroom	\$80,250	\$2,006
<b>Low Income</b> (80% of HUD Median Income)	1	Studio	\$64,550	\$1,614
	2	1 Bedroom	\$73,800	\$1,845
	3	2 Bedroom	\$83,000	\$2,075
	4	3 Bedroom	\$92,250	\$2,306
	5	4 Bedroom	\$99,600	\$2,490
	6	5 Bedroom	\$107,000	\$2,675

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

**Note:** Incomes are based on the 2017 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 20.**  
**2017 Homeownership Affordable Housing Guidelines**

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
<b>Low Income</b> <i>(70% of HUD Median Income)</i>	1	Studio	\$56,500	\$1,554	\$194,193
	2	1 Bedroom	\$64,550	\$1,775	\$225,739
	3	2 Bedroom	\$72,650	\$1,998	\$257,709
	4	3 Bedroom	\$80,700	\$2,219	\$289,255
	5	4 Bedroom	\$87,150	\$2,397	\$312,931
<b>Median Income</b> <i>(90% of HUD Median Income)</i>	1	Studio	\$72,650	\$1,998	\$273,627
	2	1 Bedroom	\$83,050	\$2,284	\$316,732
	3	2 Bedroom	\$93,400	\$2,569	\$359,769
	4	3 Bedroom	\$103,750	\$2,853	\$402,627
	5	4 Bedroom	\$112,050	\$3,081	\$425,403
<b>Moderate Income</b> <i>(110% of HUD Median Income)</i>	1	Studio	\$88,750	\$2,441	\$352,816
	2	1 Bedroom	\$101,500	\$2,791	\$407,479
	3	2 Bedroom	\$114,150	\$3,139	\$461,829
	4	3 Bedroom	\$126,850	\$3,488	\$516,246
	5	4 Bedroom	\$136,950	\$3,766	\$557,874

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

**Note:** Incomes are based on the 2017 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

- » About 1,460 affordable units were completed in 2017, representing 32% of the new housing units added in 2017. Of these, 421 are new inclusionary units, and 99 are new accessory dwelling units (ADUs) or legalized through the ADU legalization program.
- » The number of affordable units built in 2017 (1,466) is 72% higher than the five year average of affordable units built (853 units). This year represents the highest production of affordable units since the lowest point of production in 2011.
- » Very low-income units represented 47% of the new affordable units that were constructed in 2017; low-income units made up 38%, and moderate income units made up about 15%.

Table 21 shows the production of affordable housing by levels of affordability and Table 22 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 (1,466) produced in 2017 was 83% more than in 2016 (802).
- » A total of 99 Accessory Dwelling Units (ADUs) were added to existing residential buildings in 2017. 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, however, these units are not income-restricted.

Major affordable housing projects completed in 2017 include: 588 Mission Bay Boulevard North (100% affordable; 40 very low-income units, 158 low-income units, and two managers’ units), 2500 Arellano Walker Drive (100% affordable; 121 very low-income units and one manager’s unit), and 848 Fairfax Avenue (100% affordable; 106 very low-income units and one manager’s unit).

All major (10 or more units) new affordable housing projects completed in 2017 are detailed in Appendix A-2. On-site affordable inclusionary units are listed under major market rate projects in Appendix A-1. 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 21.****New Affordable Housing Construction by Income Level, 2013–2017**

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
2013	--	448	--	220	44	<b>712</b>	2,499	28%
2014	--	149	--	477	131	<b>757</b>	3,654	21%
2015	--	213	--	66	*250	<b>529</b>	3,095	17%
2016	120	128	--	364	*190	<b>802</b>	4,895	16%
2017	--	686	--	558	*222	<b>1,466</b>	4,511	32%
<b>TOTAL</b>	<b>120</b>	<b>1,624</b>	<b>--</b>	<b>1,685</b>	<b>837</b>	<b>4,266</b>	<b>18,654</b>	<b>23%</b>

Source: Planning Department, Mayor's Office of Housing

\*From 2016, 53 of these units, from 2016, 65 of these units, and from 2017, 99 of these units are considered "secondary units" or ADUs and are not income-restricted

**TABLE 22.****New Affordable Housing Construction by Housing Type, 2013–2017**

Year	Family	Senior	Individual/SRO	Homeowner	Other	Total
2013	432	100	164	16	--	<b>712</b>
2014	536	90	3	128	--	<b>757</b>
2015	282	--	--	194	53	<b>529</b>
2016	452	147	20	118	65	<b>802</b>
2017	1,116	39	55	157	99	<b>1,466</b>
2017 Percent of Total	76%	3%	4%	11%	7%	<b>100%</b>

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 or one bedroom, residential care facilities, shelters, and transitional housing.

The category "Other" signifies the units that are considered "secondary units" or ADUs and are not income-restricted.



## 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 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. In 2013, the inclusionary requirements were changed back to projects with 10 or more units and the on-site requirement went back down to 12%. In August 2017, the inclusionary requirements were changed to 12% of on-site units for projects with 10 to 24 units, and 18% on-site for rental projects with 25 units or more and 20% on-site for ownership projects with 25 units or more. For projects within the Mission Planning Area, North of Market Residential SUD (Tenderloin), and SoMa NCT (6th Street), the inclusionary requirements will be as follows: 25% on-site for rental, 27% on-site for ownership in projects with 25 or more units. These increases will apply to new projects without an environmental evaluation initial study on or after January 12th, 2016. Table 23 shows inclusionary units completed from 2013-2017.

- » Four hundred and twenty-one inclusionary units were completed in 2017. Two hundred and ninety-eight of these units are low-income units, and 123 are moderate income units.
- » In 2017, the number of inclusionary units built (421) represented a 6% decrease from that provided in 2016 (449). However, the number of inclusionary housing units built in 2017 is 28% higher than the five-year annual average of 329 units.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2017 and details of inclusionary units for those projects that have them.

In Fiscal Year 2017, a total of \$107 million was collected as partial payments of in-lieu fees for projects. Appendix D is a summary of in-lieu fees collected since 2008.

**TABLE 23.**  
**New Inclusionary Units, 2013–2017**

Year	Units
2013	220
2014	267
2015	286
2016	449
2017	421
<b>TOTAL</b>	<b>1,643</b>

Source: Planning Department, Mayor's Office of Housing

**TABLE 24.**  
**Housing Price Trends, San Francisco Bay Area, 20013–2017**

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>
2013	\$3,300	\$1,955	<b>\$738,000</b>	\$473,940
2014	\$4,580	\$2,215	<b>\$805,000</b>	\$485,510
2015	\$4,830	\$2,213	<b>\$993,250</b>	\$561,170
2016	\$4,870	N/A	<b>\$1,257,500</b>	\$777,160
2017	\$4,500	\$2,846	<b>\$1,469,000</b>	\$910,350

**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, despite median rents decreasing minimally since 2016.

- » In 2017, median rental prices for a two-bedroom apartment in San Francisco decreased to \$4,500 per month. The fairly small rent price increases between the years 2014 and 2016 suggested rent trends began to flatten, and 2017 indicates the first actual dip in median rental prices since 2011.
- » The 2017 median rental price for a two-bedroom apartment in San Francisco is almost 60% higher than the median rental price for the entire Bay Area.
- » In 2017, the median price for a two-bedroom home in San Francisco went up to \$1,469,000. This price is 17% higher than the 2016 median home price (\$1,257,500).

- » 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 \$461,829 according to Table 20) would fall a little over \$1 million short of being able to purchase a median-priced two-bedroom home (\$1,469,000).
- » A three-person household with a combined household income at 80% of the median income could pay a maximum rent of \$2,075 (according to Table 19) or only about 46% of the median rent (\$4,500).

Table 24 gives rental and sales prices for 2008 through 2017. The high cost of housing continues to prevent households 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 25 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). Table 25A contains details of these units. 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 2017, the Mayor's Office of Housing and the Office of Community Investment and Infrastructure rehabilitated 911 units.

The Mayor's Office of Housing implemented the first phase of the Rental Assistance Demonstration (RAD) program in 2015. RAD is a voluntary, permanent conversion of public housing to the Section 8 housing program. In 2016, 2,058 units of public housing properties were transferred to owner/developer teams to rehabilitate. Table 25B contains details of these units by income level.

- » In 2017, there were no units turned over for rehabilitation through the RAD program.

**TABLE 25.**  
Units Acquired or Rehabilitated, 2013–2017

Year	Units Acquired / Rehabilitated
2013	154
2014	<b>382</b>
2015	<b>104</b>
2016	<b>152</b>
2017	<b>119</b>
<b>TOTAL</b>	<b>911</b>

Source: Mayor's Office of Housing

**TABLE 25A.**  
Details of Units Acquired or Rehabilitated, 2017

Address	Total Units	Units Acquired / Rehabilitated
3800 Mission Street	5	5
269 Richland Avenue	6	6
4042 Fulton Street	5	5
63 Lapidge Street	6	6
3198 24th Street	8	8
1015 Shotwell Street	10	10
2217 Mission Street	8	8
35 Fair Avenue	4	4
2976 23rd Street	14	14
19 Precita Avenue	3	3
3353 26th Street	10	10
55 Laguna	40	40

Source: Mayor's Office of Housing

**TABLE 25B.**  
Rental Assistance Demonstration Program, 2016–2017

Year	Very Low-Income Units Turned Over / Rehabilitated	Low-Income Units Turned Over / Rehabilitated
2016	<b>2,042</b>	<b>16</b>
2017	<b>0</b>	<b>0</b>

Source: Mayor's Office of Housing

## Changes in Housing Stock by Geography

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

Table 26 summarizes newly constructed units completed, altered units, and units demolished in each Planning District. The table also ranks each Planning District by its position for each of the ratings categories.

- » The South of Market Planning District had the most new construction in 2017 with 2,275 units built or 53% of the total new construction. Moreover, with four units lost through demolition and an additional five net units added through conversion or alteration, it also had the highest net gain with 2,276 net new units or 51% of net new addition Citywide.

- » The South Bayshore (754 net new housing units) and Downtown (601 net new housing units) Planning Districts followed South of Market in the highest net new housing units added Citywide.
- » The Central Planning District had the highest number of units demolished, with seven units lost or about 40% of the total 18 units that were demolished in 2017.
- » The Marina Planning District gained the least number of units in 2017, adding five units and losing one housing unit through demolition, resulting in a net addition of four units to the housing stock.

Figure 3 on the following page shows total new housing constructed and demolished by San Francisco Planning Districts in 2017.

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



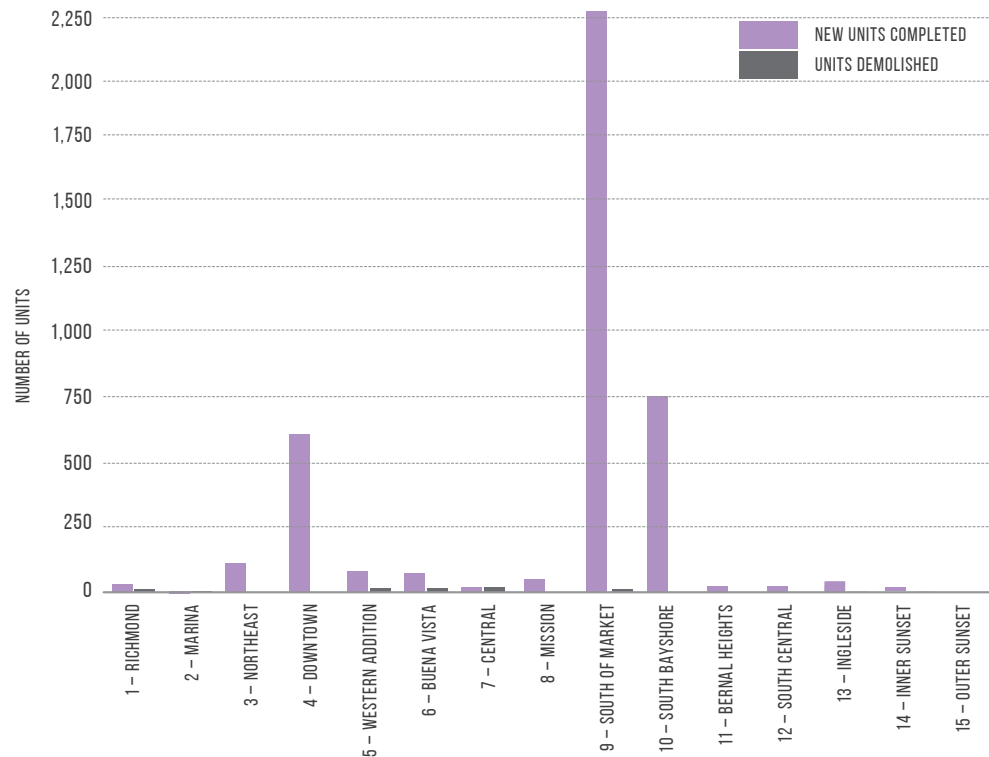
**TABLE 26.**  
Housing Units Completed and Demolished by Planning District, 2017

No.	District Name	New Units Completed	Rank	Units Demolished	Rank	Units Altered	Rank	Net Gain Housing Units	Rank
1	Richmond	58	9	3	3	17	4	72	8
2	Marina	2	12	1	5	3	10	4	15
3	Northeast	165	4	0	6	12	6	177	4
4	Downtown	597	3	0	6	4	9	601	3
5	Western Addition	153	5	1	5	15	5	167	5
6	Buena Vista	100	6	2	4	53	1	151	6
7	Central	4	11	7	1	21	3	18	11
8	Mission	84	7	0	6	22	2	106	7
9	South of Market	2,275	1	4	2	5	8	2,276	1
10	South Bayshore	749	2	0	6	5	8	754	2
11	Bernal Heights	4	11	0	6	6	7	10	13
12	South Central	17	10	0	6	3	10	20	10
13	Ingleside	59	8	0	6	5	8	64	9
14	Inner Sunset	2	12	0	6	3	10	5	14
15	Outer Sunset	1	13	0	6	15	5	16	12
	<b>TOTAL</b>	<b>4,270</b>		<b>18</b>		<b>189</b>		<b>4,441</b>	

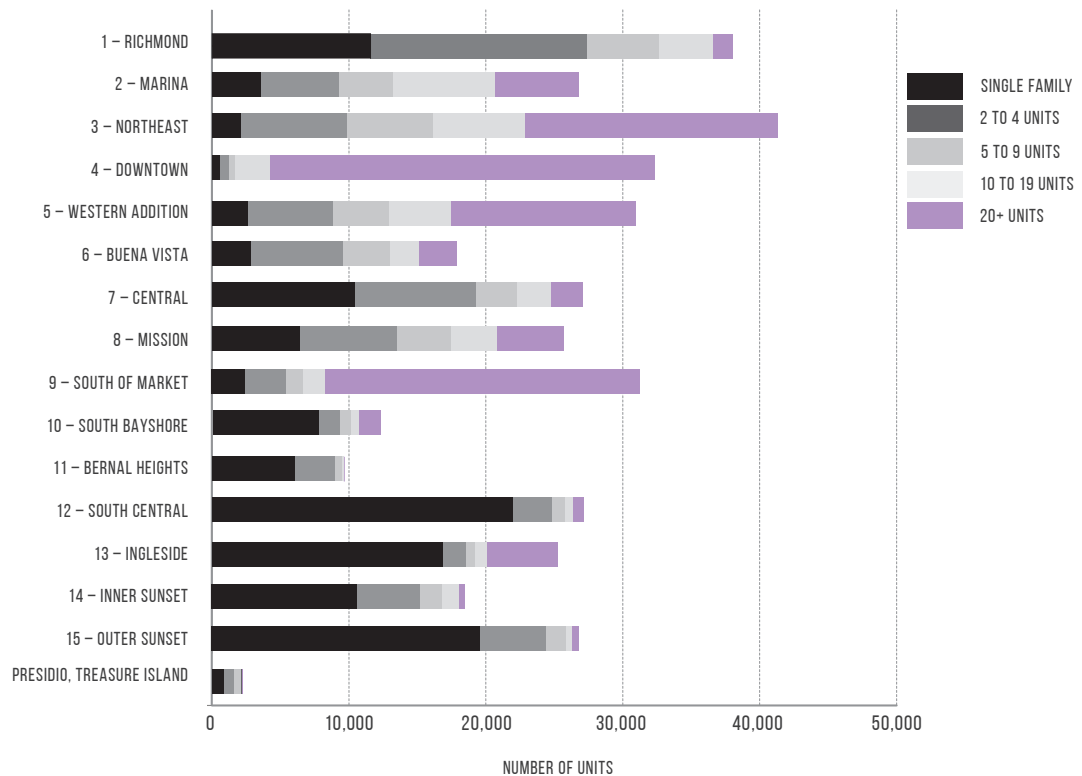
Source: Planning Department

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

**FIGURE 3.**  
Units Completed  
& Demolished by  
Planning District,  
2017



**FIGURE 4.**  
**San Francisco**  
**Housing Stock**  
**by Planning**  
**District, 2017**



## Housing Stock by Planning District

Figure 4 shows the total overall housing stock by building type for the fifteen San Francisco Planning Districts. Table 27 contains San Francisco housing stock totals by Planning District and shows the net gain since the 2010 Census.

- » The Northeast and Richmond Planning Districts continue to have the highest number of overall units, having 40,967 units and 37,545 units respectively. The Northeast District accounts for about 10.4% of the City's housing stock, while the Richmond Planning District accounts for about 9.6%.
- » 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 a little over 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, Western Addition, and Marina Planning Districts have the highest numbers of those units with 17%, 14%, 11%, and 10% respectively.
- » The Marina, Northeast, Western Addition, and Richmond Planning Districts continue to have the highest share of buildings with 10 to 19 units. Fifty-eight 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 28,250 units. The South of Market District closely follows with about 23,622 units. Eighty-six percent of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 25% of all the high-density housing citywide. The South of Market District, with 74% of its units in buildings with 20 units or more, claims 21% of the City's high-density housing.

**TABLE 27.**  
**San Francisco Housing Stock by Planning District, 2010–2017**

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
<b>1 - Richmond</b>						
2010 ACS5	11,388	15,525	5,126	3,845	1,467	<b>37,383</b>
2011-2016	(8)	66	25	(13)	20	<b>90</b>
2017	(2)	21	1	2	50	<b>72</b>
<b>TOTAL</b>	<b>11,378</b>	<b>15,612</b>	<b>5,152</b>	<b>3,834</b>	<b>1,537</b>	<b>37,545</b>
Percent of Total	30.3%	41.6%	13.7%	10.2%	4.1%	<b>9.6%</b>
<b>2 - Marina</b>						
2010 ACS5	3,469	5,636	3,824	7,404	5,817	<b>26,165</b>
2011-2016	(1)	13	(5)	(5)	182	<b>184</b>
2017	1	-	3	-	-	<b>4</b>
<b>TOTAL</b>	<b>3,469</b>	<b>5,649</b>	<b>3,822</b>	<b>7,399</b>	<b>5,999</b>	<b>26,353</b>
Percent of Total	13.2%	21.4%	14.5%	28.1%	22.8%	<b>6.7%</b>
<b>3 - Northeast</b>						
2010 ACS5	2,080	7,621	6,147	6,585	17,965	<b>40,462</b>
2011-2016	(1)	32	11	6	280	<b>328</b>
2017	1	6	4	2	164	<b>177</b>
<b>TOTAL</b>	<b>2,080</b>	<b>7,659</b>	<b>6,162</b>	<b>6,593</b>	<b>18,409</b>	<b>40,967</b>
Percent of Total	5.1%	18.7%	15%	16.1%	44.9%	<b>10.4%</b>
<b>4 - Downtown</b>						
2010 ACS5	547	719	494	2,460	24,967	<b>29,348</b>
2011-2016	2	7	(3)	46	2,690	<b>2,742</b>
2017	-	1	1	-	599	<b>601</b>
<b>TOTAL</b>	<b>549</b>	<b>727</b>	<b>492</b>	<b>2,506</b>	<b>28,256</b>	<b>32,691</b>
Percent of Total	1.7%	2.2%	1.5%	7.7%	86.4%	<b>8.3%</b>
<b>5 - Western Addition</b>						
2010 ACS5	2,535	6,065	4,055	4,381	12,283	<b>29,319</b>
2011-2016	-	44	10	46	1,044	<b>1,144</b>
2017	-	12	16	-	139	<b>167</b>
<b>TOTAL</b>	<b>2,535</b>	<b>6,121</b>	<b>4,081</b>	<b>4,427</b>	<b>13,466</b>	<b>30,630</b>
Percent of Total	8.3%	20%	13.3%	14.5%	44%	<b>7.8%</b>
<b>6 - Buena Vista</b>						
2010 ACS5	2,777	6,633	3,339	2,099	2,062	<b>16,950</b>
2011-2016	(1)	28	7	(15)	693	<b>712</b>
2017	-	14	3	7	127	<b>151</b>
<b>TOTAL</b>	<b>2,776</b>	<b>6,675</b>	<b>3,349</b>	<b>2,091</b>	<b>2,882</b>	<b>17,813</b>
Percent of Total	15.6%	37.5%	18.8%	11.7%	16.2%	<b>4.5%</b>

CONTINUED &gt;

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
<b>7 - Central</b>						
2010 ACS5	10,219	8,671	2,935	2,398	2,167	<b>26,395</b>
2011-2016	137	49	15	19	169	<b>269</b>
2017	2	13	3	-	-	<b>18</b>
<b>TOTAL</b>	<b>10,238</b>	<b>8,733</b>	<b>2,953</b>	<b>2,417</b>	<b>2,336</b>	<b>26,682</b>
Percent of Total	38.4%	32.7%	11.1%	9.1%	8.8%	<b>6.81%</b>
<b>8 - Mission</b>						
2010 ACS5	6,295	7,026	3,797	3,221	4,205	<b>24,566</b>
2011-2016	6	60	23	95	676	<b>860</b>
2017	-	23	18	15	50	<b>106</b>
<b>TOTAL</b>	<b>6,301</b>	<b>7,109</b>	<b>3,838</b>	<b>3,331</b>	<b>4,931</b>	<b>25,532</b>
Percent of Total	24.7%	27.8%	15%	13%	19.3%	<b>6.5%</b>
<b>9 - South of Market</b>						
2010 ACS5	2,379	2,933	1,207	1,428	14,070	<b>22,061</b>
2011-2016	5	38	24	112	7,299	<b>7,478</b>
2017	(1)	4	9	11	2,253	<b>2,276</b>
<b>TOTAL</b>	<b>2,383</b>	<b>2,975</b>	<b>1,240</b>	<b>1,551</b>	<b>23,622</b>	<b>31,815</b>
Percent of Total	7.5%	9.4%	3.9%	4.9%	74.2%	<b>8.1%</b>
<b>10 - South Bayshore</b>						
2010 ACS5	7,614	1,614	700	514	890	<b>11,404</b>
2011-2016	(2)	(73)	46	117	658	<b>746</b>
2017	3	8	76	11	656	<b>754</b>
<b>TOTAL</b>	<b>7,615</b>	<b>1,549</b>	<b>822</b>	<b>642</b>	<b>2,204</b>	<b>12,904</b>
Percent of Total	59%	12%	6.4%	5%	17.1%	<b>3.3%</b>
<b>11 - Bernal Heights</b>						
2010 ACS5	5,926	2,796	537	130	199	<b>9,629</b>
2011-2016	10	14	-	-	-	<b>24</b>
2017	4	4	1	-	1	<b>10</b>
<b>TOTAL</b>	<b>5,940</b>	<b>2,814</b>	<b>538</b>	<b>130</b>	<b>200</b>	<b>9,663</b>
Percent of Total	61.5%	29.1%	5.6%	1.3%	2.1%	<b>2.5%</b>
<b>12 - South Central</b>						
2010 ACS5	21,602	3,005	858	589	800	<b>26,866</b>
2011-2016	1	(39)	21	18	-	<b>1</b>
2017	4	16	-	-	-	<b>20</b>
<b>TOTAL</b>	<b>21,607</b>	<b>2,982</b>	<b>879</b>	<b>607</b>	<b>800</b>	<b>26,887</b>
Percent of Total	80.4%	11.1%	3.3%	2.3%	3.0%	<b>6.86%</b>
<b>13 - Ingleside</b>						
2010 ACS5	16,497	1,565	606	900	4,832	<b>24,424</b>
2011-2016	79	97	-	2	273	<b>451</b>
2017	21	28	-	15	-	<b>64</b>
<b>TOTAL</b>	<b>16,597</b>	<b>1,690</b>	<b>606</b>	<b>917</b>	<b>5,105</b>	<b>24,939</b>
Percent of Total	66.6%	6.8%	2.4%	3.7%	20.5%	<b>6.4%</b>

CONTINUED >



Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
<b>14 - Inner Sunset</b>						
2010 ACS5	10,450	4,528	1,555	1,226	1,188	<b>18,951</b>
2011-2016	24	21	-	16	-	<b>41</b>
2017	2	1	3	-	(1)	<b>5</b>
<b>TOTAL</b>	<b>10,456</b>	<b>4,550</b>	<b>1,558</b>	<b>1,242</b>	<b>1,187</b>	<b>18,997</b>
Percent of Total	55.0%	24.0%	8.2%	6.5%	6.3%	<b>4.8%</b>
<b>15 - Outer Sunset</b>						
2010 ACS5	19,321	4,750	1,385	442	495	<b>26,427</b>
2011-2015	(1)	(6)	-	-	-	<b>(7)</b>
2016	1	15	-	-	-	<b>16</b>
<b>TOTAL</b>	<b>19,321</b>	<b>4,759</b>	<b>1,385</b>	<b>442</b>	<b>495</b>	<b>26,436</b>
Percent of Total	73.1%	18%	5.2%	1.7%	1.9%	<b>6.7%</b>
<b>Presidio, Treasure Island and Golden Gate Park</b>						
2010 ACS5	852	687	523	34	89	<b>2,185</b>
2011-2016	-	-	-	-	-	<b>-</b>
2017	-	-	-	-	-	<b>-</b>
<b>TOTAL</b>	<b>852</b>	<b>687</b>	<b>523</b>	<b>34</b>	<b>89</b>	<b>2,185</b>
Percent of Total	39%	31.4%	23.9%	1.6%	4.1%	<b>0.6%</b>
<b>Citywide</b>						
2010 ACS5	123,951	79,774	37,088	37,656	93,496	<b>372,535</b>
2011-2016	110	351	174	441	13,984	<b>15,060</b>
2017	36	166	138	63	4,038	<b>4,441</b>
<b>TOTAL</b>	<b>124,097</b>	<b>80,291</b>	<b>37,400</b>	<b>38,160</b>	<b>111,518</b>	<b>392,036</b>
Percent of Total	31.7%	20.5%	9.5%	9.7%	28.4%	<b>100.0%</b>

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 2017, Bay Area counties authorized 31,354 units for construction, 47% more than the 2016 authorizations of 21,345 units.
- » Santa Clara (34%), Alameda (27%) and San Francisco (21%) counties accounted for 82% of the total units authorized in 2017.
- » In San Francisco, 99% of new housing is in multi-family buildings. Santa Clara (80%), San Mateo (69%) and Alameda (69%) also have

a high percentage of authorized units in multi-family structures. Single-family housing units predominate in Marin (100%), Solano (93%), and Contra Costa (91%).

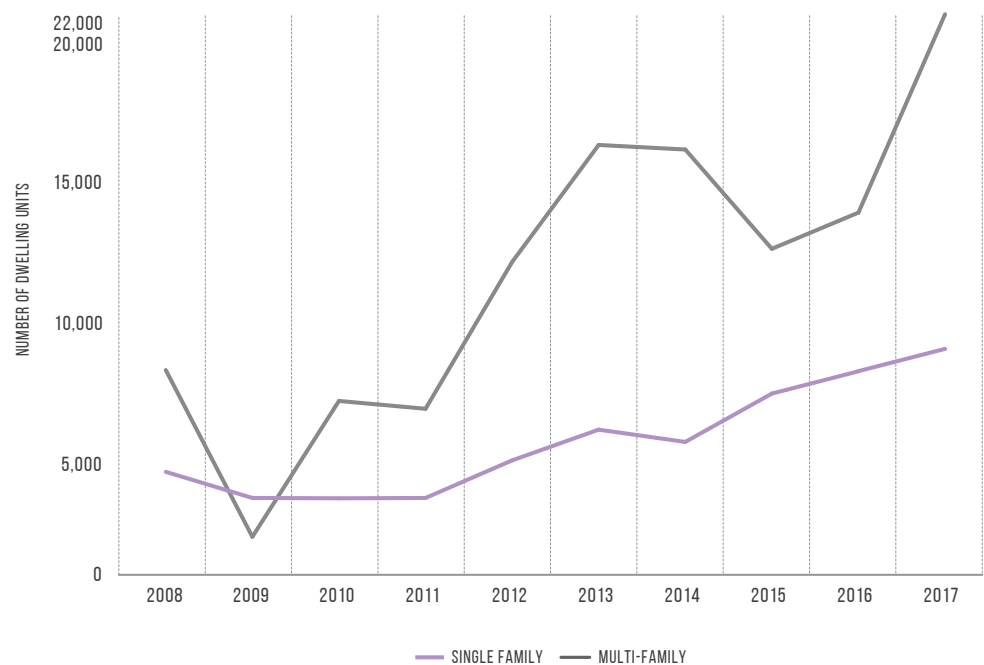
The map on page 12 shows the nine counties that make up the Greater San Francisco Bay Area. Table 28 shows the total number of units authorized for construction for San Francisco and the rest of the Bay Area for 2017. Figure 5 shows trends in housing construction by building type from 2008 to 2017.

**TABLE 28.****Units Authorized for Construction for San Francisco and the Bay Area Counties, 2017**

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	2,668	5,855	<b>8,523</b>	28%
Contra Costa	1,739	167	<b>1,906</b>	6%
Marin	104	0	<b>104</b>	0%
Napa	136	56	<b>192</b>	1%
San Francisco	45	6,234	<b>6,279</b>	20%
San Mateo	487	1,088	<b>1,575</b>	5%
Santa Clara	2,098	8,528	<b>10,626</b>	34%
Solano	759	54	<b>813</b>	3%
Sonoma	533	351	<b>884</b>	3%
<b>TOTAL</b>	<b>8,569</b>	<b>22,333</b>	<b>30,902</b>	<b>100%</b>

Source: Construction Industry Research Board

**FIGURE 5.**  
**Bay Area Housing**  
**Construction Trends,**  
**2008–2017**



Source: California Housing Foundation, from 2007-2013; Construction Industry Research Board, from 2014-2017

# **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 2017. 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 2017.

**Table A-3** provides information for all projects with ten or more units that were fully entitled by the Planning Department in 2017. 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 2017. 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 2017.

**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.

**Table A-7** details 2017 housing production in Analysis Neighborhoods as defined by San Francisco Indicator Project (DPH).

## 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 2017 housing trends in recently adopted planning areas.

**Table B-2** summarizes the units entitled by the Planning Department in 2017 by planning areas.

**Table B-3** summarizes units gained from new construction in 2017 by planning areas.

**Table B-4** summarizes units demolished in 2016 by planning areas.

**Table B-5** summarizes units lost through alterations and demolitions in 2017 by planning areas.

**Table B-6** summarizes affordable housing projects for 2017 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, 2017**

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
33 08TH ST / Trinity SF	550	82	Not Available	Rental	From \$3,500+
41 TEHAMA ST	319	49	Not Available	Rental	From \$3,450 - \$6,000+
801 BRANNAN ST	312	55	Not Available	Rental	From \$3,100 - \$4,820+
1201 TENNESSEE ST	263	34	Studio: 107 One Bedroom: 45 Two Bedroom: 105 Three Bedroom: 6	Rental	From \$2,950 - \$6,000+
350 08TH ST / L Seven	259	62	Not Available	Rental	From \$3,115 - \$6,114
800 INDIANA ST / Avalon Dogpatch	158	-	Not Available	Rental	From \$2,920 - \$7,920+
923 FOLSOM ST	115	-	Studio: 9 One Bedroom: 60 Two Bedroom: 46	Rental	From \$3,515 - \$6,000+
1140 FOLSOM ST / 99 Rausch	112	13	Studio: 15 One Bedroom: 52 Two Bedroom: 45	Ownership	From \$700,000 - \$1.5 million
1527 PINE ST / The Austin	103	12	Studio: 10 One Bedroom: 67 Two Bedroom: 3 Three Bedroom: 12	Ownership	From \$680,500 - \$1.6 million
2051 3RD ST / The Martin	93	12	Studio: 33 One Bedroom: 22 Two Bedroom: 35 Three Bedroom: 3	Rental	Market Rate: From \$3,035 - \$4,000+ BMR: From \$1,063 - \$2,706
645 TEXAS ST / Knox Dogpatch	91	11	One Bedroom: 34 Two Bedroom: 54 Three Bedroom: 3	Ownership	Market Rate: From \$3,035 - \$4,000+ BMR: From \$250,000 - \$355,000
2198 MARKET ST	87	10	One Bedroom: 51 Two Bedroom: 36	Rental	From \$4,450
1450 FRANKLIN ST	69	9	Studio: 10 One Bedroom: 21 Two Bedroom: 38	Ownership	Market Rate: From \$1 million - \$4 million+ BMR: From \$250,000+
388 FULTON ST	69	8	Studio: 35 One Bedroom: 6 Two Bedroom: 28	Ownership	From \$1.1 million+
1400 07TH ST / Potrero 1010	65	-	Studio: 30 One Bedroom: 15 Two Bedroom: 20	Rental	From \$3,285 - 4,440+
660 INDIANA ST	60	9	Studio: 14 One Bedroom: 21 Two Bedroom: 25 Three Bedroom: 1	Rental	From \$2,975 - \$5,795+
680 INDIANA ST	51	7	Studio: 24 One Bedroom: 10 Two Bedroom: 17 Three Bedroom: 4	Rental	From \$2,975 - \$5,795+

CONTINUED &gt;

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
570 JESSIE ST	47	6	Studio: 32 One Bedroom: 15	Rental	From \$2,550+
1200 04TH ST / MB360	39	-	Not Available	Rental	\$4,059 - \$5,689+
52 INNES CT / The San Francisco Shipyard Monarch	36	4	One Bedroom: 10 Two Bedroom: 23 Three Bedroom: 3	Ownership	\$650,000+
1868 VAN NESS AVE	35	-	Not Available	Ownership	\$1.18 million - 1.4 million+
401 INNES AV	35	4	One Bedroom: 14 Two Bedroom: 19 Three Bedroom: 2	Ownership	Not Available
241 10TH ST / La Maison	28	3	One Bedroom: 16 Two Bedroom: 12	Ownership	\$675,000+
1603 LARKIN ST	27	-	One Bedroom: 6 Two Bedroom: 20 Three Bedroom: 1	Rental	Not Available
600 SOUTH VAN NESS AV	27	4	Not Available	Rental	\$4,000 - \$6,000+
1450 15TH ST	23	-	One Bedroom: 13 Two Bedroom: 10	Rental	Not Available - \$4,000+
233 SHIPLEY ST	21	-	Studio: 21	Rental	\$2,500 - \$3,045
1058 VALENCIA ST	15	-	Not Available	Rental	Not Available
1490 OCEAN AVE / Crimson SF	15	-	Not Available	Ownership	From \$1.1 million+
198 COLEMAN ST	12	1	Not Available	Ownership	From \$600,000+
140 PENNSYLVANIA AV	11		Studio: 1 One Bedroom: 4 Two Bedroom: 6	Rental	Up to \$4,600

Source: Planning Department

**TABLE A-2.**  
**Major Affordable Housing Projects Completed, 2017**

Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI %	Type of Housing
588 Mission Bay Blvd North	200	198	One Bedroom: 70 Two Bedroom: 128	Rental	One BR: from \$1,090/month Two BR: from \$1,299/month	VLI/LI	Family
2500 Arellious Walker Drive \ Alice Griffith Phase 1	122	121	One Bedroom: 13 Two Bedroom: 71 Three Bedroom: 35 Four Bedroom: 3	Rental	One BR: \$1,085/month Two BR: \$1,205/month Three BR: \$1,311/month	VLI	Family
848 Fairfax Ave	107	106	One Bedroom: 30 Two Bedroom: 32 Three Bedroom: 34 Four Bedroom: 10 Five Bedroom: 1	Rental	One BR: \$969/month Two BR: \$1,091/month Three BR: \$1,212/month Four BR: \$1,309/month	VLI	Family
2600 Arellious Walker Drive \ Alice Griffith Phase 1	93	92	One Bedroom: 23 Two Bedroom: 51 Three Bedroom: 7 Four Bedroom: 12	Rental	One BR: \$1,015/month Two BR: \$1,129/month Three BR: \$1,237/month	VLI	Family
2700 Arellious Walker Drive \ Alice Griffith Phase 1	91	90	One Bedroom: 23 Two Bedroom: 47 Three Bedroom: 9 Four Bedroom: 12	Rental	One BR: \$1,015/month Two BR: \$1,129/month Three BR: \$1,237/month	VLI	Family
901 Fairfax Ave	72	71	One Bedroom: 38 Three Bedroom: 32 Five Bedroom: 2	Rental	One BR: \$969/month Three BR: \$1,168/month	VLI	Family
200 6th Street	67	66	Studio: 8 One Bedroom: 24 Two Bedroom: 25 Three Bedroom: 10	Rental	Studio: from \$861/month One BR: from \$943/month Two BR: from \$1,213/month Three BR: from \$1,346/month	VLI	Family
140 Middle Point Rd \ Hunters View Hope SF	50	50	Not Available	Rental	Studio: from \$861/month One BR: from \$943/month Two BR: from \$1,213/month Three BR: from \$1,346/month	LOW	Family

CONTINUED &gt;

Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI %	Type of Housing
142 West Point Rd \ Hunters View Hope SF	50	50	Not Available	Rental	Studio: from \$861/month One BR: from \$943/month Two BR: from \$1,213/month Three BR: from \$1,346/month	VLI/ LI	Family
800 Presido Ave	50	49	Studio: 48 Two Bedroom: 2	Rental	Studio: from \$943/month	VLI/ LI	Individual
55 Laguna Ave	40	39	Studio: 10 One Bedroom: 26 Two Bedroom: 4	Rental	Studio: from \$861/month One BR: from \$922/month Two BR: from \$1,107/month	VLI	Senior
110 Middle Point Rd \ Hunters View Hope SF	8	8	Not Available	Ownership	Not Available	LOW	Family
120 Middle Point Rd \ Hunters View Hope SF	7	7	Not Available	Ownership	Not Available	LOW	Family

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

\* Units affordable to middle income households (120% - 150% AMI), not counted towards meeting the City's RHNA goals



**TABLE A-3.**  
**Major Housing Projects Reviewed and Entitled by Planning Department, 2017**

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2014-001272PRJ	Pier 70-Waterfront Site	The proposed project would involve development of a 28-acre site into a mixed-use development, including parks, roads, and infrastructure. Residential development would range between 2,000 to 1,000 new dwelling units, with multiple buildings as part of the site.	1100	24-Aug-17	Approved
2010.0305	Sunnydale HOPE SF Master Plan	The project is the Sunnydale HOPE SF Master Plan. The proposed project would demolish the existing Sunnydale public housing complexes and construct replacement housing, new market rate housing, infrastructure, open space, and community amenities. The proposed Master Plan would result in the demolition of 785 existing residential units, and the development of 1,700 residential units, 1,441 off-street parking spaces, 50,000 square feet of recreation and education facilities, 16,000 square feet of retail, 16,000 square feet of youth and senior services, and new infrastructure including a new street network.	915	28-Apr-17	Approved
2015-009690PRJ	5 Thomas Mellon Circle	The project consists of demolishing an existing office building and surface parking lot and constructing a new residential development. The project is being submitted in conformity to the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan, the Executive Park Special Use District, and the Design Guidelines for Executive Park. The new development will feature five residential buildings, below grade parking structure, open spaces, new streets, alleyways, and pedestrian walkways. The entire development contains 591 residential units; unit types include one bedroom, one bedroom plus den, two bedrooms, three bedrooms, two story townhomes and penthouses.	591	18-Jan-17	Approved
2015-005848PRJ	1601-1637 Market Street and 53 Colton Street	The proposed project is redevelopment of the site for a mixed-use, mixed-income project, including a supportive affordable housing building. New units include 107 affordable, supportive housing efficiency units.	579	24-Oct-17	Approved
2014-000362PRJ	1500-1580 Mission Street	The proposed project would demolish two buildings, except for a portion of Mission Street frontage and clock tower of the 1500 Mission Street building and construct a mixed-use project. The mixed-use building would include ground-floor retail, approximately 550 dwelling units in a 380-foot tall tower, and approximately 463,300 sq ft of office/permit center space to be occupied by the City and County of San Francisco in a 260-foot tall tower and podium.	550	07-Apr-17	Approved

CONTINUED &gt;

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2013.0973	150 VAN NESS AV	The proposed project would demolish the on-site office development (150 Van Ness Avenue and the 155 Hayes Street building addition to 150 Van Ness Avenue) and surface parking lots, merge the five parcels, and construct a 13-story-over-basement-level, 120-foot-tall (excluding elevator, stair, and mechanical penthouses), 450,577 gross square feet (gsf) mixed-use building on the project site. The proposal includes 420 dwelling units, three hotel guest suites, lobby and ground floor amenities use, 9,000-gsf of retail use, 216 vehicle parking spaces, 230 Class 1 bicycle parking spaces, 33 Class 2 bicycle parking spaces on the sidewalk adjacent to the project site along Hayes Street, and one off-street loading space.	420	13-Jan-17	Approved
2013.1049C	950 MARKET ST	The proposed project is the demolition of 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 square feet 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 square feet of convention office space, and up to 15,000 square feet of ground floor and mezzanine retail space including a restaurant/bar and other active retail uses.	316	15-Mar-17	Approved
2009.0159CUA	1540 MARKET ST	The proposed project consists of the demolition of existing structures and surface parking lot and the new construction of a 304 unit, 40 story residential tower with approximately 4,110 square feet of ground floor commercial space, 1 off-street loading space, 2 off-street service vehicle spaces, a subsurface, valet-operated parking garage containing 136 spaces for residents, bicycle parking accommodating 304 Class 1 and 62 Class 2 spaces, construction of a public plaza (Oak Plaza) within the Oak Street right-of-way, and construction of wind canopies within the proposed plaza, with a total of approximately 499,539 square feet of development.	304	19-Oct-17	Approved
2014.1584	1270 MISSION ST	The proposal includes the demolition of a one-story, 1,192 square foot building currently being operated as a pizza shop and surface parking lot on the project site and construction of a 21 story mixed-use building containing 299 dwelling units and 3,329 square feet of ground floor retail space.	299	18-Jul-17	Approved
2015-002604ENX	667 Folsom St, 120 Hawthorne St, 126 Hawthorne St	The proposed project includes demolition of the existing office building at 667 Folsom Street and the existing industrial building at 126 Hawthorne Street, merger with the parcel at 120 Hawthorne Street and construction of a 13 story mixed-use building that would front Folsom and Hawthorne Streets. The new development would include 8,873 square feet of ground floor retail commercial space and 230 dwelling units with a mix of 59 Single Room Occupancy (SRO), 48 studio, 24 one-bedroom, 91 two-bedroom and eight three-bedroom units. The project also includes a total of 14,050 square feet of open space on the first through ninth floors and rooftop, 133 Class 1 bicycle parking spaces at the ground floor and fifteen Class 2 spaces as part of the projects required streetscape plan. No vehicular parking is proposed for this development.	229	09-Feb-17	Approved

CONTINUED >

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2014.0241CUA	1028 MARKET ST	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 building would contain 194 dwelling units and approximately 9,675 gross square feet of retail space.	194	16-Feb-17	Approved
2015-005862ENX	975 BRYANT ST	The proposed project is to demolish the existing 32,407 square foot formula retail building and to construct a new 5 story over basement, 185 unit residential building with basement parking containing 117 parking spaces with a total of 211,000 gross square feet (160,000 sf residential and 51,000 sf for the garage).	120	13-Nov-17	Approved
2015-000453ENX	88 Arkansas Street	The proposed project proposes to demolish two existing single-story buildings on separate lots in order to build a new five story 127 unit residential apartment building with two partial levels of below grade parking and storage. The project will also have two street level commercial/retail spaces. The project will have 20% (25 units) on-site affordable dwelling units.	127	20-Mar-17	Approved
2015-009460CUA	830 Eddy Street	The Project proposes to retain the existing legally non-conforming commercial building at 825 Van Ness and retain and reconfigure 40 of the 62 legally nonconforming accessory parking spaces and construct a new 14-story, 144 unit residential building at 830 Eddy, with primary pedestrian and lobby access provided from Willow Street.	144	24-Feb-17	Approved
2013.0975ENX	888 TENNESSEE ST	The proposed project is the demolition of an existing 2 story building and construction of two 4 story residential-over-retail buildings containing 128 dwelling units, 5,472 square feet of retail use, and 10,073 square feet of courtyard open space. The project would construct a 30,000 square foot below grade parking garage with 88 off-street parking spaces.	128	06-Nov-17	Approved
2014.0011C	1298 HOWARD STREET	Project includes the conversion of an automotive gas station, demolition of the existing gas station, car wash and restaurants on the subject parcels, the merger of five lots and the new construction of a Planned Unit Development (PUD) with two 45- and 55-foot tall, four- and five-story mixed-use buildings totaling approximately 142,500 square feet that includes 13,850 square feet of ground floor administrative, professional and personal office and/or commercial retail space, and 128,650 square feet of residential use for 124 dwellings with a mix of 29 studio, 36 one-bedroom and 59 two-bedroom units.	124	29-Mar-17	Approved
2015-005863CUA	342-360 5th Street & 210-212 Clara Street	Project includes the demolition of three existing light-industrial, or Production, Distribution, and Repair (PDR) buildings and the new construction of an 8 story mixed-use development that includes ground floor commercial retail use, partially underground light industrial (PDR) use, and residential use for 127 dwelling units. The proposed project would also include approximately 10,000 square feet of private and common residential open space and a basement-level garage for 35 automobile, two car-share, two loading, and 52 of the 110 Class 1 bicycle parking spaces.	123	09-Nov-17	Approved

CONTINUED &gt;

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2015-001077CUA	168 - 186 Eddy Street	Project proposes the change of use from a parking lot to an 8 story mixed-use residential and retail development. The project would be 100% affordable housing, proposing a total of 113 units.	113	31-Jan-17	Approved
2014.1434ENX	950 TENNESSEE ST	The proposed project entails the demolition of the existing two-story industrial building, and the new construction of a 4 story-with-basement residential building with approximately 99,075 gross square feet. The project includes 103 dwelling units, which consists of 4 three-bedroom units, 38 two-bedroom units, 22 one-bedroom units, and 39 studios.	100	11-Jan-17	Approved
2013.0538ENX	999 Folsom Street / 301 6TH ST	The proposed project would demolish a former gas station and current car detailing structure to erect a 7 story plus basement mixed use building. The project would include commercial and residential units on the ground floor and remaining floors would be all residential, to come to a total of 84 residential units.	84	26-Oct-17	Approved
2015-007525SHD	57 TAYLOR ST AKA 111 TURK	The proposed project consists of the subdivision of the parcel containing a mixed-use residential and retail building and a surface parking lot. The project proposes the demolition of a portion of the existing structure (vacant retail space), and the new construction of a 12 story over basement mixed-use residential group housing and retail building with interior and exterior open spaces.	78	16-Nov-17	Approved
2014.0376CUA	2918 MISSION ST	The proposed project involves the demolition of the existing retail building and surface parking lot and the construction of a new residential and retail building. The proposed building is 64' and 6 stories high with 75 residential units.	75	14-Dec-17	Approved
2014-001674VAR	1145 Polk Street	The project proposes the demolition of the existing building and new construction of a mixed-use building with ground floor retail and 54 studio apartments.	74	11-Dec-17	Approved
2015-008058CUA	555 Howard St	The Project proposes to construct a new 36-story, 385-foot (plus 20 feet for rooftop screening/mechanical enclosure), approximately 437,251 gross square feet mixed-use residential and hotel building. The residential portion of the building would occupy approximately 150,275 square feet on floors 1, 20-36 including a residential lobby on Tehama Street.	63	17-Mar-17	Approved
2014.0519CUA	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 62 dwelling units, and 2,600 square feet of retail commercial space on Market, 14th and Church Streets.	62	15-May-17	Approved
2014.1279ENX	249 PENNSYLVANIA AV	The project proposes the removal of two existing hardware warehouses and commercial uses and the new construction of a 4 story building with 3 stories of residential and 5,026 ground floor with residential and commercial flex spaces. Proposed parking on ground floor or basement level to provide 55 parking spaces.	59	28-Feb-17	Approved

CONTINUED >

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2014.11102SHD	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 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.	55	14-Dec-17	Approved
2013.1711CUA	495 CAMBRIDGE ST	The proposed project consists of the demolition of the existing day care facility, the subdivision of the site into 34 new parcels for single family homes.	54	01-Jun-17	Approved
2014.11183CUA	2444 LOMBARD ST	The proposed project is to demolish the existing building and construct a new mixed-use building consisting of 53 residential units, a basement-level residential parking garage, ground-floor retail space, and commercial parking. The building would be four stories and 40 feet high, with about 41,875 sf of residential space, 10,905 sf of retail space, and 22,032 sf of residential parking. The dwelling unit mix would consist of 18 studio units, 18 one-bedroom units, 15 two-bedroom units, and two three-story, three-bedroom townhouses. A total of 12,357 sf of open space would be provided through a mix of vehicle spaces (two accessible) and 53 Class 1 bicycle spaces.	53	28-Nov-17	Approved
2014.1510CUA	2238 - 2254 MARKET ST	The project includes a vertical addition of 3-4 floors of residential dwelling units on top of an existing building at 2248-2254 Market Street, which is to be retained. A new constructed mixed-use building (residential over retail) is proposed to be built on the vacant surface parking lot at 2238-2240 Market Street and connected to the 2248-2254 Market Street building. The project also seeks to construct two new townhomes on the vacant 15th Street surface parking lot at 2157 - 15th Street. The project will have a total of up to 45 new dwelling units and up to 5,573 square feet of retail space.	45	21-Sep-17	Approved
2014-000609VAR	875 CALIFORNIA ST / 770 POWELL ST	The project proposes to demolish a parking structure at 875 California and parking lot at 770 Powell Street and construct a 52,400 gross square foot residential building, with 44 dwelling units, 48 underground parking spaces, and 86 Class 1 bicycle parking spaces.	44	24-Jan-17	Approved
2015-005329CUA	719 LARKIN ST	The project proposes to demolish an existing 1 story over basement commercial building and construct a new mixed use 8 story building consisting of a basement level storage and residential parking garage, 1,400 square feet of ground floor retail, and 42 residential units.	42	06-Jun-17	Approved
2015-004085ENX	349 08TH ST	The proposed project is to construct a new 5 story mixed-use residential building consisting. The 10,325 square foot development lot extends from 8th Street to Rodgers Street. The site is currently three separate parcels, and is used as a parking lot. The project proposal includes 38 residential units with a combination of shared and common opens pace.	38	31-May-17	Approved

CONTINUED &gt;

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2014-002026ENX	1726 - 1730 Mission Street	The project consists of the demolition of an existing vacant 2 story industrial building and the new construction of a 6 story mixed-use building. The building includes ground floor commercial space, an at-grade 29 car parking garage and 36 dwelling units on 5 stories above the ground floor.	36	21-Jul-17	Approved
2013.0977ENX	980 FOLSOM ST	The proposal is to demolish the existing 7,530 square foot, single-story auto repair building, and construct a new mixed-use building fronting on Folsom and Clementina Streets. The proposed project would consist of approximately 36,494 square feet containing 34 residential units, 765 square feet of ground floor retail, and 19 at grade stacked parking spaces.	33	27-Oct-17	Approved
2013.1458VAR	198 VALENCIA ST	The project would demolish the existing one-story, 1,877 square foot automotive service station and construct a new 5 story mixed-use building that includes two retail spaces on the ground floor, 28 dwelling units on the second through fifth stories, 19 below-grade off-street parking spaces, 29 Class I bicycle parking spaces, and four Class II bicycle parking spaces. The Project includes a dwelling unit mix consisting of twelve (12) two-bedroom units, and sixteen (16) one-bedroom units.	28	04-May-17	Approved
2014.0666VAR	241 10TH ST	The proposed project is to demolish the existing car-rental office building and construct a new 5-story 28 dwelling unit, mixed-use building. The project includes 24 accessory off-street parking spaces and 1,813 square feet of commercial tenant space at the first floor along 10th Street.	28	29-Mar-17	Approved
2014.1509VAR	OCTAVIA BLVD PARCEL T (Central Freeway)	The proposed project is the construction of a new 5 story, mixed-use commercial and 27-unit residential building.	27	07-Jun-17	Approved
2014.0964VAR	1228 FOLSOM ST/723-725 CLEMENTINA	The proposed project is to demolish three industrial warehouse buildings and construct a four- and six-story mixed use building with 24 dwelling units, 15 below-grade off-street parking spaces, 25 Class 1, and 3 Class 2 bicycle parking spaces, and a 1,086 square-foot retail space on the ground floor along Folsom Street.	24	08-Feb-17	Approved
2015-011202VAR	603 TENNESSEE ST	The project will involve demolishing an existing two story storage building and construct a new 6 story, 24 dwelling, multi-family residential building.	24	25-Sep-17	Approved
2015-014040CUA	2301 LOMBARD ST	The project proposes the new construction of a 4 story mixed-use building with 22 dwelling units, ground floor retail, and 22 parking spaces.	22	12-Jul-17	Approved
2014.0506SHD	519 ELLIS ST	The proposed project involves the new construction of an 8 story building with 21 residential units and commercial ground floor space.	21	28-Sep-17	Approved
2002.0124CUA-02	2815 DIAMOND ST	The project proposes the development of a mixed-use building with 15 dwelling units, 9,200 square feet of public use, and 7,200 square feet of grocery and/or liquor store.	15	25-Oct-17	Approved

CONTINUED >

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2014-002414CUA	3701 NORIEGA ST	The project proposes the demolition of the existing automotive service station and the new construction of a mixed-use building with 14 dwelling units and ground floor retail for grocery.	14	13-Mar-17	Approved
2014-002016VAR	17 GRACE ST	The proposed project is to construct a 5 story residential building with 13 dwelling units, 14 secure bicycle parking spaces, and no automobile parking.	13	31-Aug-17	Approved
2013.1330V	1900 MISSION STREET	The proposed project would demolish the existing automotive repair station and construct a 7 story mixed-use building that includes ground-floor commercial space, 12 dwelling units at all floors of the building, 1,370 square feet of combined common and private open space at the seventh floor and 18 Class 1 bicycle parking spaces at the basement level.	10	06-Dec-17	Approved

Source: Planning Department



TABLE A-4.

## Major Housing Projects Filed at Planning Department, 2017

Planning Case No.	Address / Project Name	Case Description	Net Units
2014-000203PRJ	655 04TH ST	The project consists of the demolition of existing structures, and new construction of ground floor retail with multiple residential towers containing 904 units.	904
2017-014833PRJ	469 STEVENSON ST	The proposed project, 469 Stevenson Street, currently a surface parking lot, proposes to utilize the State Density Bonus with the creation of a mid-block residential mixed-use project comprising of approximately 336 units.	336
2017-013244PRJ	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 304 residential units.	304
2017-003559PRJ	3700 CALIFORNIA ST	The project proposes the demolition of most existing structures, conversion of one building into residential, retention of another building with 9 residential units, and new construction of up to 37 buildings with up to 250 dwelling units.	249
2016-001605PRJ	2201 Bayshore Blvd.	The proposed project consists of three separate building components on two parcels totaling approximately 49,462 square feet. The three building components are as follows: a multi-family residential building totaling 215 units, a series of two-unit townhouses totaling 14 units and a day-care facility. The project abuts Blanken Avenue to the north, "A" street future Schlage Lock development to the west and the Cal-Train/Joint Powers Board right of way to the east. The project also incorporates a "POPOS" (privately owned publicly accessible open space) on the project site at the terminus of Raymond Avenue. The multi-family structure will contain two subterranean parking garage levels.	229
2015-005862PRJ	975 BRYANT ST	The proposed project is to demolish the existing 32,407 square foot Formula Retail building and to construct a new 5-story over basement, 185 unit residential building with basement parking.	185
2016-013312PRJ	542-550 HOWARD ST (TRANSBAY PARCEL F)	The Project consists of a 61 story approximately 800-foot tall mixed-use tower with 10 hotel floors containing approximately 220 guest rooms, 16 floors of office, 26 residential floors containing 175 units, 2 mechanical floors, 7 floors of shared amenity space, and a 4-level subterranean garage accessed from Natoma Street via car elevators.	175
2017-015128PRJ	25 MASON ST	The proposed project is the new construction of a 23-story, 155 unit mixed-use building with retail and parking.	155
2016-015092PRJ	1990 FOLSOM ST	The proposed project is the construction of a new 8-story, 143 unit residential building with a childcare center.	143
2017-014088PRJ	681 FLORIDA ST	The project consists of the proposed development of 130 units of affordable housing with 30% set aside for homeless families and approximately 9,140sf of arts related ground floor PDR space. Project includes (44) studios, (31) one-bedrooms, (38) two-bedrooms, and (17) three-bedrooms. Offices for management, services staff and a community room will be located at ground floor.	130

CONTINUED &gt;



Planning Case No.	Address / Project Name	Case Description	Net Units
2014-002353PRJ	1055 Geary Street	The proposed project is to merge to create a new Planned Unit Development and to construct a new 12-story residential building. The project includes the demolition of a 2 story building and is connected with the adjacent five-story building. The proposed development includes approximately 103,200 square feet of new area, two levels of subterranean parking with 42 parking spaces for the hotel use, 120 new dwelling unit (48 studio units and 72 on-bedroom units) and accessory ground floor spaces for both the residential and hotel use.	120
2015-012994PRJ	200-214 Van Ness Avenue - SF Conservatory of Music	The proposed project is a 12-story building with rehearsal and performance spaces for the San Francisco Conservatory of Music, 27 replacement housing units, 2 faculty housing units, and student housing (420 beds in 113 units).	117
2016-013850PRJ	915 CAYUGA AVE	The project proposes to demolish an existing industrial building and two single-family homes to build a 4 story building with 116 residential units and commercial use.	116
2016-010340PRJ	500 TURK ST	The proposed project is the demolition of the existing building and the construction of an 8-story residential building with ground floor commercial space, community amenity spaces, and a planted courtyard, garden, and play space.	108
2015-015950PRJ	955 POST ST	To demolish a vacant auto storage and office building to construct a 9 story mixed use building. Project will contain 94 residential units and ground floor commercial space.	94
	490 South Van Ness Ave		
2015-008058PRJ	555 Howard St	The project proposes the construction of a new 36-story mixed use residential and hotel building. The residential portion of the building would occupy floors 1, and 20-36 including a residential lobby on Tehama Street.	80
2017-012484PRJ	150 EXECUTIVE PARK BLVD - BLDG 3	The proposed project is part of a series of buildings undergoing tenant improvements and new construction. The building on this permit proposes a 6-story over basement building with 76 residential units.	76
2017-000180PRJ	1491 SUNNYDALE AVE	The project is part of the first phase of the HOPE SF Sunnydale Development Project, which includes one building with 55 affordable units and 30 parking spaces.	55
2016-008438PRJ	1075 & 1089 Folsom Street	The proposed project demolishes the existing buildings to construct a new 6-story residential building with ground floor commercial space.	48

CONTINUED &gt;

Planning Case No.	Address / Project Name	Case Description	Net Units
2015-006512PRJ	40 Cleveland Street	The proposed project demolishes the existing 2-story industrial building and proposes the construction of a 4-story 48 unit residential building over a ground floor parking garage.	48
2016-007877PRJ	235 Valencia Street	The proposed project demolishes the existing retail automotive repair building and constructs a 5-story mixed-use building with 44 dwelling units.	44
2015-009279PRJ	1433 Bush Street	The project proposes the construction of a new 8-story building with 40 residential dwelling units over a ground level business occupancy.	40
2017-004789PRJ	1337 MISSION ST	The proposed project changes the use of a building from an office to apartments with the ground floor cocktail lounge and café to remain.	40
2015-014148PRJ	1245 FOLSOM ST	The project proposes the demolition of the existing 1 story of Alt School and the new construction of a 7 story at Folsom street and 5 story at Ringold Street mixed-use building. Project includes 37 residential units above one 2 story commercial space at a ground floor with parking space at basement level.	37
2017-000280PRJ	915 NORTH POINT ST	The proposed project is the demolition of an existing garage and the new construction of two 4 story buildings containing 37 dwelling units (6 Studios, 20 one bedrooms, 6 two-bedrooms, 5 Three-bedrooms). The two buildings will share a ground level open space rear yard.	37
2017-002083PRJ	554 FILLMORE ST	The proposed project includes approximately 36 new residential units on 6 new floor levels over ground floor commercial and community spaces with 40 new parking spaces in the existing basement. Proposed project is to add commercial, residential and community space in the structure, to construct a building within the existing structure and remove a portion of the roof to satisfy exposure, light and vent requirements.	36
2017-009796PRJ	1088 HOWARD ST	The proposed project preserves the existing 1 story over mezzanine industrial building and constructs a 60-foot-all residential addition. 12 one-bedroom apartments and 10 two-bedroom apartments, for a total of 22 residential units (including 3 below market rate units). The ground floor garage would provide space for 5 cars (including one accessible parking space). The proposed bicycle parking area would be located on the ground floor in the garage.	22
2015-014040PRJ	2301 LOMBARD ST	The project proposes to construct a new mixed-use residential building with 22 residential units above a lobby, parking garage, and retail on a currently vacant lot.	22
2016-014062PRJ	3230 & 3236 24th Street	The proposed project demolishes the existing parking lot to construct a new 5-story mixed-use building with 17 dwelling units, ground floor retail space, shared open space, and private open space.	21
2016-008651PRJ	600 20TH ST	The project consists of the demolition of existing two story building and construction of a new six-story, mixed use residential building. The building shall consist of five residential levels, with a ground level commercial space above a basement garage.	20

CONTINUED >

Planning Case No.	Address / Project Name	Case Description	Net Units
2016-005596PRJ	953-955 FOLSOM ST	The project proposes new construction of a 9-story building with one commercial space, 18 residential dwelling units, and one shared open space.	18
2016-007983PRJ	1450 HOWARD ST	The proposed project is a new construction of a 6-story building with 12 residential units over commercial ground floor space, with the units identifying as SROs.	16
2017-000104PRJ	1324-1326 POWELL ST	The proposed project is a new construction of a 6-story building with 14 residential dwelling units, and common and private open space.	14
2014-001676PRJ	2224 Clement Street	The project proposes the new construction of a 4 story, no basement, commercial mixed-use building with 12 residential units.	12
2016-013012PRJ	478-484 Haight Street	The proposed project would demolish the existing single family over retail building and construct an approximately 22,702 gross-square-foot, 40-foot-tall, mixed-use building. The ground floor would be a large retail space, with 9 bicycle and vehicle parking spaces.	12
2016-015997PRJ	820 Post Street	The project proposes demolition of an existing 2-story dry cleaner and the construction of a new 8-story residential building with 12 units over commercial ground floor space.	12
2017-004110PRJ	2867-2899 San Bruno Avenue	The proposed project would demolish the existing single family over retail building and construct a new five story mixed use building. The ground floor will feature two retail spaces, with 9 vehicle parking spaces and 20 bicycle parking spaces. The rest of the floors will contain 12 dwelling units. One on-site BMR will be provided.	12

Source: Planning Department

TABLE A-5.

## Major Projects Authorized for Construction by DBI, 2017

Address	Units	Construction Type	Authorization Date
49 SOUTH VAN NESS AV	550	New Construction	03-Oct-17
1500 MISSION ST	550	New Construction	10-Oct-17
55 CHUMASERO DR	313	New Construction	16-Nov-17
1066 MARKET ST	303	New Construction	29-Nov-17
1208 JUNIPERO SERRA BLVD	299	New Construction	21-Dec-17
800 PENNSYLVANIA AV	256	New Construction	18-May-17
455 SERRANO DR	248	New Construction	27-Dec-17
950 MARKET ST	247	New Construction	14-Dec-17
1601 MISSION ST	220	New Construction	02-May-17
2070 BRYANT ST	194	New Construction	27-Jul-17
390 01ST ST	180	New Construction	04-Aug-17
1301 16TH ST	172	New Construction	30-Aug-17
706 MISSION ST	169	New Construction	07-Sep-17
1950 MISSION ST	157	New Construction	01-Nov-17
1532 HARRISON ST	136	New Construction	28-Jul-17
255 SHOTWELL ST	127	New Construction	08-Nov-17
75 HOWARD ST	120	New Construction	25-Oct-17
1150 03RD ST	119	New Construction	14-Jun-17
325 FREMONT ST	118	New Construction	21-Mar-17
923 FOLSOM ST	115	New Construction	13-Feb-17
210 TAYLOR ST	113	New Construction	11-Oct-17
2171 03RD ST	109	New Construction	08-Jun-17
50 01ST ST	109	New Construction	05-Jul-17
363 06TH ST	104	New Construction	11-Oct-17
345 06TH ST	102	New Construction	05-Apr-17
1294 SHOTWELL ST	94	New Construction	31-May-17
300 ARBALLO DR	89	New Construction	21-Dec-17
200 06TH ST	67	New Construction	14-Jul-17
777 TENNESSEE ST	59	New Construction	27-Apr-17
1491 SUNNYDALE AV	55	New Construction	20-Nov-17
1335 FOLSOM ST	53	New Construction	3/24/2017
915 MINNA ST	49	New Construction	08-Nov-17

CONTINUED &gt;

Address	Units	Construction Type	Authorization Date
899 LA SALLE AV	44	New Construction	02-May-17
770 POWELL ST	44	New Construction	29-Dec-17
875 CALIFORNIA ST	44	New Construction	29-Dec-17
2240 MARKET ST	44	New Construction	08-Dec-17
1700 MARKET ST	42	New Construction	26-Sep-17
719 LARKIN ST	42	New Construction	20-Dec-17
901 TENNESSEE ST	40	New Construction	01-Aug-17
889 LA SALLE AV	40	New Construction	27-Apr-17
879 LA SALLE AV	40	New Construction	27-Apr-17
869 LA SALLE AV	40	New Construction	27-Apr-17
1433 BUSH ST	40	New Construction	20-Dec-17
1 EARL ST	34	New Construction	12-Sep-17
75 ARKANSAS ST	30	New Construction	21-Dec-17
3620 CESAR CHAVEZ ST	24	New Construction	02-Nov-17
1335 LARKIN ST	20	New Construction	09-Aug-17
2600 HARRISON ST	20	New Construction	29-Dec-17
595 MARIPOSA ST	20	New Construction	12-Jul-17
2293 POWELL ST	17	New Construction	10-Jul-17
540 DE HARO ST	17	New Construction	27-Dec-17
1801 MISSION ST	17	New Construction	01-Aug-17
1 EARL ST	16	New Construction	12-Sep-17
502 07TH ST	16	New Construction	19-Jul-17
4720 03RD ST	13	New Construction	11-Sep-17
3701 NORIEGA ST	12	New Construction	15-Mar-17

Source: Planning Department

**TABLE A-6.**  
**Major Affordable Projects in the Pipeline as of December 31, 2017**

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Currently Under Construction										
222 Beale St / Transbay Block 7 Mercy Housing CA			119					119	120	New Construction
1036 Mission St Tenderloin Neighborhood Dev Corp	40		42					82	83	New Construction
705 Natoma / Canon Kip Episcopal Community Services	103							103	104	Rehabilitation
250 Fremont St / Transbay Block 8 Related CA & Tenderloin Neighborhood Dev Corp			79					79	80	New Construction
626 Mission Bay Blvd North / Mission Bay South 6 East Tenderloin Neighborhood Dev Corp	29		113					142	143	New Construction
Ping Yuen / RAD Chinatown CDC			233					233	234	Rehabilitation
Ping Yuen North / RAD Chinatown CDC			199					199	200	Rehabilitation
Westside Courts / RAD Related CA			134					134	135	Rehabilitation
1750 McAllister / RAD Community Housing Partnership		96						96	97	Rehabilitation
Rosa Parks / RAD Tenderloin Neighborhood Dev Corp		202						202	203	Rehabilitation
350 Ellis / RAD Tenderloin Neighborhood Dev Corp		100						100	100	Rehabilitation
320-330 Clementina / RAD Tenderloin Neighborhood Dev Corp		274						274	276	Rehabilitation
Alemany / RAD Bernal / BRIDGE Housing			148					148	150	Rehabilitation
3850 18th St / RAD MEDA / BRIDGE Housing		106						106	107	Rehabilitation
Mission Dolores / RAD MEDA / BRIDGE Housing		90						90	91	Rehabilitation
1760 Bush / RAD Mercy Housing CA / John Stewart Co		107						107	108	Rehabilitation

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
Kennedy Towers / RAD Mercy Housing CA / John Stewart Co		97						97	98	Rehabilitation
2698 California St / RAD Mercy Housing CA / John Stewart Co		39						39	40	Rehabilitation
Westbrook Apts / RAD Related CA / John Stewart Co			226					226	226	Rehabilitation
1101 Connecticut St / Potrero HOPE SF BRIDGE Housing			62		9			71	72	New Construction
210 Taylor St / Eddy & Taylor Tenderloin Neighborhood Dev Corp	35		77					112	113	New Construction
95 Laguna Senior Mercy Housing CA & Openhouse	15	63						78	79	New Construction
270 Spear St / Transbay Block 1 Tishman Speyer							76	76	318	New Construction
455 Fell St / Central Fwy Parcel O Mercy Housing CA & SFHDC	33		74					107	108	New Construction
1150 3rd St / Mission Bay South 3 East Chinatown CDC & Swords to Plowshares	62		33		23			118	119	New Construction
2800 Arellous Walker Dr / Alice Griffith Ph 4 McCormack Baron Salazar			31					31	31	New Construction
<b>SUBTOTALS</b>	<b>317</b>	<b>1,174</b>	<b>1,570</b>	<b>0</b>	<b>32</b>	<b>0</b>	<b>76</b>	<b>3,169</b>	<b>3,435</b>	
In Pre-Construction Phase										
1950 Mission St BRIDGE Housing & Mission Housing	32				124			156	157	New Construction
2060 Folsom / 17th & Folsom Chinatown CDC & MEDA	23		53		50			126	127	New Construction
1296 Shotwell Chinatown CDC & MEDA	19	74						93	94	New Construction
490 South Van Ness BRIDGE Housing & Mission Housing	27				62			89	89	New Construction

CONTINUED &gt;

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
88 Broadway / Seawall Lot 322-1 Family BRIDGE Housing & John Stewart Co	25				78	21		124	125	New Construction
735 Davis / Seawall Lot 322-1 Senior BRIDGE Housing & John Stewart Co	10				34	7		51	52	New Construction
Balboa Park Upper Yard Related CA & Mission Housing	30				69			99	100	New Construction
HPSY II-Candlestick Point 10a Tenderloin Neighborhood Dev Corp	35		49		55			139	140	New Construction
HPSY II-Candlestick Point 11a Mercy Housing CA & SFHDC	38				111			149	150	New Construction
Mission Bay South Block 6 West Mercy Housing			140					140	141	New Construction
Sunnydale Parcel Q Related CA & Mercy Housing			59					59	60	New Construction
Sunnydale Block 6 Mercy Housing CA & Related CA			167					167	169	New Construction
3001 24th Street / Casa de la Mission Mercy Housing CA & Mission Neighborhood Centers		49						49	50	New Construction
4840 Mission St BRIDGE Housing	23		12		78			113	114	New Construction
1990 Folsom Tenderloin Neighborhood Dev Corp & MEDA	29		56		57			142	143	New Construction
500 Turk St Tenderloin Neighborhood Dev Corp	22		61		38			121	122	New Construction
<b>SUBTOTALS</b>	<b>313</b>	<b>123</b>	<b>597</b>	<b>0</b>	<b>756</b>	<b>28</b>	<b>0</b>	<b>1,817</b>	<b>1,833</b>	
<b>In Preliminary Planning</b>										
Hunters View HOPE SF Phase III SFHA / The John Stewart Company			54					54	54	New Construction
207 Cameron Wy / Alice Griffith Ph 5 SFHA / McCormack Baron Salazar / Lennar			36					36	36	New Construction

CONTINUED &gt;



Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
102-104 Octavia Blvd Central Fwy Parcels R,S and U	30		50					80	81	New Construction
1654 Sunnydale Ave, HOPE SF Mercy Housing CA & Related CA			775		196			971	1,700	New Construction
1095 Connecticut St / 751 Missouri St Potrero Terrace & Potrero Annex BRIDGE Housing			619		181			800	1,600	New Construction
Hunters Point Shipyard Blocks 52 & 54					99			99	100	New Construction
250 Laguna Honda Blvd Christian Church Homes	30	119						149	150	New Construction
681 Florida Tenderloin Neighborhood Dev Corp & MEDA	39		39		51			129	130	New Construction
Mission Bay South Block 9 BRIDGE Housing / Community Housing Partnership	140							140	141	New Construction
Treasure Island Parcel C3.2 Chinatown Community Development Center / Swords to Plowshares	71		17		6	10		104	105	New Construction
1064-1068 Mission St	150	100						250	251	New Construction
1351 42nd Ave					40	60		100	101	New Construction
<b>SUBTOTALS</b>	<b>460</b>	<b>219</b>	<b>1,590</b>	<b>0</b>	<b>573</b>	<b>70</b>	<b>0</b>	<b>2,912</b>	<b>4,449</b>	
<b>TOTALS</b>	<b>1,123</b>	<b>1,547</b>	<b>4,355</b>	<b>14</b>	<b>1,519</b>	<b>98</b>	<b>76</b>	<b>8,732</b>	<b>10,559</b>	

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; MEDA = Mission Economic Development Agency

**TABLE A-7.**  
**Housing Trends by Neighborhood, 2017**

Analysis Neighborhood	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units	Rank
Bayview Hunters Point	749	0	5	<b>754</b>	2
Bernal Heights	4	0	8	<b>12</b>	14
Castro/Upper Market	93	(6)	7	<b>94</b>	8
Chinatown	0	0	0	<b>0</b>	23
Crocker Amazon	0	0	2	<b>2</b>	22
Diamond Heights	0	0	0	<b>0</b>	23
Downtown/Civic Center	69	0	7	<b>76</b>	9
Excelsior	15	0	4	<b>19</b>	11
Financial District/South Beach	319	0	(1)	<b>318</b>	4
Glen Park	0	(3)	1	<b>(2)</b>	25
Haight Ashbury	1	0	10	<b>11</b>	16
Inner Richmond	0	0	8	<b>8</b>	18
Inner Sunset	2	0	6	<b>8</b>	18
Lakeshore	39	0	(1)	<b>38</b>	10
Marina	1	(1)	4	<b>4</b>	21
Mission	81	0	18	<b>99</b>	7
Nob Hill	165	0	5	<b>170</b>	6
Noe Valley	4	0	12	<b>16</b>	12
North Beach	0	0	2	<b>2</b>	22
Oceanview/Merced/Ingleside	5	0	4	<b>9</b>	17
Outer Mission	1	0	7	<b>8</b>	18
Outer Richmond	8	(2)	9	<b>15</b>	13
Outer Sunset	0	0	9	<b>9</b>	17
Pacific Heights	1	0	(1)	<b>0</b>	23
Parkside	1	0	6	<b>7</b>	19
Potrero Hill	738	(4)	2	<b>736</b>	3
Presidio	0	0	0	<b>0</b>	23
Presidio Heights	0	(1)	0	<b>(1)</b>	24
Russian Hill	0	0	5	<b>5</b>	20
Seacliff	0	0	0	<b>0</b>	23
South of Market	1,818	0	8	<b>1,826</b>	1
Treasure Island/YBI	0	0	0	<b>0</b>	23

CONTINUED >

Analysis Neighborhood	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units	Rank
Twin Peaks	0	0	(1)	<b>(1)</b>	24
Visitacion Valley	1	0	(8)	<b>(7)</b>	26
West of Twin Peaks	15	0	(2)	<b>13</b>	15
Western Addition	140	(1)	54	<b>193</b>	5
<b>San Francisco</b>	4,270	(18)	189	<b>4,441</b>	

Source: Department of Building Inspection

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

**TABLE B-1.**  
**Housing Trends by Planning Area, 2017**

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	3	15	0	0	15
Bayview Hunters Point	28	612	0	5	617
Central Waterfront	137	625	0	0	625
Downtown	948	916	0	(1)	915
East SoMa	391	203	0	3	206
Glen Park	0	0	(1)	0	(1)
Hunters Point Shipyard	214	137	0	0	137
Japantown	1	0	0	2	2
Market and Octavia	1,412	156	0	47	203
Mission (EN)	663	72	0	17	89
Mission Bay	119	239	0	0	239
Parkmerced	949	39	0	0	39
Rincon Hill	298	0	0	0	0
Showplace Square/ Potrero Hill	245	490	(4)	1	487
Van Ness Corridor	47	138	0	0	138
Western Shoreline	0	0	0	2	2
Western SoMa (EN)	195	402	0	5	407
Rest of City	629	226	(13)	108	347
<b>San Francisco</b>	<b>6,279</b>	<b>4,270</b>	<b>(18)</b>	<b>189</b>	<b>4,441</b>

Source: Planning Department

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

**TABLE B-2.**  
**Units Entitled by Planning Area, 2017**

Planning Area	No. of Projects	Units Entitled
Bayview Hunters Point	2	596
Central Waterfront	4	1,352
Downtown	2	362
East SoMa	4	469
Glen Park	1	15
Market and Octavia	6	1,291
Mission	11	147
Mission Bay	1	420
Showplace Square/Potrero Hill	3	306
Van Ness Corridor	1	55
Western Shoreline	2	188
Western SoMa	5	227
Rest of the City	30	2,251
<b>San Francisco</b>	<b>72</b>	<b>7,679</b>

Source: Planning Department

**TABLE B-3.****Housing Units Added by Building Type and Planning Area, 2017**

Planning Area	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
Balboa Park	-	-	-	15	0	15
Bayview Hunter's Point	3	7	23	(1)	585	617
Central Waterfront	-	-	-	-	625	625
Downtown	-	-	-	-	915	915
East SoMa	-	3	-	-	203	206
Glen Park	(1)	-	-	-	-	-1
Hunter's Point Shipyard	-	-	54	12	71	137
Japantown	-	-	4	-	(2)	2
Market and Octavia	-	-	1	6	196	203
Mission (EN)	-	7	16	16	50	89
Mission Bay	-	-	-	-	239	239
ParkMerced	19	20	-	-	-	39
Showplace Square/ Potrero Hill	(1)	3	7	10	468	487
Van Ness Corridor	-	-	-	-	138	138
Western Shoreline	-	2	-	-	-	2
Western SoMa (EN)	-	1	7	-	399	407
Rest of City	16	123	26	5	151	321
<b>Total</b>	<b>36</b>	<b>166</b>	<b>138</b>	<b>63</b>	<b>4,038</b>	<b>4,441</b>

Source: Planning Department

**TABLE B-4.****Units Demolished by Building Type and Planning Area, 2017**

Planning Area	Buildings	Units by Building Type				Total
		<i>Single</i>	<i>2 Units</i>	<i>3 to 4 Units</i>	<i>5+ Units</i>	
Glen Park	1	1	-	-	-	1
Showplace Square/ Potrero Hill (EN)	2	1	-	3	-	4
Rest of City	11	9	4			13
<b>San Francisco</b>	<b>14</b>	<b>11</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>18</b>

Source: Planning Department

**TABLE B-5.****Units Lost Through Alterations and Demolitions by Planning Area, 2017**

Planning Area	Alterations					Units Demolished	Total Units Lost
	<i>Illegal Units Removed</i>	<i>Units Merged into Larger Units</i>	<i>Correction to Official Records</i>	<i>Units Converted</i>	<i>Total Alterations</i>		
Bayview Hunters Point	2	-	-	1	3	-	3
Downtown	-	-	1	-	1	-	1
Glen park					0	1	1
Japantown	-	2	-	-	2	0	2
Mission	-	-	-	1	1	0	1
Showplace Square/ Potrero Hill	1	-	-	-	1	4	5
Rest of City	41	2	1	-	44	13	57
<b>San Francisco</b>	<b>44</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>52</b>	<b>18</b>	<b>70</b>

Source: Planning Department

TABLE B-6.

## New Affordable Housing Constructed in Planning Areas, 2017

Planning Area	Affordable Units	Total Units	AMI Target	Tenure	Funding Source
Bayview Hunters Point					
2500 ARELIUS WALKER DR	121	122	LOW	Rental	CDLAC/TTCAC
2600 ARELIUS WALKER DR	92	93	LOW	Rental	CDLAC/TTCAC
2700 ARELIUS WALKER DR	90	91	LOW	Rental	CDLAC/TTCAC
848 FAIRFAX AVE	106	107	LOW	Rental	CDLAC/TTCAC
901 FAIRFAX AVE	71	72	LOW	Rental	CDLAC/TTCAC
140 MIDDLE POINT RD	49	50	LOW	Rental	CDLAC/TTCAC
142 WEST POINT RD	50	50	LOW	Rental	CDLAC/TTCAC
110 MIDDLE POINT RD	8	8	LOW	Rental	CDLAC/TTCAC
120 MIDDLE POINT RD	7	7	LOW	Rental	CDLAC/TTCAC
Central Waterfront (EN)					
1201 TENNESSEE ST	34	263	LOW	Rental	Inclusionary
2051 3RD ST	12	93	LOW	Rental	Inclusionary
660 INDIANA ST	9	60	LOW	Rental	Inclusionary
680 INDIANA ST	7	51	LOW	Rental	Inclusionary
Downtown					
33 8TH ST	82	550	LOW	Rental	Inclusionary
41 TEHAMA ST	49	319	MOD	Rental	Inclusionary
570 JESSIE ST	6	47	LOW	Rental	Inclusionary
East SoMa					
200 6TH ST	66	67	LOW	Rental	CDLAC/TTCAC
Hunters Point Shipyard					
100 AVOCET WY	1	9	MOD	Ownership	Inclusionary
101 AVOCET WY	1	9	MOD	Ownership	Inclusionary
198 COLEMAN ST	1	12	MOD	Ownership	Inclusionary
401 INNES AVE	4	35	LOW	Ownership	Inclusionary
52 INNES CT	4	36	MOD	Ownership	Inclusionary
470 INNES AVE	2	9	LOW	Ownership	Inclusionary
Market and Octavia					
55 LAGUNA ST	39	40	LOW	Rental	CDLAC/TTCAC
2198 MARKET ST	10	87	LOW	Rental	Inclusionary
388 FULTON ST	8	69	LOW	Ownership	Inclusionary
Mission					
600 SOUTH VAN NESS AVE	4	27	MOD	Rental	Inclusionary

CONTINUED &gt;



Mission Bay					
588 MISSION BAY BLVD	198	200	LOW	Rental	CDLAC/TTCAC
Showplace Square/Potrero Hill					
801 BRANNAN ST	55	312	LOW	Rental	Inclusionary
645 TEXAS ST	11	91	MOD	Ownership	Inclusionary
Van Ness Corridor					
1527 PINE ST	12	103	MOD	Ownership	Inclusionary
Western SoMa (EN)					
350 8TH ST	62	259	LOW	Rental	Inclusionary
1140 FOLSOM ST	13	112	MOD	Rental	Inclusionary
241 10TH ST	3	28	MOD	Ownership	Inclusionary
Rest of City					
800 PRESIDIO AVE	49	50	LOW	Rental	CDLAC/TTCAC
1450 FRANKLIN ST	9	69	MOD	Ownership	Inclusionary
<b>San Francisco</b>	<b>1,345</b>	<b>3,607</b>			

Source: Planning Department

CDLAC – California Debt Allocation  
TTCAC – Tax Credit Allocation Committee

Note: Does not include the 65 secondary units that are not deed-restricted

TABLE C.

## San Francisco Zoning Districts, as of 2017

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 &gt;

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 &gt;

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, 2008–2017**

Fiscal Year	Amount Collected
2008	\$43,330,087
2009	\$1,404,079
2010	\$992,866
2011	\$1,173,628
2012	\$1,536,683
2013	\$9,130,671
2014	\$29,911,959
2015	\$73,576,017
2016	\$91,178,296
2017	\$107,299,676
<b>TOTAL</b>	<b>\$359,533,962</b>

Source: Department of Building Inspection

## 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

## Acting Mayor

Mark Farrell

## Board of Supervisors

London Breed, *President*  
Sandra Lee Fewer  
Catherine Stefani  
Aaron Peskin  
Katy Tang  
Jane Kim  
Norman Yee  
Jeff Sheehy  
Hillary Ronen  
Malia Cohen  
Ahsha Safai

## Planning Commission

Rich Hillis, *President*  
Myrna Melgar, *Vice-President*  
Rodney Fong  
Milicent A. Johnson  
Joel Koppel  
Kathrin Moore  
Dennis Richards

## Planning Department

John Rahaim, *Director of Planning*  
AnMarie Rodgers, *Director of Citywide Planning*  
Teresa Ojeda, *Manager, Information and Analysis Group*  
Svetha Ambati, *Lead Planner*  
Adrienne Hyder, *Graphic Designer*

## Department of Building Inspection

## Mayor's Office of Housing

## Office of Community Investment and Infrastructure

