

# 2018 SAN FRANCISCO HOUSING INVENTORY





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San Francisco Planning Department  
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# 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	22
Additional Units Proposed Through Density Bonus Programs	23
<b>New Housing Unit Trends</b>	<b>25</b>
Types of Buildings	25
New Housing Units Added by Zoning District	25
<b>Condominiums</b>	<b>27</b>
New Condominium Construction	27
Condominium Conversions	28
<b>Residential Hotels</b>	<b>29</b>
<b>Affordable Housing</b>	<b>30</b>
Standards and Definitions of Affordability	30
New Affordable Housing Construction	33
Inclusionary Housing	35
Affordability of Market Rate Housing	36
Affordable Housing Acquisition and Rehabilitation	37
<b>Changes in Housing Stock by Planning District</b>	<b>38</b>
Housing Stock by Planning District	39
<b>Housing Construction in the Bay Area</b>	<b>44</b>
<b>Appendices</b>	<b>45</b>
<b>Appendix A:</b> Project Lists	47
<b>Appendix B:</b> Community Plan Area Annual Monitoring	65
<b>Appendix C:</b> San Francisco Zoning Districts	70
<b>Appendix D:</b> In-Lieu Housing Fees Collected	72
<b>Appendix E:</b> Glossary	73

## TABLES

<b>Table 1.</b>	San Francisco Housing Stock by Building Type, 2010-2018	15
<b>Table 2.</b>	San Francisco Housing Trends, 1999-2018	17
<b>Table 3.</b>	Projects and Units Filed at Planning Department for Review, 2014-2018	18
<b>Table 4.</b>	Units and Projects Authorized for Construction by DBI by Building Type, 2014-2018	18
<b>Table 5.</b>	Units Demolished by Building Type, 2014-2018	20
<b>Table 6.</b>	Units Demolished by Zoning District, 2018	20
<b>Table 7.</b>	Units Added or Lost Through Alteration Permits, 2014-2018	21
<b>Table 8.</b>	Units Lost Through Alterations and Demolitions, 2014-2018	21
<b>Table 9.</b>	Accessory Dwelling Units Added, 2018	22
<b>Table 9A.</b>	Accessory Dwelling Units Legalized, 2018	22
<b>Table 10.</b>	Accessory Dwelling Units Added and Legalized by Building Type, 2018	22
<b>Table 11.</b>	Density Bonus Projects in the Pipeline by Total Units, 2018	24
<b>Table 12.</b>	Density Bonus Projects in the Pipeline by Status of Application, 2018	24
<b>Table 13.</b>	Housing Units Added by Building Type, 2014-2018	24
<b>Table 14.</b>	Housing Units Added by Generalized Zoning, 2018	25
<b>Table 15.</b>	Housing Units Added by Zoning District, 2018	26
<b>Table 16.</b>	New Condominiums Recorded by DPW, 2009-2018	27
<b>Table 17.</b>	New Condominiums Recorded by DPW by Building Type, 2014-2018	27
<b>Table 18.</b>	Condominium Conversions Recorded by DPW, 2009-2018	28
<b>Table 19.</b>	Condominium Conversions Recorded by DPW by Building Type, 2014-2018	28
<b>Table 20.</b>	Changes in Residential Hotel Stock, 2014-2018	29
<b>Table 21.</b>	2018 Rental Affordable Housing Guidelines	31
<b>Table 22.</b>	2018 Homeownership Affordable Housing Guidelines	32
<b>Table 23.</b>	New Affordable Housing Construction by Income Level, 2014-2018	34
<b>Table 24.</b>	New Affordable Construction by Housing Type, 2014-2018	34
<b>Table 25.</b>	New Inclusionary Units, 2014-2018	35
<b>Table 26.</b>	Housing Price Trends, San Francisco Bay Area, 2014-2018	36
<b>Table 27.</b>	Units Acquired or Rehabilitated, 2014-2018	37
<b>Table 27A.</b>	Details of Units Acquired or Rehabilitated, 2018	37
<b>Table 27B.</b>	Rental Assistance Demonstration Program, 2018	37
<b>Table 28.</b>	Housing Units Completed and Demolished by Planning District, 2018	39
<b>Table 29.</b>	San Francisco Housing Stock by Planning District, 2014-2018	41
<b>Table 30.</b>	Units Authorized for Construction for San Francisco and the Bay Area Counties, 2018	44
<b>Table A-1.</b>	Major Market Rate Housing Projects Completed, 2018	47
<b>Table A-2.</b>	Major Affordable Housing Projects Completed, 2018	49
<b>Table A-3.</b>	Major Housing Projects Reviewed and Entitled by Planning Department, 2018	49
<b>Table A-4.</b>	Major Housing Projects Filed at Planning Department, 2018	50
<b>Table A-5.</b>	Major Projects Authorized for Construction by DBI, 2018	53
<b>Table A-6.</b>	Density Bonus Projects in the Pipeline by Program as of December 31, 2018	58
<b>Table A-7.</b>	Major Affordable Projects in the Pipeline as of December 31, 2018	60
<b>Table A-8.</b>	Housing Trends by Neighborhood, 2018	63
<b>Table B-1.</b>	Housing Trends by Planning Area, 2018	65
<b>Table B-2.</b>	Units Entitled by Planning Area, 2018	66

<b>Table B-3.</b> Housing Units Added by Building Type and Planning Area, 2018	67
<b>Table B-4.</b> Units Demolished by Building Type and Planning Area, 2018	68
<b>Table B-5.</b> Units Lost Through Alterations and Demolitions by Planning Area, 2018	68
<b>Table B-6.</b> New Affordable Housing Constructed in Planning Areas, 2018	69
<b>Table C.</b> San Francisco Zoning Districts	70
<b>Table D.</b> In-Lieu Housing Fees Collected, Fiscal Years 2009-2018	72

## FIGURES

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<b>Figure 1.</b> Housing Production Process	2
<b>Figure 2.</b> San Francisco Housing Stock by Building Type, 2018	15
<b>Figure 3.</b> Units Completed & Demolished by Planning District, 2018	39
<b>Figure 4.</b> San Francisco Housing Stock by Planning District, 2018	40
<b>Figure 5.</b> Bay Area Housing Construction Trends, 2009-2018	44

## MAPS

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<b>Map 1.</b> San Francisco Planning Districts	38
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# **INTRODUCTION:** ABOUT THE 2018 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 49th in the series and presents housing production activity completed or authorized during the year 2018.

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.

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## Housing Production Process

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

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

### Units Reviewed by Planning Department and DBI

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

### Units Authorized for Construction

If DBI approves the project following its own review, it issues building permits authorizing construction. Projects with approved building permits generally start construction within 90

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

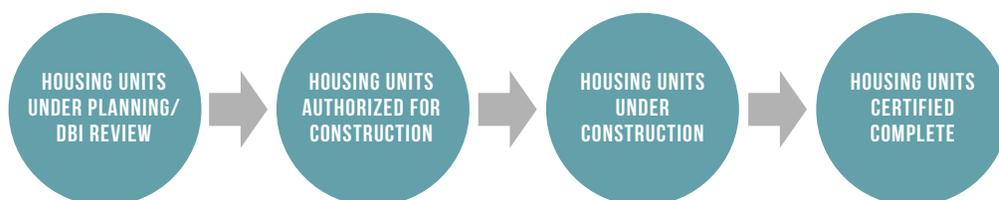
### Units Certified Complete

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

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

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

**FIGURE 1.**  
The Housing  
Production Process





150 Van Ness Avenue, 431 dwelling units;  
Photo Source: <http://150vanness.com>

# HIGHLIGHTS: 2018 SNAPSHOT

## SUMMARY OF HIGHLIGHTS

The construction of new housing in 2018 totaled over 2,600 units, which represents a 41% decrease from 2017. This production includes 2,309 units in new construction and 323 new units added through conversion of non-residential uses or expansion of existing structures. One hundred and eleven units were lost through demolition (53), unit mergers (5), removal of illegal units (31), conversions (1), and a correction to official records (21). The city experienced a 58% increase in units added through alterations and a 12% increase in units lost through alterations since 2017.

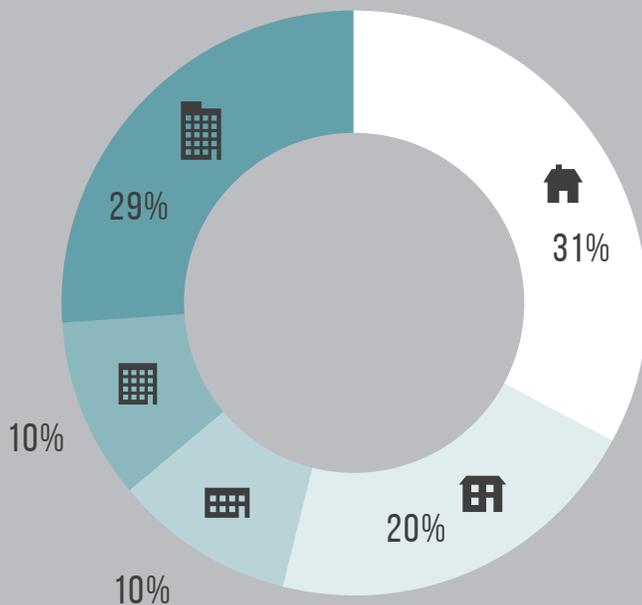
There was a net addition of 2,579 units to the City's housing stock in 2018, a 42% decrease from 2017's net addition. The net addition in 2018, however, is about the same as the 10-year average net addition of 2,676, and signifies a lower year of production than seen in more recent years. By the end of 2018, there were approximately 394,600 dwelling units in the city.

In 2018, affordable housing production totaled 645 units, representing a 56% decrease from 2017. This is also 23% below the five-year average of 840 affordable units. These new affordable units made up 24% of new units added to the City's housing stock. This count includes approximately 160 inclusionary units and 140 secondary units. About 70% of the new affordable units are affordable to very-low and low-income households.

In 2018, over 6,000 units were authorized for construction, representing a 9% decrease from 2017. New housing authorized for construction over the past five years continues to be overwhelmingly (88%) for buildings with 20 or more units. The Planning Department approved and fully entitled 72 projects in 2018. These projects propose a total of 4,552 units.

## HOUSING STOCK

### HOUSING STOCK BY BUILDING TYPE



394,615

2018

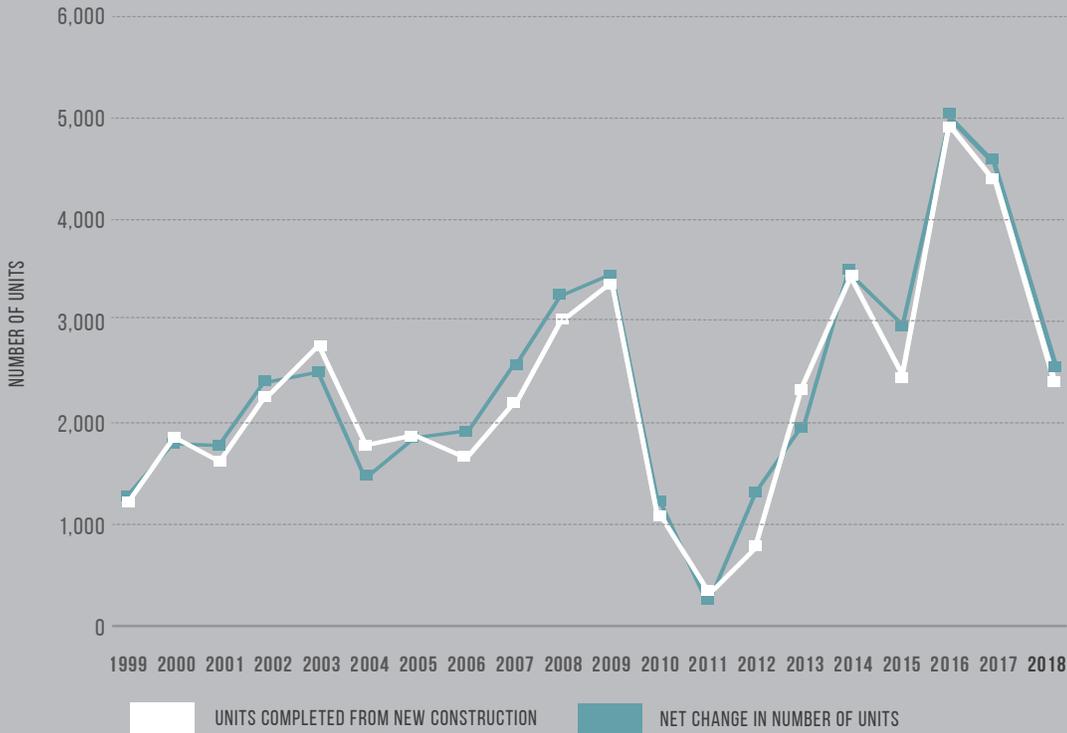
↑ 0.7%

CHANGE FROM 2017



# NEW CONSTRUCTION TRENDS

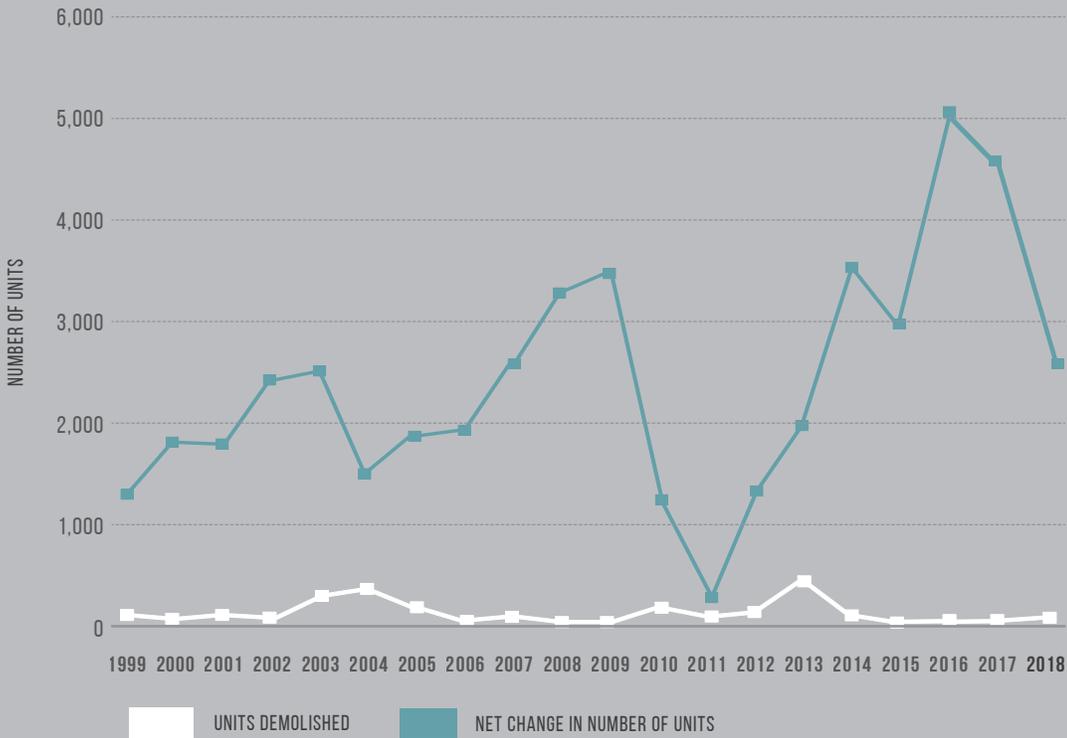
## 20-YEAR NEW CONSTRUCTION TRENDS, 1999–2018



<b>2,309</b>	<b>↓ 46%</b>	<b>9%</b>
<b>2018</b>	<b>CHANGE FROM 2017</b>	<b>BELOW 10-YEAR AVERAGE</b>
<b>2,579</b>	<b>↓ 42%</b>	<b>4%</b>
<b>2018</b>	<b>CHANGE FROM 2017</b>	<b>BELOW 10-YEAR AVERAGE</b>

# UNIT DEMOLITION TRENDS

## 20-YEAR UNIT DEMOLITION TRENDS, 1999–2018



**53**

**2017**

**↑ 194%**

**CHANGE FROM 2016**

**50%**

**BELOW 10-YEAR AVERAGE**

# UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS

20-YEAR UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS, 1999–2018



**6,097**

**2018**

**↓9%**

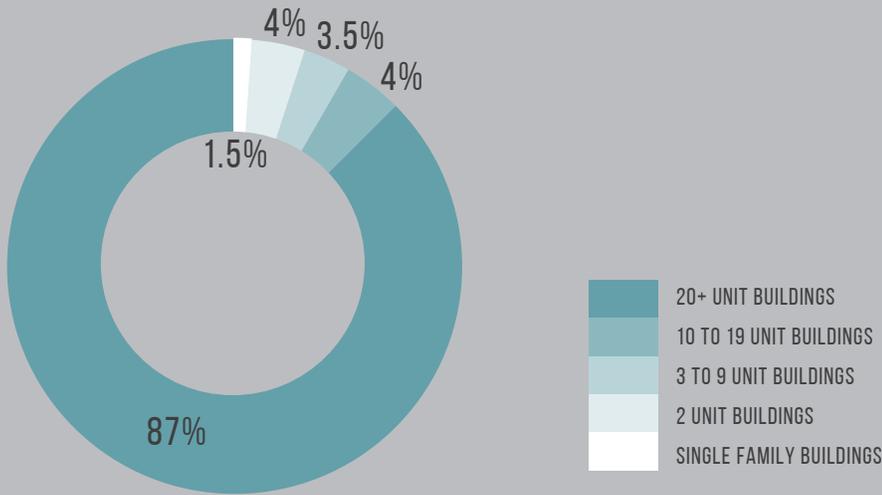
**CHANGE FROM 2017**

**75%**

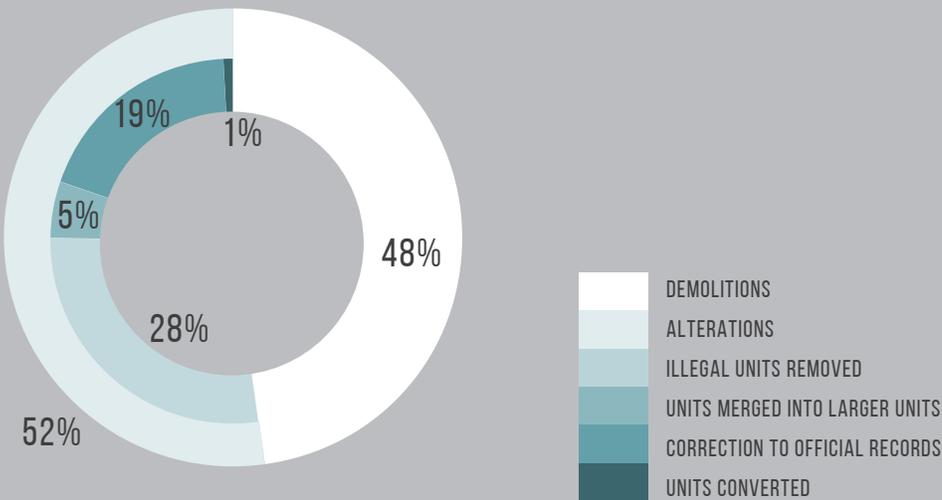
**ABOVE 10-YEAR AVERAGE**

## 2018 HOUSING UNIT TRENDS

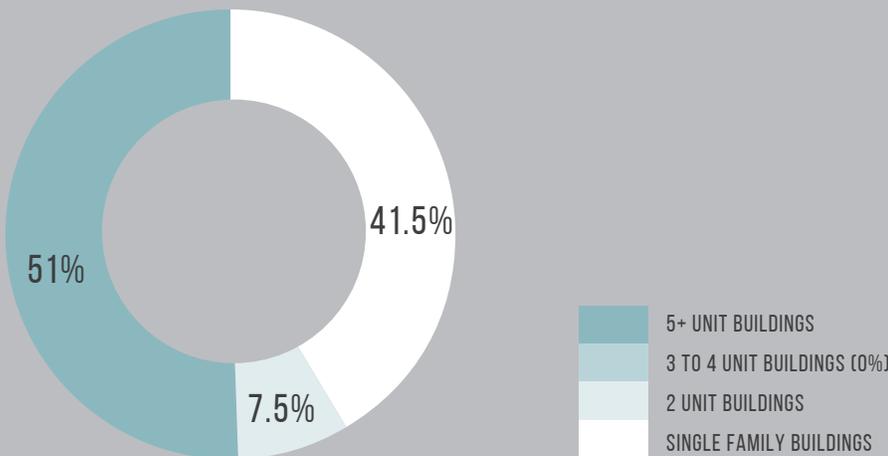
UNITS ADDED BY BUILDING TYPE, 2018



UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS BY TYPE OF LOSS, 2018

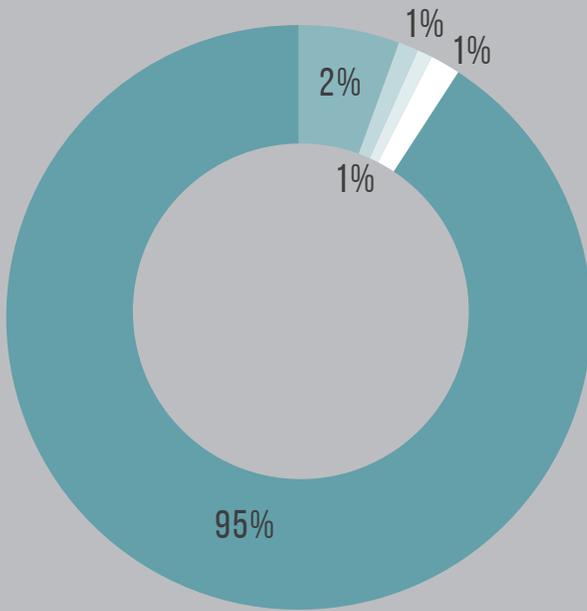


UNITS DEMOLISHED BY BUILDING TYPE, 2018



# CONDOMINIUMS IN 2018

## NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2018

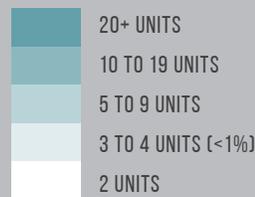


3,123

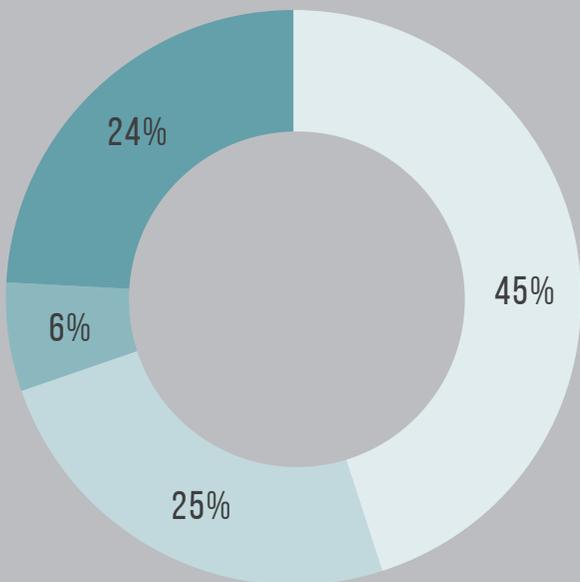
2018

↓ 3%

CHANGE FROM 2017



## CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2018

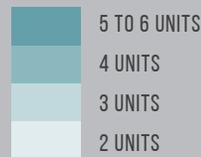


191

2018

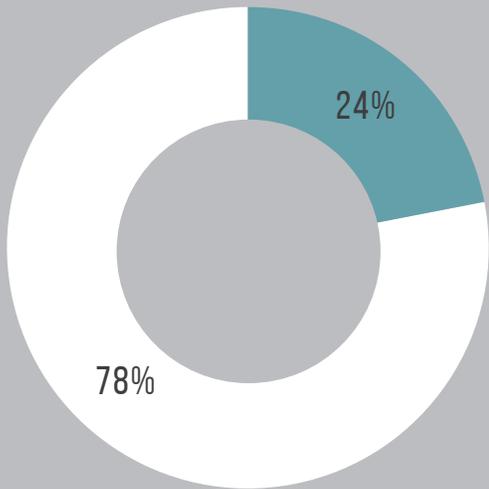
↓ 35%

CHANGE FROM 2017



## AFFORDABLE HOUSING IN 2018

### AFFORDABLE HOUSING AND MARKET-RATE HOUSING, 2018



645

↓ 56%

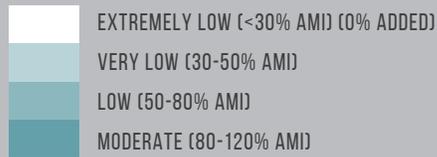
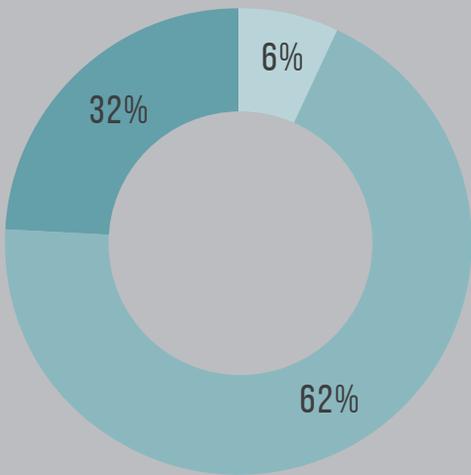
2018

CHANGE FROM 2017

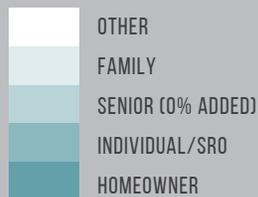
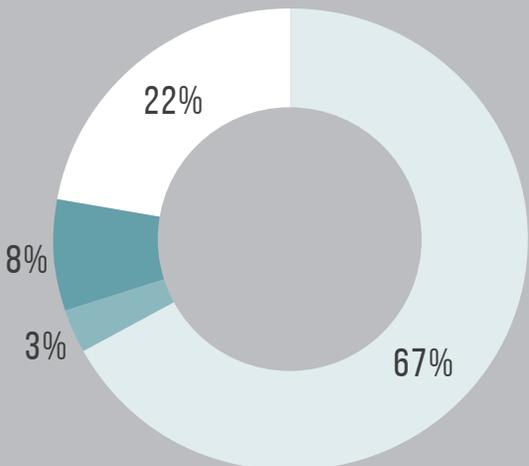


Affordable units include 100% affordable units, inclusionary units, and units built as accessory dwelling units.

### NEW AFFORDABLE HOUSING CONSTRUCTION BY INCOME LEVEL, 2018



### NEW AFFORDABLE HOUSING CONSTRUCTION BY HOUSING TYPE, 2018

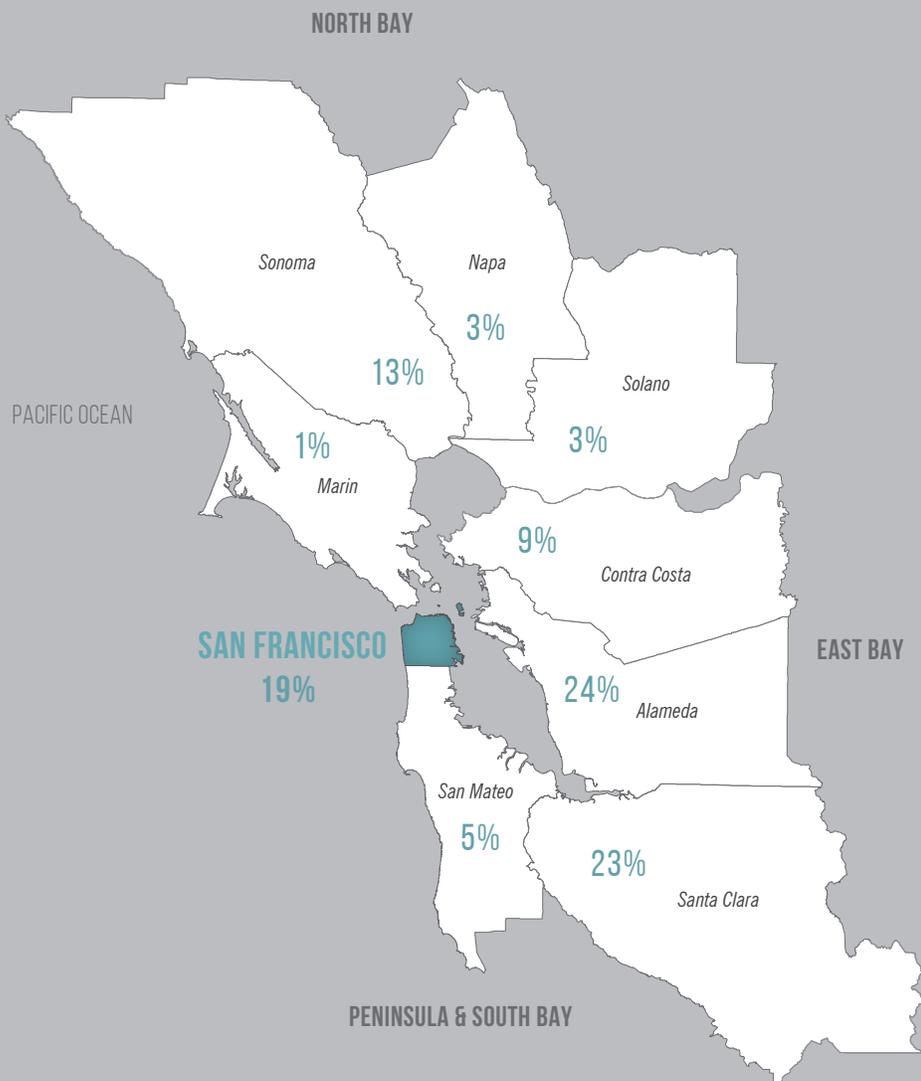


# HOUSING TRENDS BY GEOGRAPHY

Units Authorized for Construction for San Francisco and the Bay Area Counties, 2018

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	1,770	6,147	<b>7,917</b>	24%
Contra Costa	1,665	1,161	<b>2,826</b>	9%
Marin	121	102	<b>223</b>	1%
Napa	339	734	<b>1,073</b>	3%
San Francisco	31	6,066	<b>6,097</b>	19%
San Mateo	492	1,037	<b>1,529</b>	5%
Santa Clara	1,734	5,946	<b>7,680</b>	23%
Solano	898	140	<b>1,038</b>	3%
Sonoma	3,252	1,057	<b>4,309</b>	13%
<b>TOTAL</b>	<b>10,302</b>	<b>22,390</b>	<b>32,692</b>	

Source: California Homebuilding Foundation

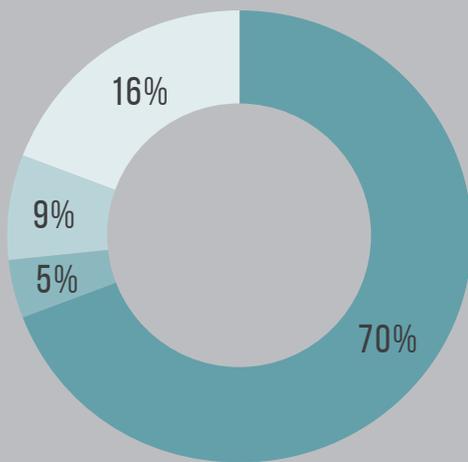


## REGIONAL HOUSING NEEDS ALLOCATION, PLANNING PERIOD 2015–2022

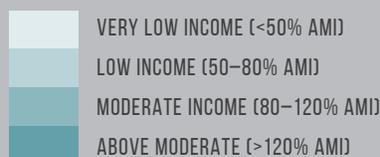
Household Affordability	Housing Goals 2015–2022	Actual Production as of 2018	% of Production Target Achieved	Production Deficit as of 2018
Above Moderate (> 120% AMI)	12,536	12,071	96%	465
Moderate Income (80–120% AMI)	5,460	816	15%	4,644
Low Income (< 80% AMI)	4,639	1,471	32%	3,168
Very Low Income (< 50% AMI)	6,234	2,799	45%	3,435
<b>TOTALS</b>	<b>28,869</b>	<b>17,157</b>	<b>59%</b>	<b>11,712</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 2018 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 seven years, there are about 394,615 housing units in San Francisco, distributed between single family units (31%), moderate

density buildings (two to nine units – 30%), and higher density structures (10 or more units – 39%). This distribution is similar over the last seven 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 2018, there was a net gain of 2,579 units in the City’s housing stock. As of December 2018, units in buildings with 20 or more units comprised 29% of the City’s total housing. Of all units added since the 2010 ACS5, over 89% 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 2018. Figure 2 illustrates San Francisco’s housing stock by building type for 2018.

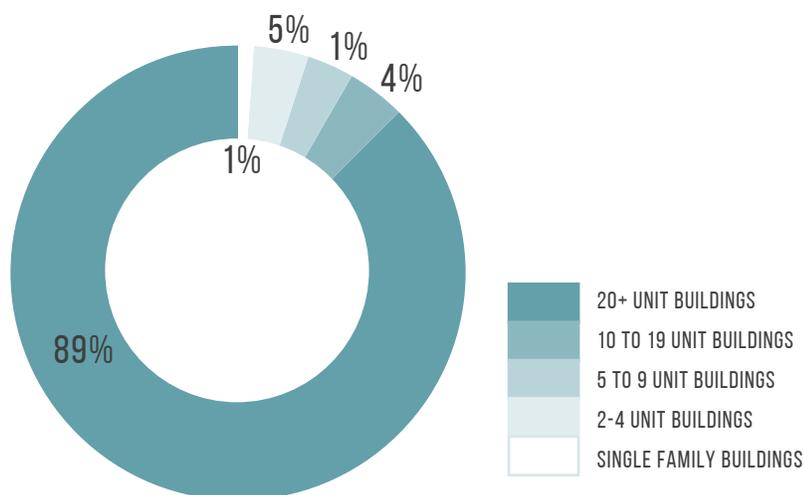
**TABLE 1.**  
**San Francisco Housing Stock by Building Type, 2010–2018**

Building Type	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	Total
2010 ACS5	123,951	79,774	37,088	37,656	93,496	<b>372,535</b>
Net Added 2011–2018	160	645	350	614	20,311	<b>22,080</b>
<b>TOTAL</b>	<b>124,111</b>	<b>80,419</b>	<b>37,438</b>	<b>38,270</b>	<b>113,807</b>	<b>394,615</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, 2018**



## Housing Production Trends

### New Housing Construction

- » New construction unit totals for 2018 – 2,309 – is a 46% decrease from 2017. New construction in 2018 is 9% below the 10-year average of 2,532 new construction units.
- » Alterations resulted in 381 units added through conversion or expansion of existing structures, and the addition or legalization of accessory dwelling units. However, 58 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 323 units were added to the housing stock through “alterations” of existing units or buildings. This is a 71% increase from the 189 net units added in 2017 as a result of alterations.

- » Fifty-three units were demolished in 2018.
- » In 2018, net addition to the City's housing stock decreased by 42% from 2017. This 2018 net new unit count of 2,579 is also slightly below the 10-year average of 2,676 net new units.
- » Affordable units made up 24% of new units built in 2018. The number of affordable units built in 2018 is 56% below the number of affordable units built in 2017.
- » In 2018, the Department of Building Inspection (DBI) authorized 6,097 units for construction. This represents a 9% decrease from the number of units authorized in 2017 (6,731).

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 completed in 2018 include: 150 Van Ness Avenue (431 market-rate units and 50 low-income affordable inclusionary units), 1000 3rd Street (198 market rate units), 800 Indiana Street (168 market rate units), and 110 Channel (152 market rate units).

The 626 Mission Bay Boulevard North development (100% affordable, with 142 low-income units and one manager's unit) and 255 Fremont Street (100% affordable, with 85 low-income units) are two major affordable housing projects completed in 2018.

A list of all market rate projects with ten units or more completed in 2018 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects completed in 2018.

**TABLE 2.**  
**San Francisco Housing Trends, 1999–2018**

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
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
2018	6,097	2,309	53	323	2,579
<b>TOTAL</b>	<b>62,561</b>	<b>45,556</b>	<b>2,357</b>	<b>4,416</b>	<b>47,615</b>

Source: Planning Department

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

## Projects Approved and Under Review by Planning

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

- » In 2018, 708 projects with 5,416 total units were filed with the Planning Department. This is a 5% increase from the number of projects filed in 2017 and is about 9% above the five-year average of 4,981 units.

**TABLE 3.**  
Projects and Units Filed at Planning Department for Review, 2014–2018

Year	Projects Filed	Units Filed
2014	145	2,458
2015	409	5,099
2016	562	6,783
2017	591	5,149
2018	708	5,416
<b>TOTAL</b>	<b>2,415</b>	<b>23,805</b>

Source: Planning Department

- » The Planning Department approved and fully entitled 72 projects in 2018. These projects propose a total of 4,552 units. Two of the larger projects filed in 2018 include: India Basin (1,575 total units) and 30 Otis Street (406 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 (20 units or more) that received Planning entitlements in 2018. Appendix A-4 contains a list of the major projects filed at the Planning Department for review during 2018.

**TABLE 4.**  
Units and Projects Authorized for Construction by DBI by Building Type, 2014–2018

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
2014	49	144	70	75	3,496	3,834	240
2015	39	142	68	127	2,606	2,982	276
2016	52	151	105	192	3,559	4,059	386
2017	45	82	100	256	6,248	6,731	331
2018	31	219	93	393	5,361	6,097	504
<b>TOTAL</b>	<b>216</b>	<b>738</b>	<b>436</b>	<b>1,043</b>	<b>21,270</b>	<b>23,703</b>	<b>1,737</b>

Source: Planning Department

## Units Authorized for Construction

- » In 2018, DBI authorized 6,097 units for construction, 9% less than in 2017. This number is also about 30% higher than the five-year average (4,741). Since units authorized for construction is one of the indicators of future housing construction, the number of new units completed is expected to increase over the next few years.
- » There were more projects authorized in 2018: 504 compared to 331 projects in 2017. In 2018, the average project size was 12 units, which is slightly below the average project size for the five years between 2014 and 2018 (14).

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 2018 (88%) are in projects with 20 units or more.
- » Major projects authorized for construction during the reporting year include: 1140 Harrison Street (371 units); 1270 Mission Street (299 units); and 188 Hooper Street (280 units).

Appendix A-5 lists all projects with twenty or more units authorized for construction in 2018.

## Demolitions

- » A total of 53 units were demolished in 2018.
- » The demolition of the 53 units in 2018 is 20% above the five-year demolition average of 44 units.

Table 5 shows the units demolished between 2014 and 2018 by building type and Table 6 shows the demolitions in 2018 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 323 units from alterations in 2018 is comprised of 381 units added and 58 units eliminated.

- » Units gained through alterations increased 58% from the previous year – 381 units in 2018 compared to 241 units in 2017.
- » 141 units of alterations in 2018 are new accessory dwelling units or legalized secondary units.
- » Of the 58 units lost through alteration in 2018, 31 were illegal units removed, five units were lost due to mergers, one was a unit converted, and 21 units were corrections to official records. This represents a 12% increase in units lost through alterations from 2017 (52).

Table 7 shows the number of units added or eliminated through alteration permits from 2014 to 2018. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

- » The net total of 111 units lost in 2018 due to demolition or alteration is 56% more than the net total lost in 2017.

**TABLE 5.**  
**Units Demolished by Building Type, 2014–2018**

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
2014	33	18	6	32	39	95
2015	17	15	2	-	8	25
2016	17	14	-	8	8	30
2017	14	11	4	3	-	18
2018	25	22	4	-	27	53
<b>TOTAL</b>	<b>106</b>	<b>80</b>	<b>16</b>	<b>43</b>	<b>82</b>	<b>221</b>

Source: Planning Department

**TABLE 6.**  
**Units Demolished by Zoning District, 2018**

Zoning District	Buildings	Units		Total	Percent of Total
		Single Family	Multi-Family		
C-3-G	1	-	27	27	51%
NC-3	1	-	2	2	4%
RH DTR	1	1	-	1	2%
RH-1	8	8	-	8	15%
RH-1(D)	3	3	-	3	6%
RH-2	7	6	2	8	15%
RH-3	2	2	-	2	4%
RTO-M	2	2	-	2	4%
<b>TOTAL</b>	<b>25</b>	<b>22</b>	<b>31</b>	<b>53</b>	

Source: Planning Department

**TABLE 7.**  
Units Added or Lost Through Alteration Permits, 2014–2018

Year	Units Added	Units Eliminated	Net Change
2014	200	45	<b>155</b>
2015	623	116	<b>507</b>
2016	359	178	<b>181</b>
2017	241	52	<b>189</b>
2018	381	58	<b>323</b>
<b>TOTAL</b>	<b>1,804</b>	<b>449</b>	<b>1,355</b>

Source: Planning Department

**TABLE 8.**  
Units Lost Through Alterations and Demolitions, 2014–2018

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>		
2014	24	20	1		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>
2018	31	5	21	1	58	53	<b>111</b>
<b>TOTAL</b>	<b>271</b>	<b>57</b>	<b>37</b>	<b>84</b>	<b>449</b>	<b>221</b>	<b>670</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.

- » In 2018, 79 ADUs were completed. Two ADUs were added in detached structures such as garages or sheds, and 74 ADUs were added in building with five or more units.

The legalization program also allows legalizations of existing ADUs without any prior evidence. 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 2018, 62 illegal secondary units were legalized through the legalization program. Approximately 77% of these legalized units were in buildings with two to four units.

Table 9 shows the number of ADUs added and Table 9A shows the number of ADUs legalized in 2018. Table 10 shows the number of ADUs added and legalized by building type in 2018.

**TABLE 9.**  
Accessory Dwelling Units Added, 2018

Year	ADUs Completed
2017	23
2018	79
<b>TOTAL</b>	<b>102</b>

Source: Planning Department, Department of Building Inspection

**TABLE 9A.**  
Accessory Dwelling Units Legalized, 2018

Year	Completed Legalizations through Ordinance 43-14
2017	76
2018	62
<b>TOTAL</b>	<b>138</b>

Source: Planning Department, Department of Building Inspection

**TABLE 10.**  
Accessory Dwelling Units Added and Legalized through Ordinance by Building Type, 2018

Year	Buildings	Units by Building Type				Total
		Detached Unit	2 to 4 Units	5 to 9 Units	10+ Units	
2017	91	-	64	20	15	<b>99</b>
2018	110	5	61	24	51	<b>141</b>
<b>TOTAL</b>	<b>201</b>	<b>5</b>	<b>125</b>	<b>44</b>	<b>66</b>	<b>240</b>

Source: Planning Department, Department of Building Inspection

Note: The building type is defined by the total number of units in the structure after net new units have been added.

## Additional Units Proposed Through Density Bonus Programs

The California State Density Bonus Law offers development incentives to projects that provide on-site affordable housing. In 2017, the City established the Individually Requested State Density Bonus Program, which incorporates additional requirements and standards for local implementation of the State Program. The housing project utilizing this program must comply with the Inclusionary Affordable Housing Requirement, but the project may only seek a bonus at a single income level. The State Program offers projects the right to receive up to three incentives or concessions that are required to provide for affordable housing costs. A concession or incentive can be a reduction in site development standards, or a modification of zoning code requirements, approval of mixed-use zoning, or other regulatory concessions or incentives.

HOME-SF is an optional local density bonus program that may be used by applicants in lieu of the State Program to construct mixed-income projects with a higher percentage of inclusionary units in certain areas of San Francisco. Under this program, 20 to 30 percent of the units in a new housing project must be affordable to low, middle, and moderate-income families. To provide more family friendly housing, forty percent of the total units in the building must be two bedrooms or larger. In return, density bonuses and zoning modifications are provided, thus allowing project sponsors to accommodate additional affordable units.

As of December 2018, all density bonus projects filed with the Planning Department are in stages of Planning review or have had a building permit issued. None of the projects have been completed and do not count towards units added to the housing production in year 2018.

- » In 2018, 35 projects were in the pipeline for the State Density Bonus Program. These projects propose adding 3,200 units to the housing stock.
- » In 2018, 8 projects were in the pipeline for the HOME-SF Density Bonus Program. These projects propose adding 445 units to the housing stock.

Table 11 on the following page shows the number of units associated with density bonus projects in the pipeline. Table 12 on the following page shows the number of projects in different stages of application as of late 2018. Table A-6 in Appendix A lists the density bonus projects in the pipeline and any associated waivers or incentives and concessions.

**TABLE 11.**  
**Density Bonus Projects in the Pipeline by Total Units, 2018**

Program	Projects	Units			Percent of Total Units With Bonus
		Total Units Before Bonus	Total Units With Bonus	Affordable Units	
State Density Bonus	35	2,371	3,200	471	88%
HOME-SF Density Bonus	8	233	445	106	12%
<b>TOTAL</b>	<b>43</b>	<b>2,604</b>	<b>3,645</b>	<b>577</b>	

Source: Planning Department, Department of Building Inspection

Note: Unit counts may change as the application moves through different stages in the process of entitlement. In addition, because some of these applications are in very early stages, information such as affordable housing units or total number of units before or after bonus is not available.

**TABLE 12.**  
**Density Bonus Projects in the Pipeline by Status of Application, 2018**

Program	Projects	Status of Application			
		PPA Filed	Under Review	Entitled	Building Permit Issued
State Density Bonus	35	4	27	1	3
HOME-SF Density Bonus	8	3	5	-	-
<b>TOTAL</b>	<b>43</b>	<b>7</b>	<b>32</b>	<b>1</b>	<b>3</b>

Source: Planning Department, Department of Building Inspection

**TABLE 13.**  
**Housing Units Built by Building Type, 2014–2018**

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
2014	33	64	80	164	3,313	3,654
2015	48	149	90	45	2,763	3,095
2016	66	68	106	76	4,579	4,895
2017	48	138	214	68	4,043	4,511
2018	37	108	95	110	2,340	2,690
<b>TOTAL</b>	<b>232</b>	<b>527</b>	<b>585</b>	<b>463</b>	<b>17,038</b>	<b>18,845</b>
<b>Share of Total Units Added, 2014-2018</b>	<b>1.2%</b>	<b>2.8%</b>	<b>3.1%</b>	<b>2.5%</b>	<b>90.4%</b>	

Source: Planning Department

## New Housing Unit Trends

New construction and residential conversions are the primary engine behind changes to the housing stock. This section examines units added to the housing stock over the past five years by looking at the types of buildings and the Zoning Districts where they occurred. For 2018, 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 (90.4%) in buildings with 20 or more units.
- » Thirty-seven single-family units were added in 2018, 23% 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 (1.2%).
- » More units were added in the "10-19 Units" category than in the previous four years (110 units added in 2018).
- » The share of units added in high-density buildings (20 or more units) —87%— is just below than the five-year average of 90%.

Table 13 on the opposite page shows new construction from 2014 through 2018 by building type.

### New Housing Units Added by Zoning District

Approximately 55% of units added in 2018 were in Mixed Use zoning districts. Commercial zoning districts contributed 30%, and Residential, House and Mixed zoning districts followed with 16% of total units added.

Table 14 summarizes new units added in 2018 by generalized Zoning Districts. Table 15 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 14.**  
New Housing Units  
Added by  
Generalized  
Zoning, 2018

General Zoning Districts	Units	Percent of Total	Rank
Commercial (RC, C-3-G, C-3-O(SD))	797	30%	2
Mixed Use (CMUO, CRNC, NC, NCT, RC, Etc.)	1,475	55%	1
Residential, House and Mixed (RED, RH, RM, RTO)	418	16%	3
<b>TOTAL</b>	<b>2,690</b>	100%	

Source: Planning Department

**TABLE 15.**  
**New Housing Units Added by Zoning District, 2018**

Zoning Districts	Units	Percent of Total	Rank
C-2	35	1%	14
C-3-G	604	22%	1
C-3-O(SD)	158	6%	4
CMUO	79	3%	9
CRNC	3	<1%	24
HP-RA	132	5%	6
MB-RA	497	18%	2
MUG	1	<1%	28
MUR	1	<1%	29
NC-1	1	<1%	30
NC-2	32	1%	15
NC-3	29	1%	17
NCD	87	3%	8
NCT	155	6%	5
NCT-3	3	<1%	25
RC-3	3	<1%	26
RC-4	51	2%	13
RED	4	<1%	23
RED-MX	7	<1%	21
RH-1	58	2%	12
RH-1(D)	11	<1%	20
RH-2	78	3%	10
RH-3	32	1%	16
RM-1	71	3%	11
RM-2	20	1%	18
RM-3	5	<1%	22
RTO	16	1%	19
RTO-M	3	<1%	27
TB DTR	120	4%	7
UMU	393	15%	3
WMUG	1	<1%	31
<b>TOTAL</b>	<b>2,690</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 Condominiums Recorded

- » New condominiums recorded in 2018 decreased to 3,123 units from 3,216 units in 2017 (a decrease of 3%).
- » Approximately 95% of the condominiums recorded were in buildings with 20 or more units (2,980 units which represented a 4% decrease from 2017).

Table 16 shows construction of new condominiums recorded by DPW over the past ten years and Table 17 shows new condominium construction by building type over the past five years.

**TABLE 16.**  
New Condominiums Recorded by DPW, 2009–2018

Year	Units	% Change from Previous Year
2009	835	-56%
2010	734	-12%
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%
2018	3,123	-3%
<b>TOTAL</b>	<b>19,190</b>	

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

**TABLE 17.**  
New Condominiums Recorded by the DPW by Building Type, 2014–2018

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
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
2018	20	42	25	56	2,980	3,123
<b>TOTAL</b>	<b>98</b>	<b>129</b>	<b>137</b>	<b>203</b>	<b>11,867</b>	<b>12,434</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 35% in 2018 (191 from 296 conversions in 2017). This number is 62% lower than the 10-year average of 496 units.
- » About 45% of units converted in 2018 occurred in two-unit buildings, followed by 25% occurring in three-unit buildings.
- » Seventy percent of the condominium conversions in 2018 (134) were in buildings with two or three units, a trend repeated from 2014 through 2017.

Table 18 shows the number of conversions recorded by DPW from 2009-2018. Table 19 shows condominium conversions by building type over the past five years.

**TABLE 18.**  
Condominium Conversions Recorded by DPW, 2009–2018

Year	Units	% Change from Previous Year
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%
2018	191	-35%
<b>TOTAL</b>	<b>4,964</b>	

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

**TABLE 19.**  
Condominium Conversions Recorded by DPW by Building Type, 2014–2018

Year	2 Units	3 Units	4 Units	5 to 6 Units	Total
2014	156	312	156	106	730
2015	154	267	200	40	661
2016	118	120	80	99	417
2017	118	72	48	58	296
2018	86	48	12	45	191
<b>TOTAL</b>	<b>632</b>	<b>819</b>	<b>496</b>	<b>348</b>	<b>2,295</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 2018, 19,199 residential hotel rooms are registered in San Francisco; 66% are residential rooms in for-profit residential hotels and 34% are residential in non-profit hotels.

Table 20 reports the number of residential hotel buildings and units for both for-profit and nonprofit residential hotels from 2014 through 2018.

**TABLE 20.**  
**Changes in Residential Hotel Stock, 2014–2018**

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>
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>
2018	397	12,710	2,674	106	6,489	<b>503</b>	<b>19,199</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 21 and 22 show the incomes and prices for affordable rental and ownership units based on 2018 HUD income limits.

**TABLE 21.**  
**2018 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	\$24,850	\$621
	2	1 Bedroom	\$28,400	\$710
	3	2 Bedroom	\$31,950	\$799
	4	3 Bedroom	\$35,500	\$888
	5	4 Bedroom	\$38,350	\$959
	6	5 Bedroom	\$41,200	\$1,030
<b>Very Low Income</b> (50% of HUD Median Income)	1	Studio	\$41,450	\$1,036
	2	1 Bedroom	\$47,350	\$1,184
	3	2 Bedroom	\$53,300	\$1,333
	4	3 Bedroom	\$59,200	\$1,480
	5	4 Bedroom	\$63,950	\$1,599
	6	5 Bedroom	\$68,700	\$1,718
<b>Lower Income</b> (60% of HUD Median Income)	1	Studio	\$49,750	\$1,244
	2	1 Bedroom	\$56,800	\$1,420
	3	2 Bedroom	\$63,950	\$1,599
	4	3 Bedroom	\$71,050	\$1,776
	5	4 Bedroom	\$76,700	\$1,918
	6	5 Bedroom	\$82,400	\$2,060
<b>Low Income</b> (80% of HUD Median Income)	1	Studio	\$66,300	\$1,658
	2	1 Bedroom	\$75,750	\$1,894
	3	2 Bedroom	\$85,250	\$2,131
	4	3 Bedroom	\$94,700	\$2,368
	5	4 Bedroom	\$102,300	\$2,558
	6	5 Bedroom	\$109,900	\$2,748

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

**Note:** Incomes are based on the 2018 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 22.**  
**2018 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	\$58,050	\$1,596	\$179,281
	2	1 Bedroom	\$66,300	\$1,823	\$216,823
	3	2 Bedroom	\$74,600	\$2,052	\$245,455
	4	3 Bedroom	\$82,900	\$2,280	\$281,233
	5	4 Bedroom	\$89,500	\$2,461	\$305,696
<b>Median Income</b> <i>(90% of HUD Median Income)</i>	1	Studio	\$74,600	\$2,052	\$262,679
	2	1 Bedroom	\$85,250	\$2,344	\$312,315
	3	2 Bedroom	\$95,900	\$2,637	\$352,789
	4	3 Bedroom	\$106,550	\$2,930	\$400,410
	5	4 Bedroom	\$115,050	\$3,164	\$434,447
<b>Moderate Income</b> <i>(110% of HUD Median Income)</i>	1	Studio	\$91,200	\$2,508	\$346,330
	2	1 Bedroom	\$104,150	\$2,864	\$407,556
	3	2 Bedroom	\$117,200	\$3,223	\$460,124
	4	3 Bedroom	\$130,250	\$3,582	\$519,839
	5	4 Bedroom	\$140,650	\$3,868	\$563,451

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

**Note:** Incomes are based on the 2018 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 645 affordable units were completed in 2018, representing 24% of the new housing units added in 2018. Of these, 163 are new inclusionary units, and 141 are new accessory dwelling units (ADUs) or units legalized through the ADU legalization program.
- » The number of affordable units built in 2018 (645) is 23% lower than the five year average of affordable units built (840 units).
- » Very low-income units represented 6% of the new affordable units that were constructed in 2018; low-income units made up 62%, and moderate income units made up about 32%.

Table 23 shows the production of affordable housing by levels of affordability and Table 24 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 (645) produced in 2018 was 56% less than in 2017 (1,466).
- » A total of 141 Accessory Dwelling Units (ADUs) were added to existing residential buildings or legalized through the ordinance in 2018. 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 2018 include: 626 Mission Bay Boulevard North (100% affordable; 142 low-income units, and one manager’s unit), 255 Fremont Street (100% affordable; 85 low-income units), and 1036 Mission Street (100% affordable; 40 very low-income units and 43 low-income units).

All major (10 or more units) new affordable housing projects completed in 2018 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-7.

**TABLE 23.**  
**New Affordable Housing Construction by Income Level, 2014–2018**

Year	Extremely Low (30% AMI)	Very Low (50% AMI)	Low (80% AMI)	Moderate (120% AMI)	Total Affordable Units	Total All New Units	% of All New Units
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%
2018	-	40	401	204	<b>645</b>	2,690	24%
<b>TOTAL</b>	<b>120</b>	<b>1,216</b>	<b>1,866</b>	<b>997</b>	<b>4,199</b>	<b>18,845</b>	<b>22%</b>

Source: Planning Department, Mayor's Office of Housing

\*From 2015, 53 of these units, from 2016, 65 of these units, from 2017, 99 of these units, and from 2018, 141 of these units are considered "secondary units" or ADUs and are not income-restricted

**TABLE 24.**  
**New Affordable Housing Construction by Housing Type, 2014–2018**

Year	Family	Senior	Individual/SRO	Homeowner	Other	Total
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>
2018	434	-	19	51	141	<b>645</b>
2018 Percent of Total	67%	-	3%	8%	22%	

Source: Planning Department, Mayor's Office of Housing

Note: Family units include projects with a majority of two or more bedroom units. Individual / SRO includes projects with a majority of one bedroom, residential care facilities, shelters, and transitional housing.  
 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 25 shows inclusionary units completed from 2014 to 2018.

- » One hundred and sixty-three inclusionary units were completed in 2018. One hundred of these units are low-income units, and 63 are moderate income units.
- » In 2018, the number of inclusionary units built (163) represented a 61% decrease from that provided in 2017 (421). The number of inclusionary housing units built in 2018 is also 49% lower than the five-year annual average of 317 units.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2018 and details of inclusionary units for those projects that have them.

In Fiscal Year 2018, a total of \$51 million was collected as partial payments of in-lieu fees for projects. Appendix D is a summary of in-lieu fees collected since 2009.

**TABLE 25.**  
**New Inclusionary Units, 2014–2018**

Year	Units
2014	267
2015	286
2016	449
2017	421
2018	163
<b>TOTAL</b>	<b>1,586</b>

Source: Planning Department, Mayor’s Office of Housing

**TABLE 26.****Housing Price Trends, San Francisco Bay Area, 2014–2018**

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>
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
2018	\$4,650	\$2,963	<b>\$1,573,000</b>	\$939,216

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 2018, median rental prices for a two-bedroom apartment in San Francisco increased slightly to \$4,650 per month. The fairly small rent price increases between the years 2014 and 2016 suggested rent trends began to flatten, and 2017 indicated the first actual dip in median rental prices since 2011.
- » The 2018 median rental price for a two-bedroom apartment in San Francisco is 57% higher than the median rental price for the entire Bay Area.
- » In 2018, the median price for a two-bedroom home in San Francisco went up to \$1,573,000. This price is 7% higher than the 2017 median home price (\$1,469,000).

- » 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 \$460,124 according to Table 20) would fall a little over \$1.1 million short of being able to purchase a median-priced two-bedroom home (\$1,573,000).
- » A three-person household with a combined household income at 80% of the median income could pay a maximum rent of \$2,131 (according to Table 19) or only about 46% of the median rent (\$4,650).

Table 26 gives rental and sales prices for 2014 through 2018. 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 27 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 27A 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 2018, the Mayor's Office of Housing and the Office of Community Investment and Infrastructure rehabilitated 49 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. Since 2016, 3,443 units of public housing properties were transferred to owner/developer teams to rehabilitate. Table 27B contains details of these units by income level.

- » In 2018, there were 1,167 units turned over for rehabilitation through the RAD program.

**TABLE 27.**  
Units Acquired or Rehabilitated, 2014–2018

Year	Units Acquired / Rehabilitated
2014	382
2015	104
2016	152
2017	119
2018	49
<b>TOTAL</b>	<b>806</b>

Source: Mayor's Office of Housing

**TABLE 27A.**  
Details of Units Acquired or Rehabilitated, 2018

Address	Total Units	Units Acquired / Rehabilitated
70 Moss St	5	5
106 South Park	24	24
289 9th Ave/800 Clement St	16	16
890 Capp St	4	4

Source: Mayor's Office of Housing

**TABLE 27B.**  
Rental Assistance Demonstration Program, 2016–2018

Year	Very Low-Income Units Turned Over / Rehabilitated	Low-Income Units Turned Over / Rehabilitated
2016	2,042	118
2017	-	-
2018	934	233
<b>TOTAL</b>	<b>3,092</b>	<b>351</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 28 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 2018 with 1,186 units built or 51% of the total new construction. Moreover, with three units lost through demolition and an additional 37 net units added through conversion or alteration, it also had the highest net gain with 1,220 net new units or 47% of net new addition Citywide.

» The Downtown (701 net new housing units) and South Bayshore (167 net new housing units) Planning Districts followed South of Market in the highest net new housing units added Citywide.

» The Downtown Planning District had the highest number of units demolished, with 27 units lost or about 51% of the total 53 units that were demolished in 2018.

» The Bernal Heights Planning District gained the least number of units in 2018, adding six units and losing one housing unit through demolition, resulting in a net addition of five units to the housing stock.

Figure 3 on the following page shows total new housing constructed and demolished by San Francisco Planning Districts in 2018.

**MAP 1.**  
San Francisco Planning Districts



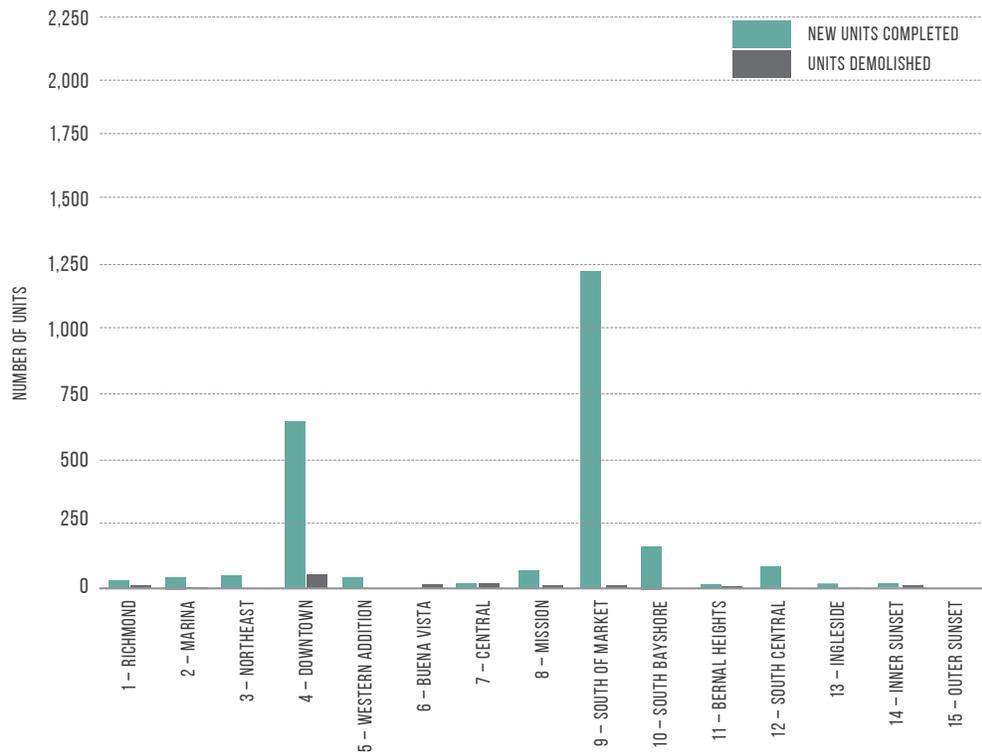
**TABLE 28.**  
Housing Units Completed and Demolished by Planning District, 2018

No.	District Name	New Units Completed	Rank	Units Demolished	Rank	Units Altered	Rank	Net Gain Housing Units	Rank
1	Richmond	26	9	1	-	26	6	51	8
2	Marina	45	6	3	4	21	7	63	7
3	Northeast	40	7	-	-	42	2	82	5
4	Downtown	684	2	27	1	44	1	701	2
5	Western Addition	29	8	-	-	20	8	49	9
6	Buena Vista	2	14	1	7	15	10	16	11
7	Central	13	10	10	2	8	13	11	12
8	Mission	77	4	3	5	27	5	101	4
9	South of Market	1,186	1	3	6	37	3	1,220	1
10	South Bayshore	130	3	-	-	37	4	167	3
11	Bernal Heights	6	11	1	8	0	15	5	15
12	South Central	63	5	-	-	10	12	73	6
13	Ingleside	5	12	-	-	16	9	21	10
14	Inner Sunset	3	13	4	3	8	14	7	14
15	Outer Sunset	-	15	-	-	12	11	12	13
	<b>TOTAL</b>	<b>2,309</b>		<b>(53)</b>		<b>323</b>		<b>2,579</b>	

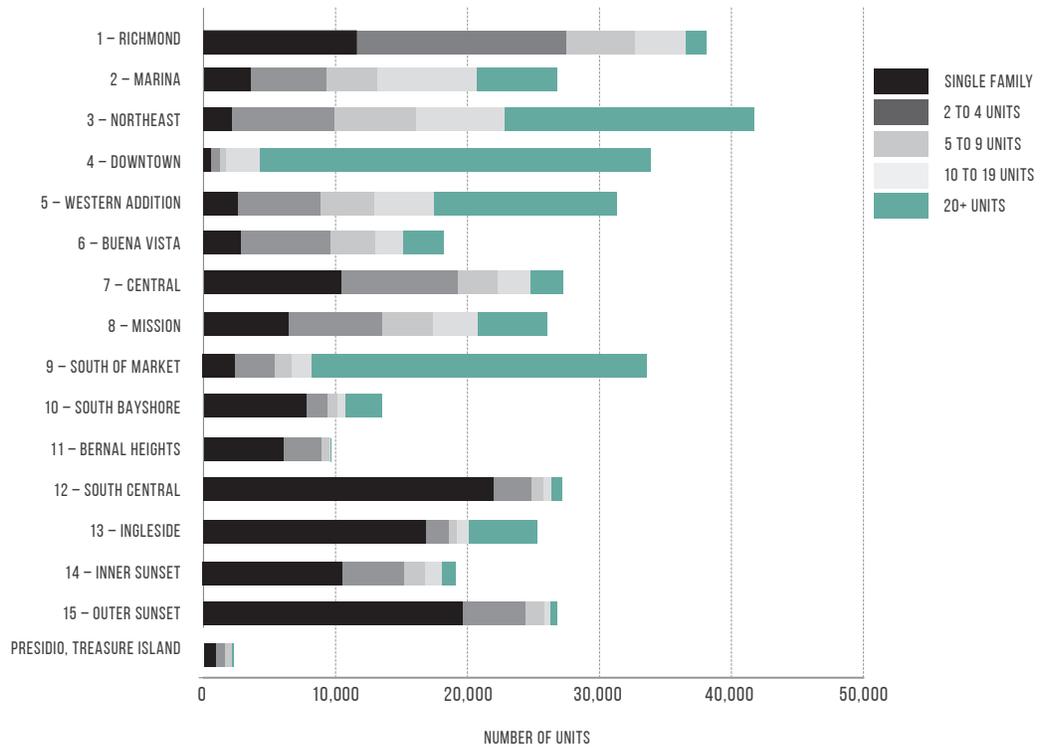
Source: Planning Department

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, 2018



**FIGURE 4.**  
**San Francisco**  
**Housing Stock**  
**by Planning**  
**District, 2018**



### Housing Stock by Planning District

Figure 4 shows the total overall housing stock by building type for the fifteen San Francisco Planning Districts. Table 29 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 41,049 units and 37,596 units respectively. The Northeast District accounts for about 10.4% of the City’s housing stock, while the Richmond Planning District accounts for about 9.5%.
- » 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 28,945 units. The South of Market District closely follows with about 24,833 units. Eighty-seven 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 75% of its units in buildings with 20 units or more, claims 22% of the City’s high-density housing.

**TABLE 29.**  
**San Francisco Housing Stock by Planning District, 2010–2018**

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>
2011-2017	(10)	87	26	(11)	70	<b>162</b>
2018	3	19	10	17	2	<b>51</b>
<b>TOTAL</b>	<b>11,381</b>	<b>15,631</b>	<b>5,162</b>	<b>3,851</b>	<b>1,539</b>	<b>37,596</b>
Percent of Total	30.3%	41.6%	13.7%	10.2%	4.1%	<b>9.5%</b>
<b>2 - Marina</b>						
2010 ACS5	3,469	5,636	3,824	7,404	5,817	<b>26,165</b>
2011-2017	-	13	(2)	(5)	182	<b>188</b>
2018	-	9	2	19	33	<b>63</b>
<b>TOTAL</b>	<b>3,469</b>	<b>5,658</b>	<b>3,824</b>	<b>7,418</b>	<b>6,032</b>	<b>26,416</b>
Percent of Total	13.1%	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>
2011-2017	-	38	15	8	444	<b>505</b>
2018	1	9	3	27	42	<b>82</b>
<b>TOTAL</b>	<b>2,081</b>	<b>7,668</b>	<b>6,165</b>	<b>6,620</b>	<b>18,451</b>	<b>41,049</b>
Percent of Total	5.1%	18.7%	15.0%	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>
2011-2017	2	8	(2)	46	3,289	<b>3,343</b>
2018	1	-	11	-	689	<b>701</b>
<b>TOTAL</b>	<b>550</b>	<b>727</b>	<b>503</b>	<b>2,506</b>	<b>28,945</b>	<b>33,392</b>
Percent of Total	1.6%	2.2%	1.5%	7.5%	86.7%	<b>8.5%</b>
<b>5 - Western Addition</b>						
2010 ACS5	2,535	6,065	4,055	4,381	12,283	<b>29,319</b>
2011-2017	-	56	26	46	1,183	<b>1,311</b>
2018	-	7	-	8	34	<b>49</b>
<b>TOTAL</b>	<b>2,535</b>	<b>6,128</b>	<b>4,081</b>	<b>4,435</b>	<b>13,500</b>	<b>30,679</b>
Percent of Total	8.3%	20.0%	13.3%	14.5%	44.0%	<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>
2011-2017	(1)	42	10	(8)	820	<b>863</b>
2018	1	5	3	7	-	<b>16</b>
<b>TOTAL</b>	<b>2,777</b>	<b>6,680</b>	<b>3,352</b>	<b>2,098</b>	<b>2,882</b>	<b>17,829</b>
Percent of Total	15.6%	37.5%	18.8%	11.8%	16.2%	<b>4.5%</b>

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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>
2011-2017	139	62	18	19	169	<b>287</b>
2018	(2)	5	7	1	-	<b>11</b>
<b>TOTAL</b>	<b>10,236</b>	<b>8,738</b>	<b>2,960</b>	<b>2,418</b>	<b>2,336</b>	<b>26,693</b>
Percent of Total	38.3%	32.7%	11.1%	9.1%	8.8%	<b>6.76%</b>
<b>8 - Mission</b>						
2010 ACS5	6,295	7,026	3,797	3,221	4,205	<b>24,566</b>
2011-2017	6	83	41	110	726	<b>966</b>
2018	(1)	21	1	27	53	<b>101</b>
<b>TOTAL</b>	<b>6,300</b>	<b>7,130</b>	<b>3,839</b>	<b>3,358</b>	<b>4,984</b>	<b>25,633</b>
Percent of Total	24.6%	27.8%	15.0%	13.1%	19.4%	<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>
2011-2017	4	42	33	123	7,299	<b>9,754</b>
2018	-	4	1	4	1,211	<b>1,220</b>
<b>TOTAL</b>	<b>2,383</b>	<b>2,979</b>	<b>1,241</b>	<b>1,555</b>	<b>24,833</b>	<b>33,035</b>
Percent of Total	7.2%	9.0%	3.8%	4.7%	75.2%	<b>8.4%</b>
<b>10 - South Bayshore</b>						
2010 ACS5	7,614	1,614	700	514	890	<b>11,404</b>
2011-2017	1	(65)	122	128	1,314	<b>1,500</b>
2018	1	3	-	-	163	<b>167</b>
<b>TOTAL</b>	<b>7,616</b>	<b>1,552</b>	<b>822</b>	<b>642</b>	<b>2,367</b>	<b>13,071</b>
Percent of Total	58.3%	11.9%	6.3%	4.9%	18.1%	<b>3.3%</b>
<b>11 - Bernal Heights</b>						
2010 ACS5	5,926	2,796	537	130	199	<b>9,629</b>
2011-2017	14	18	-	-	-	<b>34</b>
2018	2	3	-	-	-	<b>5</b>
<b>TOTAL</b>	<b>5,942</b>	<b>2,817</b>	<b>538</b>	<b>130</b>	<b>200</b>	<b>9,668</b>
Percent of Total	61.5%	29.1%	5.6%	1.3%	2.1%	<b>2.4%</b>
<b>12 - South Central</b>						
2010 ACS5	21,602	3,005	858	589	800	<b>26,866</b>
2011-2017	5	(23)	21	18	-	<b>21</b>
2018	3	9	-	-	61	<b>73</b>
<b>TOTAL</b>	<b>21,610</b>	<b>2,991</b>	<b>879</b>	<b>607</b>	<b>861</b>	<b>26,960</b>
Percent of Total	80.2%	11.1%	3.3%	2.3%	3.2%	<b>6.83%</b>
<b>13 - Ingleside</b>						
2010 ACS5	16,497	1,565	606	900	4,832	<b>24,424</b>
2011-2017	100	125	-	17	273	<b>515</b>
2018	4	16	-	-	1	<b>21</b>
<b>TOTAL</b>	<b>16,601</b>	<b>1,706</b>	<b>606</b>	<b>917</b>	<b>5,106</b>	<b>24,960</b>
Percent of Total	66.5%	6.8%	2.4%	3.7%	20.5%	<b>6.3%</b>

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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>
2011-2017	26	22	3	16	(1)	<b>46</b>
2018	1	6	-	-	-	<b>7</b>
<b>TOTAL</b>	<b>10,457</b>	<b>4,556</b>	<b>1,558</b>	<b>1,242</b>	<b>1,187</b>	<b>19,004</b>
Percent of Total	55.0%	24.0%	8.2%	6.5%	6.2%	<b>4.8%</b>
<b>15 - Outer Sunset</b>						
2010 ACS5	19,321	4,750	1,385	442	495	<b>26,427</b>
2011-2017	-	9	-	-	-	<b>9</b>
2018	-	12	-	-	-	<b>12</b>
<b>TOTAL</b>	<b>19,321</b>	<b>4,771</b>	<b>1,385</b>	<b>442</b>	<b>495</b>	<b>26,448</b>
Percent of Total	73.1%	18.0%	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>
2011-2017	-	-	-	-	-	<b>-</b>
2018	-	-	-	-	-	<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>
2011-2017	146	517	312	504	18,022	<b>15,060</b>
2018	14	128	38	110	2,289	<b>2,579</b>
<b>TOTAL</b>	<b>124,111</b>	<b>80,419</b>	<b>37,438</b>	<b>38,270</b>	<b>113,807</b>	<b>394,615</b>
Percent of Total	31.5%	20.4%	9.5%	9.7%	28.8%	

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 2018, Bay Area counties authorized 32,692 units for construction, 4% more than the 2017 authorizations of 31,354 units.
- » Alameda (24%), Santa Clara (23%) and San Francisco (19%) counties accounted for 66% of the total units authorized in 2018.
- » In San Francisco, 99% of new housing is in multi-family buildings. Alameda (78%), Santa Clara (77%) Napa (68%), and San

Mateo (68%) also have a high percentage of authorized units in multi-family structures. Single-family housing units predominate in Solano (87%) and Sonoma (75%).

The map on page 12 shows the nine counties that make up the Greater San Francisco Bay Area. Table 30 shows the total number of units authorized for construction for San Francisco and the rest of the Bay Area for 2018. Figure 5 shows trends in housing construction by building type from 2009 to 2018.

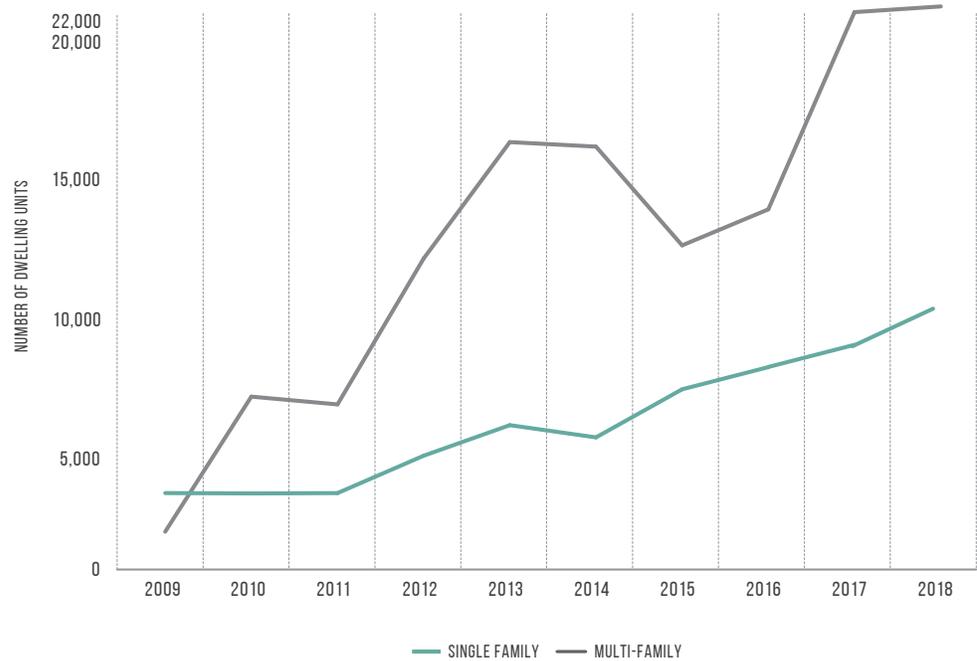
**TABLE 30.**

**Units Authorized for Construction for San Francisco and the Bay Area Counties, 2018**

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	1,770	6,147	<b>7,917</b>	24%
Contra Costa	1,665	1,161	<b>2,826</b>	9%
Marin	121	102	<b>223</b>	1%
Napa	339	734	<b>1,073</b>	3%
San Francisco	31	6,066	<b>6,097</b>	19%
San Mateo	492	1,037	<b>1,529</b>	5%
Santa Clara	1,734	5,946	<b>7,680</b>	23%
Solano	898	140	<b>1,038</b>	3%
Sonoma	3,252	1,057	<b>4,309</b>	13%
<b>TOTAL</b>	<b>10,302</b>	<b>22,390</b>	<b>32,692</b>	

Source: Construction Industry Research Board

**FIGURE 5.**  
**Bay Area Housing Construction Trends, 2009–2018**



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 2018. This list also includes the number of inclusionary units in the project.

**Table A-2** is comprised of major affordable housing projects with twenty or more units that were completed in 2018.

**Table A-3** provides information for all projects with twenty or more units that were fully entitled by the Planning Department in 2018. 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 2018. 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 2018.

**Table A-6** contains residential projects proposing to utilize a density bonus program.

**Table A-7** 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-8** details 2018 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 2018 housing trends in recently adopted planning areas.

**Table B-2** summarizes the units entitled by the Planning Department in 2018 by planning areas.

**Table B-3** summarizes units gained from new construction in 2018 by planning areas.

**Table B-4** summarizes units demolished in 2018 by planning areas.

**Table B-5** summarizes units lost through alterations and demolitions in 2018 by planning areas.

**Table B-6** summarizes affordable housing projects for 2018 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, 2018**

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
150 VAN NESS AV	431	50	Studio: 24 One Bedroom: 222 Two Bedroom: 160	Rental	From \$2,820 to \$7,000+
1000 3RD ST /ONE Mission Bay	198	-	Not Available	Ownership	From \$700,000+
800 INDIANA ST (158 of 326 Units Counted in 2017)	168	-	Not Available	Rental	From \$3,380+
110 CHANNEL /ONE Mission Bay	152	-	Not Available	Ownership	From \$700,000+
801 BRANNAN ST (312 of 434 Units Counted in 2017)	122	(55 counted in 2017)	Not Available	Rental	From \$3,315 to \$6,700+
1075 MARKET ST /Stage 1075	90	11	Studios: 29 One Bedroom: 50 Two Bedroom: 11	Ownership	From \$650,000+
41 TEHAMA ST (319 of 403 Units Counted in 2017)	84	(60 counted in 2017)	Not Available	Rental	From \$3,600 to \$15,000+
750 HARRISON ST	79	9	Studio: 79	Rental	From \$3,500+
181 FREMONT ST	74	-	Studio: 16 Two Bedroom+: 55	Ownership	From \$3 million+
815 TENNESSEE ST	69	10	One Bedroom: 26 Two Bedroom: 38 Three Bedroom: 5	Ownership	From \$800,000+
5050 MISSION ST	61	9	One Bedroom: 24 Two Bedroom: 28 Three Bedroom: 9	Rental	From \$3,675+
1335 FOLSOM ST	53	7	Studio: 53	Rental	From \$2,500+
1198 VALENCIA ST	52	6	One Bedroom: 23 Two Bedroom: 24 Three Bedroom: 2	Ownership	From \$1.3 million+
1238 SUTTER ST /Sutter North	37	4	Studio: 7 One Bedroom: 14 Two Bedroom: 16	Ownership	From \$600,000+
240 PACIFIC AV /288 Pacific Ave	33	-	Studio: 2 One Bedroom: 6 Two Bedroom: 24 Three Bedroom: 1	Ownership	From \$800,000+
75 ARKANSAS ST	30	-	Four Bedroom: 30	Rental	Not Available
580 HAYES ST	29	-	One Bedroom: 15 Two Bedroom: 12 Three Bedroom: 2	Ownership	From \$950,000+
51 INNES CT	28	4	Not Available	Ownership	From \$600,000+
52 INNES CT	28	3	Not Available	Ownership	From \$600,000+

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Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
1598 BAY ST	28	-	One Bedroom: 11 Two Bedroom: 10 Three Bedroom: 7	Ownership	From \$845,000+
10 INNES CT	21	9	Not Available	Ownership	From \$600,000+
10 KENNEDY PL	21	4	Not Available	Ownership	From \$600,000+
1741 POWELL ST /The Palace at Washington Square	18	-	One Bedroom: 6 Two Bedroom: 10 Three Bedroom: 2	Ownership	Not Available
3420 18TH ST /SF Mission Statement	16	-	Not Available	Ownership	Not Available
1463 LOMBARD ST	14	3	One Bedroom: 13 Two Bedroom+: 1	Rental	Not Available
1 STANYAN ST	13	-	Two Bedroom: 10 Three Bedroom: 3	Rental	From \$6,000

Source: Planning Department

**TABLE A-2.**  
**Major Affordable Housing Projects Completed, 2018**

Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI %	Type of Housing
626 Mission Bay Blvd North	143	142	One Bedroom: 53 Two Bedroom: 46 Three Bedroom: 43	Rental	One BR: \$1234/month Two BR: \$1481/month Three BR: \$1711/month	LOW	Family
255 Fremont St	85	85	One Bedroom: 39 Two Bedroom: 32 Three Bedroom: 14	Rental	One BR: \$1234/month Two BR: \$1481/month Three BR: \$1711/month	LOW	Family
1036 Mission St	83	83	Jr One/One BR: 38 Two Bedroom: 38 Three Bedroom: 7	Rental	Jr One BR: \$1082/month One BR: \$1154/month Two BR: \$1298/month Three BR: \$1441/month	VLI/ LOW	Family
2800 Arelious Walker Dr	31	31	One Bedroom: 12 Two Bedroom: 6 Four Bedroom: 10 Five Bedroom: 3	Rental	One BR: \$1351/month Two BR: \$1504/month	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, 2018**

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2014-002541PRJ	INDIA BASIN	The project proposes a multi-phase development with up to 1,575 residential units, approximately 209,100 sf of commercial/retail space, 1,800 parking spaces, and 1,575 bicycle parking spaces. The project would also include a total of about 24.5 acres of open space, some of which would be located on the 700 Innes Avenue property.	1,575	26-Jul-18	Approved
2015-010013PRJ	30 OTIS ST	The proposed project consists of demolition of the five existing buildings and construction of a new 398,365 gross square-foot mixed-use building containing 406 residential units, 2,199 square feet of retail, 15,993 square feet of arts activities space and a theater to be occupied by the City Ballet School.	406	27-Sep-18	Approved
2016-001738PRJ	1140-1150 Harrison Street	The proposal is for demolition of an existing 75,625 sq. ft. industrial building and the new construction of a six- to seven-story mixed-use building containing up to 371 dwelling units and six ground-floor commercial units with accessory residential use. The Project also includes a mid-block public pedestrian alley connecting Harrison and Hallam Streets, and streetscape improvements along Harrison Street and Berwick Place.	372	06-Jun-18	Approved
2013.0882	524 HOWARD ST	The proposed project is to replace the existing surface parking lot at 524 Howard Street with a 48-story, 495-foot tall residential tower with 300,052 square feet of residential uses over 1,470 square feet of ground floor retail uses.	284	12-Feb-18	Approved
2016-007850PRJ	88 Broadway	The proposed project is two-six story buildings containing affordable family and senior housing. First floor podium will provide ground floor units, commercial, commercial parking, bike parking, common space/social services for resident use, and property management offices.	178	19-Apr-18	Approved
2013.1535	450 OFARRELL ST	The project consists of demolishing an existing religious building and replacing it with a new 13-story, 176 dwelling unit building over 4000 square feet of ground floor commercial and a new church site.	171	13-Dec-18	Approved
2016-001514PRJ	1950 MISSION ST	The project proposes two buildings (one 5-story and one 9-story) with 157 units of affordable housing including studio, Junior 1 bedroom, 1 bedroom, 2 bedroom and 3 bedroom apartments. In addition to housing, the development will include amenity space, artist's alleys, a childcare center, and community based non-profit space.	157	19-Jun-18	Approved
2017-014088PRJ	681 FLORIDA ST	Project consists of proposed development of 130 units of affordable housing with 30% set aside for homeless families and approximately 9,140 square feet of arts related ground floor PDR space. Offices for management, services staff and a community room will be located at ground floor.	130	04-Apr-18	Approved

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2014-002033PRJ	429 Beale Street and 430 Main Street	The proposed project is the demolition of two existing self-storage structures and the new construction of a residential building containing 140 dwelling units.	125	12-Jun-18	Approved
2015-012994PRJ	200-214 Van Ness Avenue - SF Conservatory of Music	The property presently contains two existing, adjacent buildings, comprising 12,360 square feet of office space most recently occupied by Lighthouse for the Blind and 27 dwelling units. The proposal would demolish both buildings and construct a 12-story (above two basement levels), 120-foot tall, 168,000 square-foot building (Project). The new building would include 113 units of student housing containing 420 beds for students of the San Francisco Conservatory of Music (SFCM) on the fourth through eleventh floors, 30 dwelling units generally on the third and fourth floors, 49,600 square feet of educational space, including educational, classroom, rehearsal space, faculty offices and two performance spaces at the ground and twelfth floors, 4,320 square feet of broadcasting studio space on the second level, and 2,600 square feet of ground-floor restaurant/retail space.	117	23-Mar-18	Approved
2015-002825PRJ	1965 Market Street	The proposed project is to construct a mixed-use building with approximately 3,760 sf of ground-floor retail, below grade parking for 48 spaces, and 96 residential units.	96	01-Feb-18	Approved
2013.0253	655 FOLSOM ST	The project will include demolition of the existing building and construction of a new 14 story mixed use building including 89 dwelling units, ground floor commercial space of 2,300 sf and 36 below grade parking spaces.	89	20-Nov-18	Approved
2014.0376	2918 MISSION ST	Project involves the demolition of the existing retail building and surface parking lot and the construction of a new residential/retail building. The proposed building is 64' and six stories high.	68	09-Nov-18	Approved
2015-001360PRJ	793-799 SOUTH VAN NESS AVE	The proposed project is to demolish the existing gas station and construct a seven (7) story residential building with a roof deck, ground floor retail space, and mechanical features extending an additional 16 feet above the roof level. The building proposes 73 dwelling units, 41 auto parking spaces, and 80 bicycle parking spaces.	62	09-Jan-18	Approved
2015-015203PRJ	135 HYDE ST	The project consists of demolishing an existing 1-story auto repair garage and new construction of an 8-story residential building containing 59 dwelling units over ground floor commercial.	59	13-Jun-18	Approved
2009.1011	1801 & 1863 MISSION ST	The project consists of constructing two new buildings in existing parking lots. The new buildings consist of 17 dwelling units in one, and 36 dwelling units in the other. Both buildings include retail space and parking spaces.	54	14-Jun-18	Approved
2016-0007877PRJ	235 VALENCIA ST	The project proposes the demolition of an existing auto repair building and construction of a 5-story, 55-foot tall mixed-use building with 50 dwelling units.	50	24-Jan-18	Approved

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2016-008438PRJ	1075 & 1089 Folsom Street	The proposed project would demolish the existing buildings on the site, and construct a 6-story, 65-foot tall mixed-use building. The building would consist of 48 single room occupancy (SRO) units, approximately 350 square feet in size, on the first through sixth floors.	48	15-Nov-18	Approved
2014.1102	555 GOLDEN GATE AV	The proposed project is to demolish the existing one-story commercial building on a through lot with frontages on Golden Gate Avenue and Redwood Alley and construct an 11-story, 120-foot tall mixed-use building. The existing building on the 8,000 square foot subject lot was constructed circa 1909. The proposed new building, containing approximately 60,000 square feet, would include approximately 60 dwelling units, and 43 off-street parking spaces, 63 bicycle spaces with vehicular access on Redwood Alley.	48	28-Jun-18	Approved
2014.0244	230 07TH ST	The proposed project to allow demolition of an existing parking garage and new construction of a six-story, 65-foot tall, 44,722 square feet (sf), mixed-use residential building with 40 dwelling units and 2,012 square feet ground floor commercial space.	44	18-Jan-18	Approved
2013.1224	807 FRANKLIN ST	The proposed project is the addition & alteration to a historic, single-family victorian home, including the removal of non-historic rear addition and expansion of penthouse and construction of a new 8-story, multi-family residential apartment building in the side yard of the victorian on the project site. The project would result in the construction of 45 dwelling units and 40 off-street parking spaces.	42	13-Dec-18	Approved
2015-014058PRJ	2465 VAN NESS AVE	Project is the construction of a new 7-story, 41-unit multi-family residential structure over retail and parking garage for both vehicles and bikes.	41	10-Apr-18	Approved
2016-007877PRJ	235 Valencia Street	The project proposes the demolition of an existing auto repair building and construction of a 55-foot tall, 5-story mixed-use building containing 6,367 square feet of ground floor commercial use and 28,545 square feet of residential use for approximately 40 dwelling units at the floors above.	37	31-Jan-18	Approved
2014-003157PRJ	1598 BAY ST	The project consists of demolishing a former gas station that is currently vacant and new construction of a 4-story, 40-foot tall residential building containing 28 units and 42 parking spots.	28	01-Mar-18	Approved
2016-002728PRJ	2525 VAN NESS AVE	The project proposes to demolish an existing commercial building and construct a new 27-unit multi-family building with ground floor retail and underground residential parking garage.	28	30-Jul-18	Approved
2016-012030PRJ	255 SHIPLEY ST	The project includes the demolition of an existing 8,650 square foot industrial building and construction of a 4-story, approximately 43-foot tall mixed-use building with 24 dwelling units, and 4,365 square feet of ground floor PDR.	24	18-Sep-18	Approved
2014.1579	595 MARIPOSA ST	The project consists of the demolition of the existing surface parking lot and the construction of a new five-story, 58-foot-tall building containing 20 dwelling units.	20	04-Dec-18	Approved

Source: Planning Department

**TABLE A-4.**  
**Major Housing Projects Filed at Planning Department, 2018**

Planning Case No.	Address / Project Name	Case Description	Net Units
2018-007883PRJ	Balboa Reservoir	The project proposes the redevelopment of the SFPUC-owned 17-acre lower (western) basin of Balboa Reservoir as a mixed-income multifamily residential development containing 1,300 dwelling units, approximately 174,240 square feet of public and private open space, a childcare facility, retail, and 1,050 vehicle parking spaces. Supportive infrastructure would include new streets and utilities, a vehicle and pedestrian connection from Ocean Avenue via Lee Avenue, a vehicle and pedestrian connection from Phelan Avenue via an easement across the northern edge of the City College-owned upper (eastern) basin, and bicycle connections through the site.	1,100
2016-001738PRJ	1144 HARRISON ST	The proposal is for demolition of an existing 75,625 sq. ft. industrial building and the new construction of a six- to seven-story, 65-ft. tall and 427,936 sq. ft., mixed-use building containing up to 371 dwelling units and six ground-floor commercial units with accessory residential use.	371
2018-011363PRJ	941 MISSION ST	The proposal is for new construction of a 21-story, 302 unit mixed use building.	302
2016-001557PRJ	184 HOOPER ST	The California College of the Arts (CCA) is proposing to construct a new student housing building with ground floor retail sales and service use (food hall) at 188 Hooper Street, minor renovations at 1111 8th Street (current CCA headquarters), and to construct a new institutional building at 1140 7th Street.	280
2018-016055PRJ	475 MINNA ST	The project consists of the demolition of an existing 2-story building and proposed merger of four lots and construction of a new 16-story, 270-room group housing building.	270
2018-010889PRJ	1068 MISSION ST	The project proposes new construction of 3 additional stories to an existing 3 story building, 105 studio dwelling units for formerly homeless seniors, 153 studio dwelling units for formerly homeless adults, 2 one bedroom units for staff to live onsite.	254
2013.1535	532 JONES ST	Project consists of demolishing existing religious building, and building a new 13-story, 176 dwelling unit building with 4000 square feet of ground floor commercial and a new church site.	176
2018-006123PRJ	691 CHINA BASIN ST	Project consists of the construction of a new 7-story residential building with child development and art activity space.	152
2012.1531	432 GEARY ST	The overall project includes the construction of two eight-story group housing buildings with a total of 238 group housing rooms on two properties (361 Turk Street and 145 Leavenworth Street) previously developed with surface parking lots.	146
2017-012151PRJ	2340 San Jose AVE	The project consists of approximately 121 new units of affordable housing with associated common spaces, and approximately 12,000 square feet of ground floor commercial, community service spaces, and childcare to be constructed on an existing parking lot adjacent to the Balboa Park BART station.	131
2017-014088PRJ	681 FLORIDA ST	Project is 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

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Planning Case No.	Address / Project Name	Case Description	Net Units
2015-005863PRJ	342 05TH ST	Project includes the demolition of 3 existing light-industrial, or Production, Distribution, and Repair (PDR) buildings and the new construction of a 45- to 85-ft. tall, up to 8-story and mixed-use development that includes ground floor commercial retail use, partially underground light industrial (PDR) use, and residential use for 127 dwelling units.	127
2013.0975	890 TENNESSEE ST	The proposed project is the demolition of an existing two-story building and construction of two four-story residential-over-retail buildings containing 110 dwelling units, 5,472 square feet of retail use, and 10,073 square feet of courtyard open space.	109
2007.0903	401 AVENUE OF THE PALMS	Project consists of the construction of a 105-unit, 100 percent affordable housing development project.	105
2018-006029PRJ	145 LEAVENWORTH ST	The overall project includes the construction of two eight-story group housing buildings with a total of 238 group housing rooms on two properties (361 Turk Street and 145 Leavenworth Street) previously developed with surface parking lots.	98
2018-008345PRJ	1965 MARKET ST	The proposed project is to construct a mixed-use building with approximately 3,760 square feet of ground-floor retail, below grade parking for 48 spaces, and 96 residential units.	96
2013.0538	301 06TH ST	The proposed project would demolish a former gas station now car detailing structure to erect a 8-story mixed use building.	95
2015-001360PRJ	793 SOUTH VAN NESS AVE	The proposed project is to demolish the existing gas station and construct a seven (7) story residential building with a roof deck, ground floor retail space, and mechanical features extending an additional 16 feet above the roof level. The building proposes 73 dwelling units, 41 auto parking spaces, and 80 bicycle parking spaces.	75
2018-004545PRJ	351 12TH ST	The project consists of redevelopment of a site per the State Density Bonus Law into an affordable rental housing project.	50
2017-002915PRJ	3001 24TH ST	The project includes construction of new 5-story building to accommodate 45 units of senior affordable apartments. The building will include office, community space, laundry room, and other support spaces. Also includes the construction of outdoor play areas, landscape, bicycle parking and other site improvements.	45
2018-013577PRJ	2140 MARKET ST	The project involves the demolition of a commercial building currently used as a bar and the redevelopment of a surface parking lot. The proposed Project contains 33 Dwelling Units (100% of the Units are 3-Bedroom or larger) and street-level Retail space.	33

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Planning Case No.	Address / Project Name	Case Description	Net Units
2018-013451PRJ	2135 MARKET ST	The proposed project proposes to use the State Density Bonus and contains 30 Dwelling Units (100% of the Units are 3-Bedroom or larger) and street-level Retail space.	30
2017-015691PRJ	4550 MISSION ST	The project consists of the demolition of an existing retail space and the new construction of a 56-foot tall building with ground floor retail, 24 residential units, and a basement garage.	24
2017-009796PRJ	1088 HOWARD ST	The proposed project would preserve the existing one story over mezzanine industrial building and construct an approximately 20,402-gross-square-foot (gsf), 74-foot-tall residential addition.	24
2016-012030PRJ	255 SHIPLEY ST	The project includes the demolition of an existing 8,650 square foot industrial building and construction of a four-story, approximately 43-foot tall mixed-use building with 24 dwelling units and ground floor Production, Distribution and Repair (PDR).	24
2017-001961PRJ	350 OCEAN AVE	Project consists of the demolition of an existing retail space and construction of a new 24-unit residential over retail mixed-use building with basement parking.	24
2018-008501PRJ	519 ELLIS ST	The project is the new construction of an 8-story mixed-use building with 28 dwelling units above ground floor commercial.	21

Source: Planning Department

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**TABLE A-5.**  
**Major Projects Authorized for Construction by DBI, 2018**

Address	Units	Construction Type	Authorization Date
1140 HARRISON ST	371	New Construction	05-Dec-18
1270 MISSION ST	299	New Construction	07-Feb-18
188 HOOPER ST	280	New Construction	27-Aug-18
1028 MARKET ST	186	New Construction	07-Dec-18
975 BRYANT ST	185	New Construction	07-Dec-18
390 01ST ST	180	New Construction	04-May-18
600 VAN NESS AV	168	New Construction	03-Dec-18
1950 MISSION ST	157	New Construction	16-Feb-18
25 MASON ST	155	New Construction	05-Dec-18
691 CHINA BASIN ST	152	New Construction	29-Oct-18
361 TURK ST	146	New Construction	07-Dec-18
200 VAN NESS AV	145	New Construction	31-Aug-18
1990 FOLSOM ST	143	New Construction	31-Aug-18
681 FLORIDA ST	130	New Construction	23-Oct-18
1298 HOWARD ST	129	New Construction	03-Jul-18
360 05TH ST	127	New Construction	21-Dec-18
830 EDDY ST	126	New Construction	07-Sep-18
2675 FOLSOM ST	117	New Construction	07-Dec-18
500 TURK ST	108	New Construction	06-Dec-18
1740 MARKET ST	100	New Construction	05-Dec-18
145 LEAVENWORTH ST	98	New Construction	07-Dec-18
950 GOUGH ST	95	New Construction	11-May-18
988 HARRISON ST	90	New Construction	30-Nov-18
655 FOLSOM ST	89	New Construction	07-Dec-18
2500 TURK BL	84	New Construction	16-Oct-18
58 TEHAMA ST	80	New Construction	28-Nov-18
793 SOUTH VAN NESS AV	75	New Construction	05-Dec-18
2918 MISSION ST	75	New Construction	13-Nov-18
2500 TURK BL	71	New Construction	16-Oct-18
135 HYDE ST	69	New Construction	19-Oct-18

Address	Units	Construction Type	Authorization Date
1394 HARRISON ST	67	New Construction	20-Jul-18
199 VIDAL DR	64	New Construction	29-Oct-18
249 PENNSYLVANIA AV	59	New Construction	10-Oct-18
555 GOLDEN GATE AV	55	New Construction	31-Oct-18
1145 POLK ST	54	New Construction	29-Aug-18
735 DAVIS ST	53	New Construction	11-Dec-18
2445 16TH ST	53	New Construction	05-Dec-18
651 GEARY ST	52	New Construction	04-Dec-18
807 FRANKLIN ST	48	New Construction	31-Dec-18
98 PENNSYLVANIA AV	48	New Construction	05-Dec-18
2444 LOMBARD ST	43	New Construction	03-Oct-18
1700 MARKET ST	42	New Construction	29-May-18
2465 VAN NESS AV	41	New Construction	29-Jun-18
235 VALENCIA ST	40	New Construction	16-Nov-18
1730 MISSION ST	40	New Construction	31-Jul-18
1 EARL ST	39	New Construction	20-Sep-18
349 08TH ST	38	New Construction	19-Jun-18
1863 MISSION ST	37	New Construction	20-Dec-18
980 FOLSOM ST	33	New Construction	27-Dec-18
469 EDDY ST	29	Alteration	30-Nov-18
198 VALENCIA ST	28	New Construction	29-Nov-18
188 OCTAVIA ST	27	New Construction	07-Sep-18
430 EDDY ST	23	New Construction	12-Apr-18
2301 LOMBARD ST	22	New Construction	24-Sep-18

Source: Planning Department

**TABLE A-6.**  
**Density Bonus Program Projects in the Pipeline by Program, 2018**

Address	Total Units With Bonus	Affordable Units	Waivers	Incentives and Concessions
<b>State Density Bonus Program</b>				
333 12th Street	200	21	Height, Rear Yard, Exposure, Open Space	Not Available
793 South Van Ness	75	11	Height	Rear Yard, Required Off-Street Parking
2918 Mission Street	75	11	Height, Bulk, Rear Yard, Exposure	Rear Yard, Required Off-Street Parking
1500 15th Street	75	8	Height, Bulk, Rear Yard, Exposure	None
755 Brannan Street	58	8	Height, Rear Yard, Open Space	None
2255 Taraval Street	10	1	Height	None
2101 Van Ness Avenue	48	Not Available	Height	Not Available
2300 Harrison	32	3	Height	Not Available
1965 Market	96	14	Height	None
478-484 Haight Street	96	14	None	Height
346 9th Street	45	6	Height	Not Available
984 Folsom Street	111	Not Available	Height	Not Available
1021 Valencia Street	24	3	Height	Not Available
425 Broadway	48	7	Height	Not Available
1567 California	100	19	Height, Rear Yard	Not Available
2205 Mission	63	63	Height, Rear Yard, Open Space	Not Available
469 Stevenson	467	84	Height, Bulk, FAR, Exposure	None
770 Woolsey	86	13	Height, Rear Yard, Lot Size	Not Available
984 Folsom	111	Not Available	Height	Not Available
875 Sansome	9	1	Height, Rear Yard, Open Space	None
2030 Polk Street	50	9	Height, Bulk, Rear Yard	None
344 14th Street	56	7	Height, Bulk, Rear Yard	Shadow
351 12th Street	50	8	Height, Rear Yard, Open Space, Exposure	None
1560 Folsom St.	231	30	Height, Rear Yard, Open Space, Exposure	Better Roofs, Stormwater Management
280 7th Street	20	2	Height, Rear Yard, Exposure	Open Space

Address	Total Units With Bonus	Affordable Units	Waivers	Incentives and Concessions
220 9th Street	74	12	Rear Yard, Open Space, Exposure, Street Frontage	Not Available
1355 Fulton	75	11	Height, Bulk, Rear Yard, Exposure	Open Space
600 McAllister	197	29	Height, Rear Yard, Open Space	None
222 Dore	33	3	Height, Rear Yard, Open Space, Exposure	None
2140 Market Street	33	3	Height, Rear Yard, Exposure	None
2135 Market Street	30	3	Unknown	Not Available
1233 Folsom	13	1	Height, Setback	Not Available
2588 Mission Street	129	24	Height, Bulk, Rear Yard, Open Space, Exposure	Not Available
598 Bryant	280	23	Height, Bulk, Open Space, Exposure	Not Available
1567 California	100	19	Height, Bulk, Rear Yard, Open Space	Required Off-street Parking
<b>HOME-SF Density Bonus Program</b>				
921 O'Farrell	51	16	Height	Not Available
3945 Judah	20	6	Height, Exposure	Required Off-street Parking
3330 Geary	41	Not Available	Not Available	Not Available
2601 Van Ness	60	18	Not Available	Not Available
65 Ocean Ave	191	48	Height	Rear Yard, Open Space, Exposure
3333 San Bruno	41	7	Not Available	Not Available
999 Texas	25	6	Not Available	Not Available
4110 Geary Blvd	16	5	Not Available	Not Available

Source: Planning Department

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**TABLE A-7.**  
**Major Affordable Projects in the Pipeline as of December 31, 2018**

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
<b>Currently Under Construction</b>										
250 Fremont St / Transbay Block 8 Related CA & Tenderloin Neighborhood Dev Corp	-	-	79	-	-	-	-	79	80	New Construction
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
320-330 Clementina / RAD Tenderloin Neighborhood Dev Corp	-	274	-	-	-	-	-	274	276	Rehabilitation
350 Ellis / RAD Tenderloin Neighborhood Dev Corp	-	100	-	-	-	-	-	100	100	Rehabilitation
Westbrook Apts / RAD Related CA / John Stewart Co	-	-	226	-	-	-	-	226	226	Rehabilitation
Alemany / RAD Bernal / BRIDGE Housing	-	-	148	-	-	-	-	148	150	Rehabilitation
210 Taylor St / Eddy & Taylor Tenderloin Neighborhood Dev Corp	35	-	77	-	-	-	-	112	113	New Construction
1101 Connecticut St / Potrero HOPE SF BRIDGE Housing	-	-	62	-	9	-	-	71	72	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 0 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
490 South Van Ness BRIDGE Housing & Mission Housing	27	-	-	-	62	-	-	89	89	New Construction

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Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
1296 Shotwell Chinatown CDC & MEDA	19	74	-	-	-	-	-	93	94	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
<b>SUBTOTALS</b>	<b>191</b>	<b>607</b>	<b>1,231</b>	<b>0</b>	<b>94</b>	<b>0</b>	<b>76</b>	<b>2,199</b>	<b>2,457</b>	
<b>In Pre-Construction Phase</b>										
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
Balboa Park Upper Yard Related CA & Mission Housing	30	-	-	-	69	-	-	99	100	New Construction
490 South Van Ness BRIDGE Housing & Mission Housing	27	-	-	-	62	-	-	89	89	New Construction
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
3001 24th Street / Casa de la Mission Mercy Housing CA & Mission Neighborhood Centers	-	49	-	-	-	-	-	49	50	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
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

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Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
500 Turk St Tenderloin Neighborhood Dev Corp	22	-	61	-	38	-	-	121	122	New Construction
1064-1068 Mission St	149	102	-	-	-	-	-	251	253	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
1360 43rd Ave	-	-	-	-	50	78	-	128	129	New Construction
<b>SUBTOTALS</b>	<b>693</b>	<b>151</b>	<b>287</b>	<b>0</b>	<b>863</b>	<b>116</b>	<b>0</b>	<b>2,110</b>	<b>2,127</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
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
<b>SUBTOTALS</b>	<b>30</b>	<b>0</b>	<b>1,534</b>	<b>0</b>	<b>476</b>	<b>0</b>	<b>0</b>	<b>2,040</b>	<b>3,571</b>	
<b>TOTALS</b>	<b>914</b>	<b>758</b>	<b>3,052</b>	<b>0</b>	<b>1,433</b>	<b>116</b>	<b>76</b>	<b>6,349</b>	<b>8,155</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-8.**  
**Housing Trends by Neighborhood, 2018**

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	130	-	37	<b>167</b>	6
Bernal Heights	6	(1)	-	<b>5</b>	26
Castro/Upper Market	1	(1)	10	<b>10</b>	18
Chinatown	-	-	21	<b>21</b>	13
Crocker Amazon	-	-	-	-	35
Diamond Heights	-	-	-	-	36
Downtown/Civic Center	-	-	-	-	37
Excelsior	-	-	3	<b>3</b>	27
Financial District/South Beach	276	(1)	19	<b>294</b>	4
Glen Park	5	(3)	-	<b>2</b>	31
Haight Ashbury	1	(1)	8	<b>8</b>	22
Hayes Valley	29	-	11	40	11
Inner Richmond	1	-	5	<b>6</b>	24
Inner Sunset	2	(4)	5	<b>3</b>	28
Japantown	-	-	(1)	<b>(1)</b>	40
Lakeshore	-	-	1	<b>1</b>	34
Lone Mountain	16	-	9	<b>25</b>	12
Marina	45	(3)	13	<b>55</b>	10
Mission	77	(3)	27	<b>101</b>	7
Mission Bay	523	-	4	<b>527</b>	1
Nob Hill	2	-	54	<b>56</b>	9
Noe Valley	7	(5)	5	<b>7</b>	23
North Beach	-	-	2	<b>2</b>	32
Oceanview/Merced/Ingleside	2	-	9	<b>11</b>	17
Outer Mission	61	-	-	<b>61</b>	8
Outer Richmond	4	-	14	<b>18</b>	14
Outer Sunset	-	-	-	-	38
Pacific Heights	-	-	9	<b>9</b>	19
Parkside	-	-	-	-	39
Portola	1	-	5	<b>6</b>	25
Potrero Hill	240	(2)	2	<b>240</b>	5
Presidio	-	-	-	-	42

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Analysis Neighborhood	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units	Rank
Presidio Heights	5	-	4	<b>9</b>	20
Russian Hill	5	-	13	<b>18</b>	15
Seacliff	-	(1)	-	<b>(1)</b>	41
South of Market	433	-	8	<b>441</b>	2
Sunset/Parkside	-	-	14	<b>14</b>	16
Tenderloin	431	(27)	-	<b>404</b>	3
Treasure Island/YBI	1	-	1	<b>2</b>	43
Twin Peaks	1	-	2	<b>3</b>	33
Visitacion Valley	4	(1)	6	<b>9</b>	29
West of Twin Peaks	-	-	3	<b>3</b>	21
Western Addition	140	(1)	54	<b>193</b>	30
<b>San Francisco</b>	<b>2,309</b>	<b>(53)</b>	<b>323</b>	<b>2,579</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, 2018**

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	3
Bayview Hunters Point	35	32	-	3	35
Central Waterfront	10	237	-	-	237
Chinatown	6	-	-	3	3
Downtown	1,033	762	(27)	(8)	727
East SoMa	362	79	-	2	81
Hunters Point Shipyard	81	98	-	34	132
Japantown	2	-	-	-	-
Market and Octavia	256	29	-	19	48
Mission (EN)	889	76	(2)	10	84
Mission Bay	152	493	-	4	497
Northeast Waterfront	1	35	-	-	35
Parkmerced	64	-	-	-	-
Rincon Hill	180	-	(1)	(8)	(9)
Showplace Square/ Potrero Hill	584	155	(3)	3	155
Van Ness Corridor	390	-	-	40	40
Western Shoreline	12	-	-	2	2
Western SoMa (EN)	607	59	-	6	65
Rest of City	1,433	254	(20)	210	444
<b>San Francisco</b>	<b>6,097</b>	<b>2,309</b>	<b>(53)</b>	<b>323</b>	<b>2,579</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, 2018**

Planning Area	No. of Projects	Units Entitled
Bayview Hunters Point	1	1,575
Central Waterfront	2	38
Chinatown	1	2
Downtown	3	460
East SoMa	4	165
Market and Octavia	7	606
Mission	13	499
Northeast Waterfront	1	178
Rincon Hill	1	125
Van Ness Corridor	4	121
Western Shoreline	1	2
Western SoMa	3	431
Rest of the City	31	350
<b>San Francisco</b>	<b>72</b>	<b>4,552</b>

Source: Planning Department

**TABLE B-3.**  
**Net Housing Units by Building Type and Planning Area, 2018**

Planning Area	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
Balboa Park	-	-	3	-	-	3
Bayview Hunter's Point	1	2	1	-	31	35
Central Waterfront	-	-	-	-	237	237
Chinatown	-	-	-	-	3	3
Downtown	-	-	-	-	727	727
East SoMa	1	-	1	-	79	81
Hunter's Point Shipyard	-	-	-	-	132	132
Japantown	-	-	-	1	(1)	0
Market and Octavia	-	2	4	13	29	48
Mission (EN)	(1)	4	10	19	52	84
Mission Bay	-	-	-	-	497	497
Northeast Waterfront	-	2	-	-	33	35
Rincon Hill	(1)	-	-	-	(8)	(9)
Showplace Square/ Potrero Hill	(2)	3	1	4	149	155
Van Ness Corridor	-	-	-	-	40	40
Western Shoreline	-	-	-	-	2	2
Western SoMa (EN)	2	-	10	-	53	65
Rest of City	14	65	58	73	234	444
<b>Total</b>	<b>14</b>	<b>78</b>	<b>88</b>	<b>110</b>	<b>2,289</b>	<b>2,579</b>

Source: Planning Department

**TABLE B-4.**  
**Units Demolished by Building Type and Planning Area, 2018**

Planning Area	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
Downtown	1	-	-	-	(27)	(27)
Mission (EN)	2	(2)	-	-	-	(2)
Rincon Hill	1	(1)	-	-	-	(1)
Showplace Square/ Potrero Hill (EN)	3	(3)	-	-	-	(3)
Rest of City	18	(16)	(4)	-	-	(20)
<b>San Francisco</b>	<b>25</b>	<b>(22)</b>	<b>(4)</b>	<b>0</b>	<b>(27)</b>	<b>(53)</b>

Source: Planning Department

**TABLE B-5.**  
**Units Lost Through Alterations and Demolitions by Planning Area, 2018**

Planning Area	Alterations					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
Bayview Hunters Point	(1)				(1)		(1)
Downtown		(1)	(7)		(8)	(27)	(35)
Japantown		(1)			(1)		(1)
Market and Octavia		(1)			(1)		(1)
Mission	(4)				(4)	(2)	(6)
Rincon Hill			(8)		(8)	(1)	(9)
Showplace Square/ Potrero Hill	(1)		(3)		(4)	(3)	(7)
Van Ness Corridor			(3)		(3)		(3)
Western Shoreline	(1)				(1)		(1)
Rest of City	(24)	(2)		(1)	(27)	(20)	(47)
<b>San Francisco</b>	<b>(31)</b>	<b>(5)</b>	<b>(21)</b>	<b>(1)</b>	<b>(58)</b>	<b>(53)</b>	<b>(111)</b>

Source: Planning Department

**TABLE B-6.**  
**New Affordable Housing Constructed in Planning Areas, 2018**

Planning Area	Affordable Units	Total Units	AMI Target	Tenure	Funding Source
<b>Bayview Hunters Point</b>					
2800 ARELIIOUS WALKER DR	31	31	LOW	Rental	CDLAC/TTCAC
<b>Central Waterfront (EN)</b>					
815 TENNESSEE ST	10	69	LOW	Ownership	Inclusionary
<b>Downtown</b>					
1036 MISSION ST	83	83	VLI/LOW	Rental	CDLAC/TTCAC
150 VAN NESS AV	50	431	LOW	Rental	Inclusionary
1075 MARKET ST	11	90	MOD	Ownership	Inclusionary
<b>East SoMa</b>					
750 HARRISON ST	9	79	LOW	Rental	Inclusionary
<b>Hunters Point Shipyard</b>					
10 KENNEDY PL	9	21	MOD	Ownership	Inclusionary
52 INNES CT	4	28	MOD	Ownership	Inclusionary
10 INNES CT	4	21	MOD	Ownership	Inclusionary
51 INNES CT	3	28	MOD	Ownership	Inclusionary
<b>Mission</b>					
1198 VALENCIA ST	6	52	MOD	Ownership	Inclusionary
<b>Mission Bay</b>					
626 MISSION BAY BLVD NORTH	142	142	LOW	Rental	CDLAC/TTCAC
<b>Transbay</b>					
255 FREMONT ST	85	85	LOW	Rental	CDLAC/TTCAC
255 FREMONT ST	34	120	LOW	Rental	CDLAC/TTCAC
<b>Van Ness Corridor</b>					
1238 SUTTER ST	4	37	MOD	Ownership	Inclusionary
<b>Western SoMa (EN)</b>					
1335 FOLSOM ST	7	53	LOW	Rental	Inclusionary
<b>Rest of City</b>					
5050 MISSION ST	9	61	MOD	Rental	Inclusionary
1463 LOMBARD ST	3	14	MOD	Rental	Inclusionary
<b>San Francisco</b>	<b>504</b>	<b>1,445</b>			

Source: Planning Department

CDLAC – California Debt Allocation  
 TCAC – Tax Credit Allocation Committee

Note: Does not include the 141 secondary units that are not deed-restricted

**TABLE C.**  
**San Francisco Zoning Districts, as of 2018**

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

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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
Western SoMa Mixed Use Districts	
WMUG	Western SOMA Mixed Use General
Commercial Districts	
C-2	Community Business District
Downtown Commercial Districts	
C-3-S	Downtown Commercial - Service District
C-3-G	Downtown Commercial - General District

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Zoning	General Descriptions
C-3-R	Downtown Commercial - Retail District
C-3-O	Downtown Commercial - Office District
C-3-O(SD)	Downtown Commercial - Office (Special Development) District
<b>Industrial Districts</b>	
M-1	Light Industrial District
M-2	Heavy Industrial District
C-M	Heavy Commercial District
PDR-1-B	Production Distribution and Repair Light Industrial Buffer District
PDR-1-G	Production Distribution and Repair General District
PDR-1-D	Production Distribution and Repair Design District
PDR-2	Core Production Distribution and Repair District
<b>Redevelopment Agency Districts</b>	
MB-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, 2009–2018**

Fiscal Year	Amount Collected
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
2018	\$51,133,873
<b>TOTAL</b>	<b>\$367,337,748</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

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London Breed

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## Department of Building Inspection

## Mayor's Office of Housing

## Office of Community Investment and Infrastructure

