

2019 SAN FRANCISCO HOUSING INVENTORY





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Front Cover: 210 Taylor Street, 112 Affordable Housing Units;

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2019 SAN FRANCISCO HOUSING INVENTORY

San Francisco Planning Department
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INTRODUCTION: ABOUT THE 2019 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 50th in the series and presents housing production activity completed or authorized during the year 2019.

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.

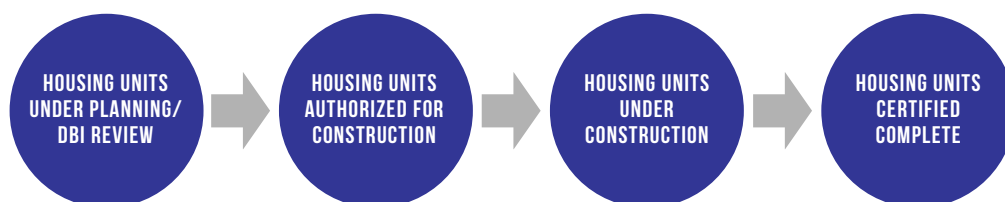
Units Certified Complete

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





Alice Griffith Phase III;
Photo Source: <http://lowincomehousing.us>

HIGHLIGHTS:

2019 SNAPSHOT

SUMMARY OF HIGHLIGHTS

The construction of new housing in 2019 totaled over 4,850 units, which represents a 81% increase from 2018. This past year's production represents the second-highest production total in the past twenty years. This production includes 4,461 units in new construction and 397 new units added through conversion of non-residential uses or expansion of existing structures. One hundred and sixty units were lost, including demolitions (139), unit mergers (3), and removal of illegal units (18). The city experienced a 4% increase in units added through alterations and a 64% decrease in units lost through alterations since 2018.

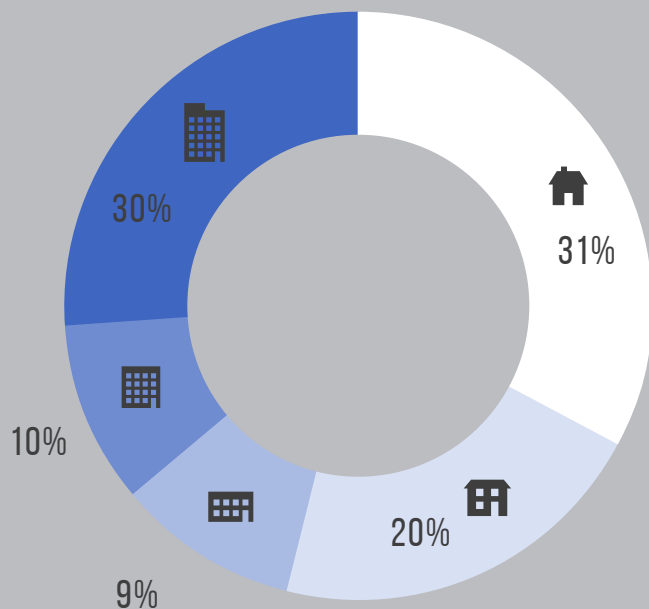
There was a net addition of 4,698 units to the City's housing stock in 2019, an 82% increase from 2018's net addition. The net addition in 2019 is also about 68% higher than the 10-year average net addition of 2,801, and signifies a higher year of production than seen in the recent past. By the end of 2019, there were approximately 399,300 dwelling units in the city.

In 2019, affordable housing production totaled 1,456 units, which is over twice the number of affordable housing units produced in 2018. This is also almost 50% above the five-year average of 980 affordable units. These new affordable units made up 30% of new units added to the City's housing stock. This count includes approximately 405 inclusionary units and 177 accessory dwelling units. About 83% of the new affordable units are affordable to very-low and low-income households.

In 2019, over 2,900 units were authorized for construction, representing a 52% decrease from 2018. New housing authorized for construction over the past five years continues to be overwhelmingly (86%) for buildings with 20 or more units. The Planning Department approved and fully entitled 554 projects in 2019. These projects propose a total of 2,895 units.

HOUSING STOCK

HOUSING STOCK BY BUILDING TYPE

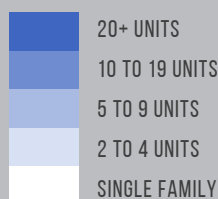


399,313

2019

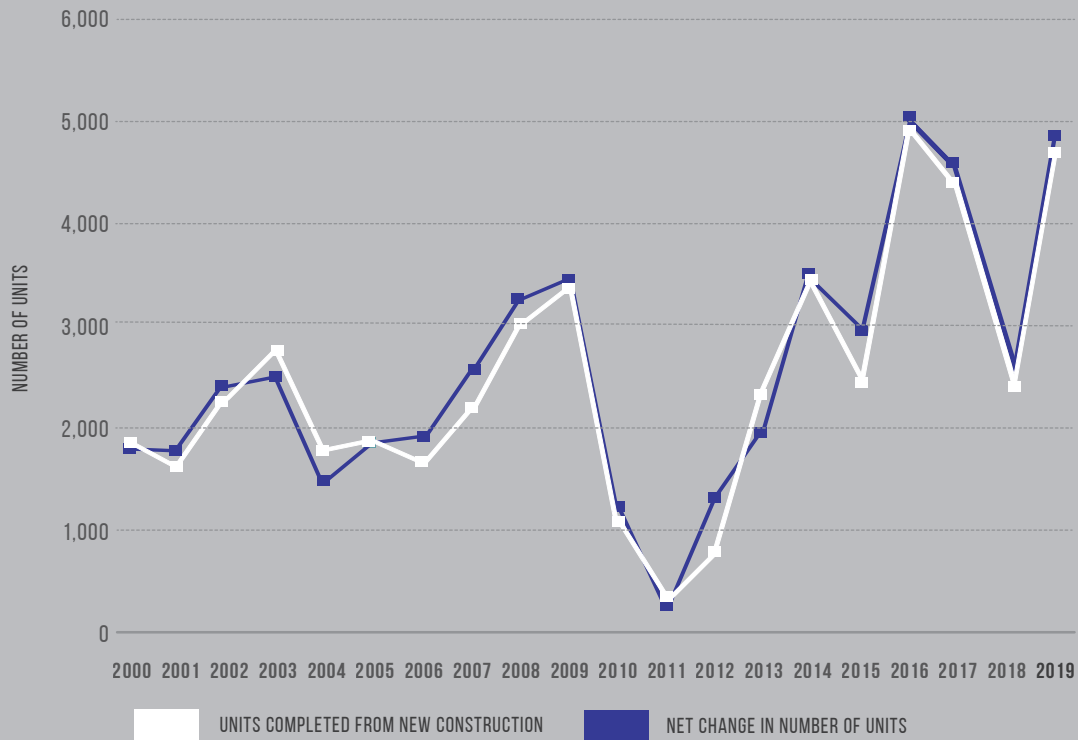
↑ 1.2%

CHANGE FROM 2018



NEW CONSTRUCTION TRENDS

20-YEAR NEW CONSTRUCTION TRENDS, 2000–2019



4,461

↑93%

69%

2019

CHANGE FROM 2018

ABOVE 10-YEAR AVERAGE

4,698

↑82%

68%

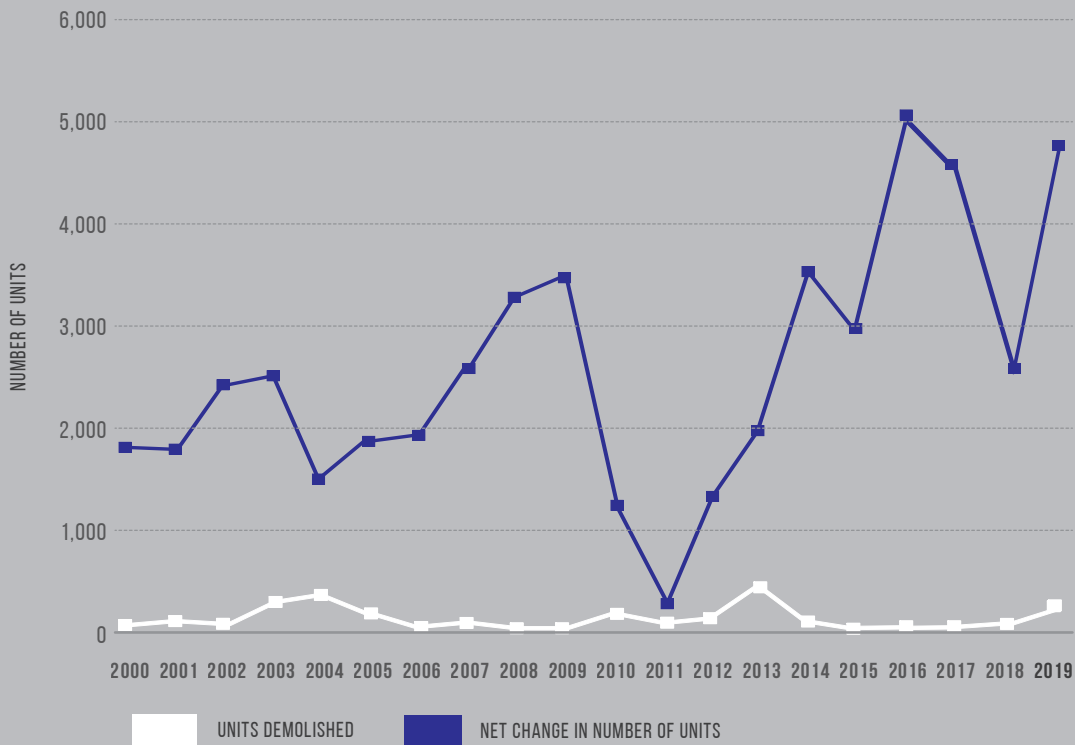
2019

CHANGE FROM 2018

ABOVE 10-YEAR AVERAGE

UNIT DEMOLITION TRENDS

20-YEAR UNIT DEMOLITION TRENDS, 2000–2019



139

2019

↑ 162%

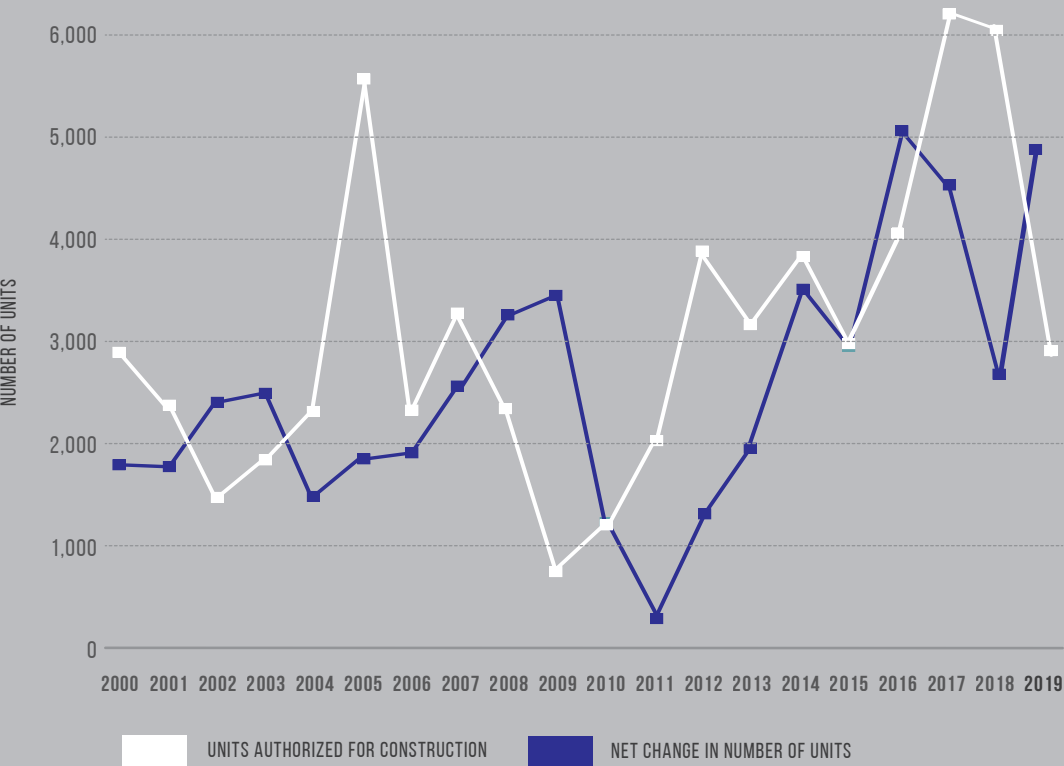
CHANGE FROM 2018

19%

ABOVE 10-YEAR AVERAGE

UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS

20-YEAR UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS, 2000–2019



2,944

2019

↓ 52%

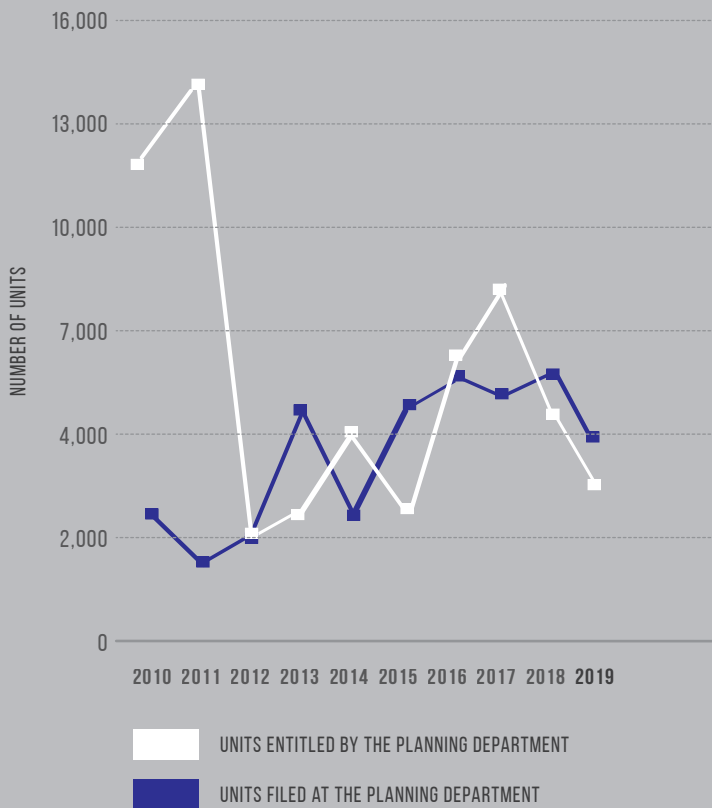
CHANGE FROM 2018

20%

BELOW 10-YEAR AVERAGE

UNITS FILED AND ENTITLED TRENDS

10-YEAR UNITS FILED AND ENTITLED, 2010–2019



2,895

↓ 28%

50%

■ 2019

CHANGE FROM 2018

BELOW 10-YEAR AVERAGE

3,924

↓ 28%

-0%

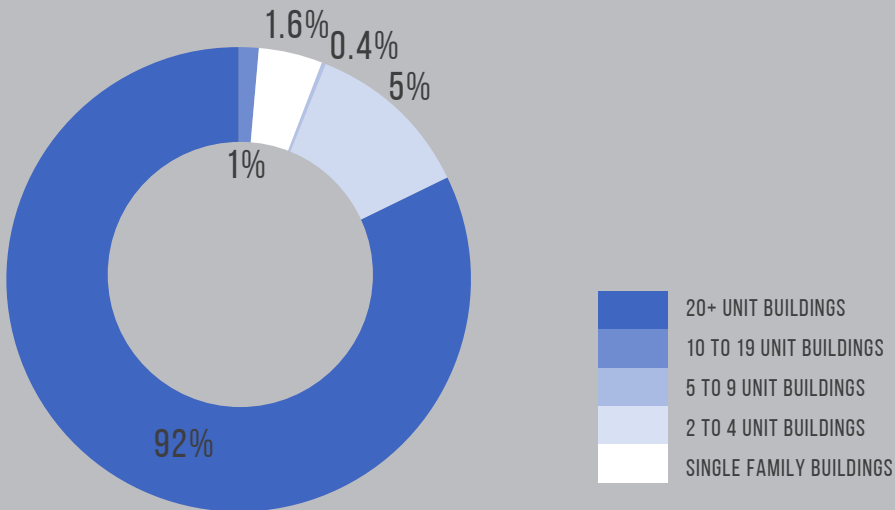
■ 2019

CHANGE FROM 2018

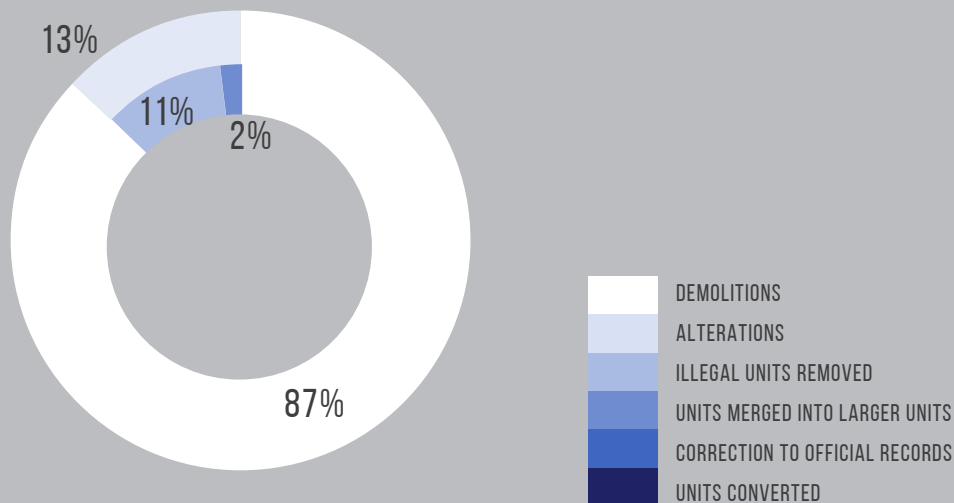
SAME AS 10-YEAR AVERAGE

2019 HOUSING UNIT TRENDS

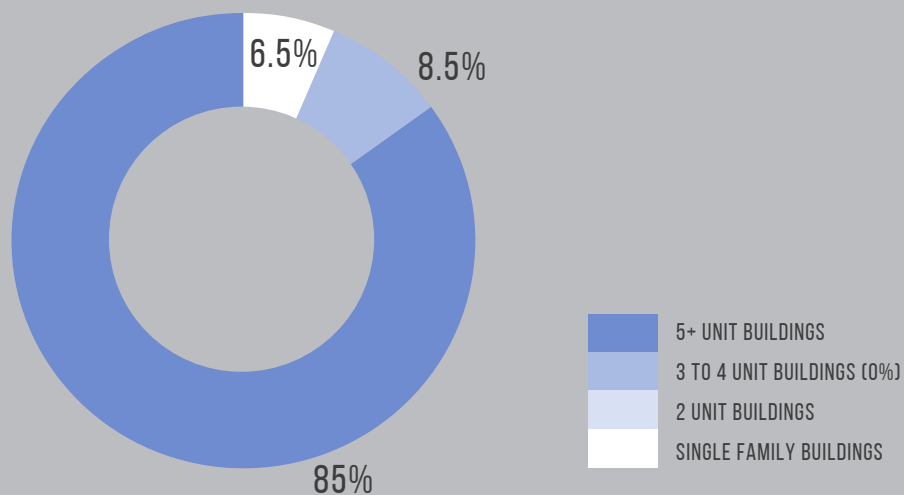
UNITS ADDED BY BUILDING TYPE, 2019



UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS BY TYPE OF LOSS, 2019

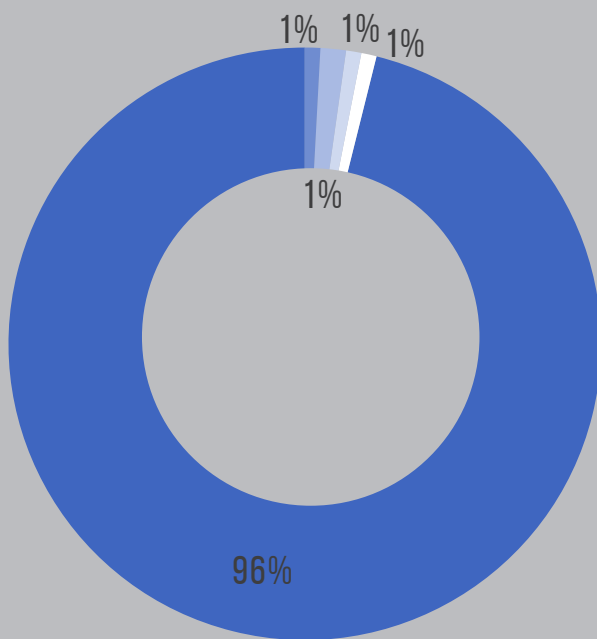


UNITS DEMOLISHED BY BUILDING TYPE, 2019



CONDOMINIUMS IN 2019

NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2019

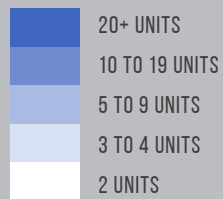


4,327

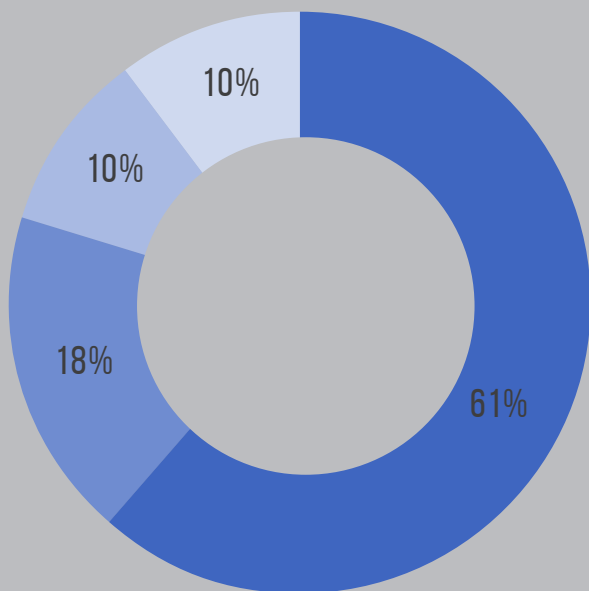
2019

↑ 39%

CHANGE FROM 2018



CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2019

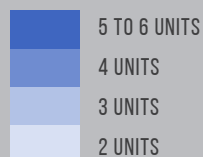


387

2019

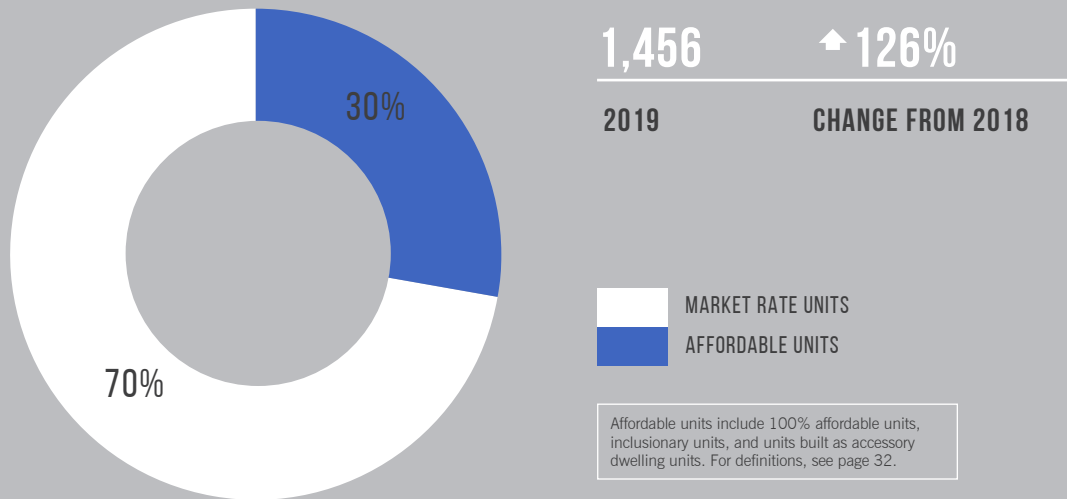
↑ 103%

CHANGE FROM 2018

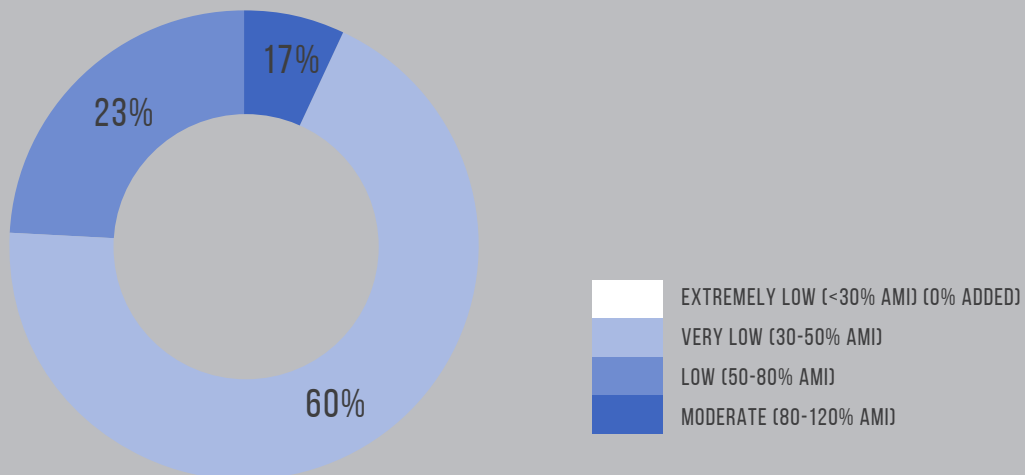


AFFORDABLE HOUSING IN 2019

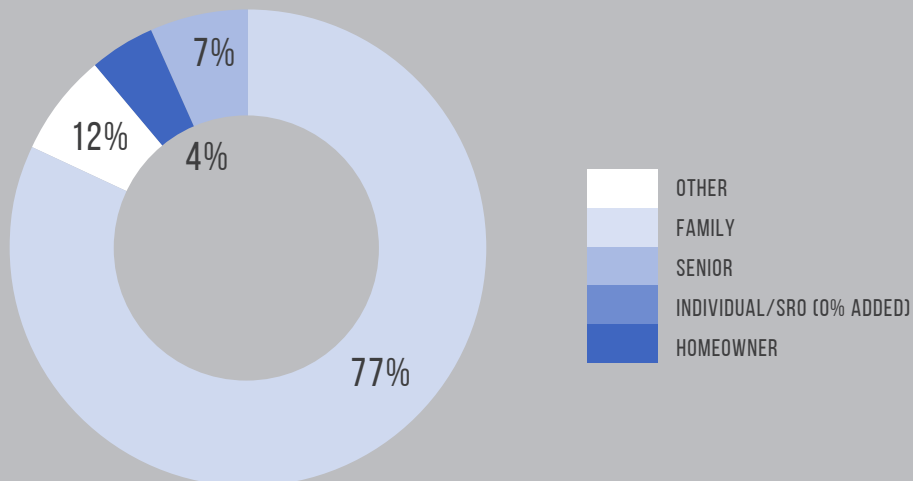
AFFORDABLE HOUSING AND MARKET-RATE HOUSING, 2019



NEW AFFORDABLE HOUSING CONSTRUCTION BY INCOME LEVEL, 2019



NEW AFFORDABLE HOUSING CONSTRUCTION BY HOUSING TYPE, 2019

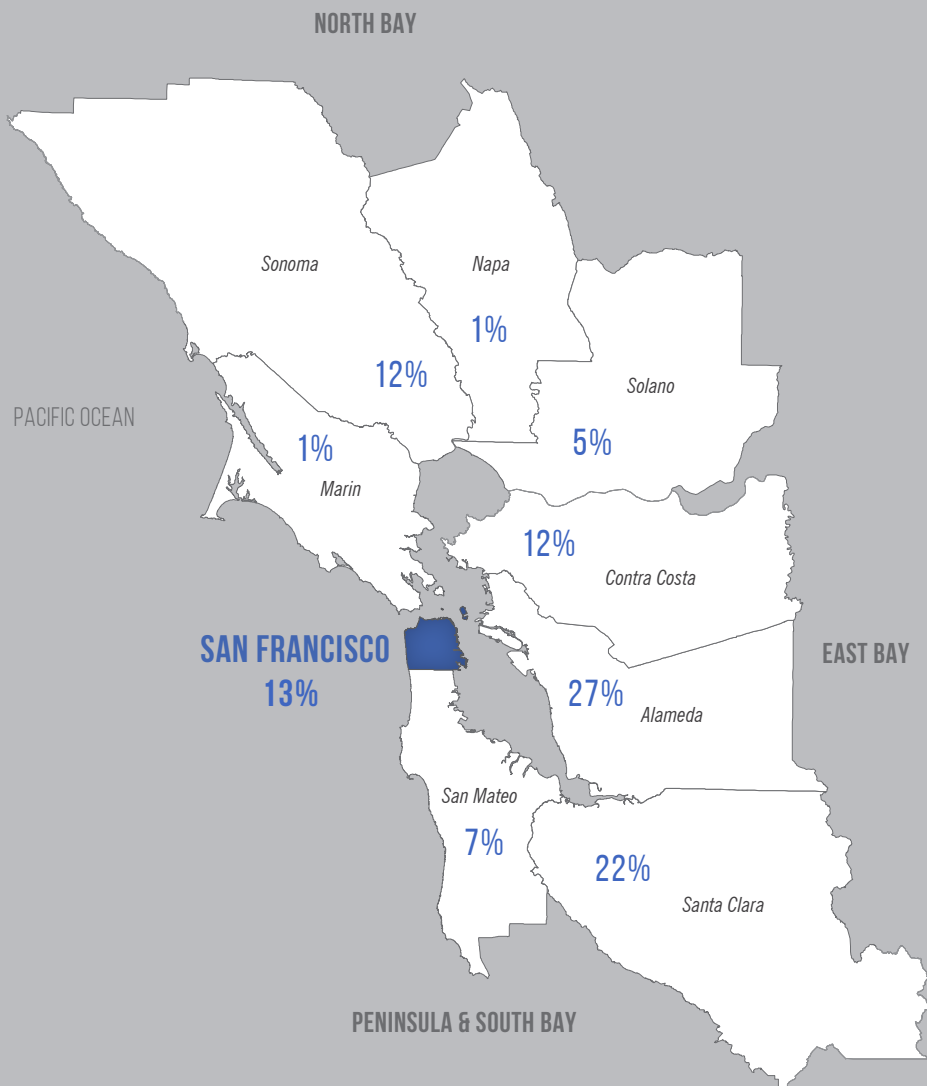


HOUSING TRENDS BY GEOGRAPHY

Units Authorized for Construction for San Francisco and the Bay Area Counties, 2019

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	1,871	4,145	6,016	27%
Contra Costa	1,572	1,229	2,801	12%
Marin	130	86	216	1%
Napa	204	17	221	1%
San Francisco	17	2,927	2,944	13%
San Mateo	489	1,061	1,550	7%
Santa Clara	1,804	3,216	5,020	22%
Solano	1,134	56	1,190	5%
Sonoma	1,722	1,056	2,778	12%
TOTAL	8,943	13,793	22,736	

Source: California Homebuilding Foundation



HOUSING TRENDS BY GEOGRAPHY

5-YEAR UNITS AUTHORIZED IN THE BAY AREA REGION, 2015–2019



2,944	↓ 52%	36%
2019	CHANGE FROM 2018	BELOW 10-YEAR AVERAGE
19,792	↓ 26%	6%
2019	CHANGE FROM 2018	BELOW 10-YEAR AVERAGE

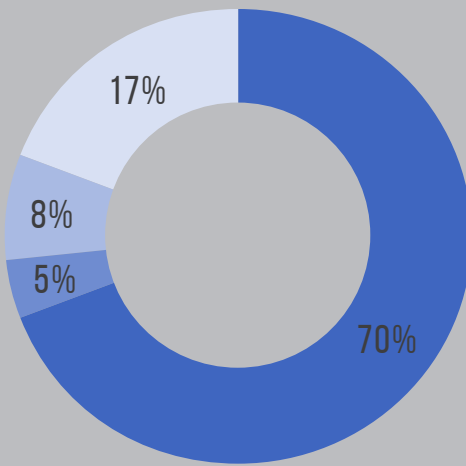
REGIONAL HOUSING NEEDS ALLOCATION, PLANNING PERIOD 2015–2022

Household Affordability	Housing Goals 2015–2022	Actual Production as of 2019	% of Production Target Achieved	Production Deficit as of 2019
Above Moderate (> 120% AMI)	12,536	15,472	100%*	-
Moderate Income (80–120% AMI)	5,460	1,057	19%	4,403
Low Income (< 80% AMI)	4,639	1,806	39%	2,833
Very Low Income (< 50% AMI)	6,234	3,679	59%	2,555
TOTALS	28,869	22,014	66%*	6,855

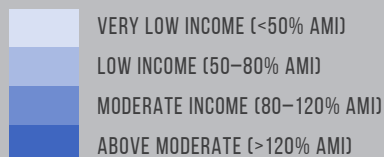
Actual production totals are not submitted to the State Department of Housing and Community Development as progress towards RHNA. Building permits authorized count as progress towards RHNA. For the purposes of this report only, actual production is shown in comparison to RHNA goals.

*Although market rate housing production is above the RHNA goal for that income level, 100% is shown here to indicate that the goal has been met. The total percentage of target achieved reflects that as well.

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 2019 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 2019 *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 nine years, there are about 399,313 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 nine 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 2019, there was a net gain of 4,698 units in the City's housing stock. As of December 2019, units in buildings with 20 or more units comprised 30% of the City's total housing. Of all units added since the 2010 ACS5, about 92% have been in buildings with 20 units or more.

Table 1 provides a profile of San Francisco's housing stock by building type from 2010 through 2019. Figure 2 illustrates San Francisco's housing stock by building type for 2019.

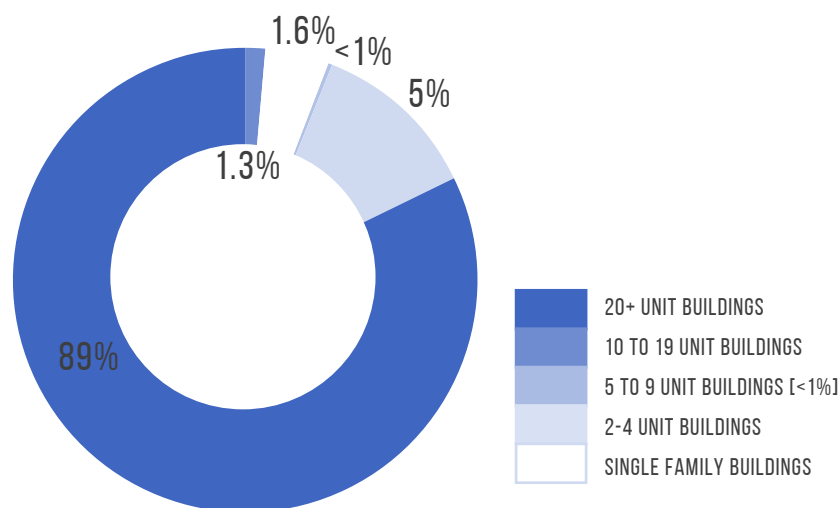
TABLE 1.
San Francisco Housing Stock by Building Type, 2010–2019

Building Type	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	Total
2010 ACS5	123,951	79,774	37,088	37,656	93,496	372,535
Net Added 2011–2019	235	878	368	677	24,620	26,778
TOTAL	124,186	80,652	37,456	38,333	118,116	399,313

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, 2019



Housing Production Trends

New Housing Construction

» New construction unit totals for 2019 – 4,461 – is a 93% increase from 2018. New construction in 2019 is 69% above the 10-year average of 2,642 new construction units.

» Alterations resulted in 397 units added through conversion or expansion of existing structures, and the addition or legalization of accessory dwelling units. However, 21 units were lost due to removal of illegal units and mergers.

This means a net total of 376 units were added to the housing stock through “alterations” of existing units or buildings. This is a 16% increase from the 323 net units added in 2018 as a result of alterations.

» One hundred and thirty-nine units were demolished in 2019.

» In 2019, net addition to the City’s housing stock increased by 82% from 2018. This 2019 net new unit count of 4,698 is also 68% above the 10-year average of 2,801 net new units.

» Affordable units made up 30% of new units built in 2019. The number of affordable units built in 2019 is more than twice the number of affordable units built in 2018.

» In 2019, the Department of Building Inspection (DBI) authorized 2,944 units for construction. This represents a 52% decrease from the number of units authorized in 2018 (6,097).

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.

Three of the largest projects completed in 2019 include: 245 1st Street (548 market-rate units and 149 low-income affordable inclusionary units), 510 Folsom Street (545 market rate units and 109 low-income affordable inclusionary units), and 600 Minnesota Street (318 student housing units).

The 2500 Arellio Walker Drive development (100% affordable, with 121 very low-income units and one manager’s unit) and 1150 3rd Street (100% affordable, with 118 low-income units) are two major affordable housing projects completed in 2019.

A list of all market rate projects with ten units or more completed in 2019 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects completed in 2019.

TABLE 2.
San Francisco Housing Trends, 2000–2019

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
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
2019	2,944	4,461	139	376	4,698
TOTAL	62,145	48,792	2,398	4,634	51,028

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 2019, 535 projects with 3,924 total units were filed with the Planning Department. This is a 24% decrease from the number of projects filed in 2018 and is about 25% below the five-year average of 5,274 units.

TABLE 3.
Projects and Units Filed at Planning Department for Review, 2015–2019

Year	Projects Filed	Units Filed
2015	409	5,099
2016	562	6,783
2017	591	5,149
2018	708	5,416
2019	535	3,924
TOTAL	2,805	26,371

Source: Planning Department

- » The Planning Department approved and fully entitled 521 projects in 2019. These projects propose a total of 2,799 units. Two of the larger projects filed in 2019 include: 655 4th Street (957 total units) and 1064 Mission Street (254 total units).

Table 3 shows the number of housing projects filed with the Planning Department over the last five years. Units filed at the Planning Department is defined as the number of units associated with applications that have been fully completed and accepted for review. 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) or other agencies with their own entitlement process do not show up in Table 3 because those agencies are responsible for the review of those projects.

Appendix A-3 records major projects (10 units or more) that received Planning entitlements in 2019. Appendix A-4 contains a list of the major projects filed at the Planning Department for review during 2019.

TABLE 4.
Units and Projects Authorized for Construction by DBI by Building Type, 2015–2019

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
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
2019	17	183	137	72	2,535	2,944	556
TOTAL	216	738	436	1,043	21,270	23,703	1,737

Source: Planning Department

Units Authorized for Construction

- » In 2019, DBI authorized 2,944 units for construction, 52% less than in 2018. This number is also about 35% below the five-year average (4,563).
- » There were more projects authorized in 2019: 556 compared to 504 projects in 2018. In 2019, the average project size was 5 units, which below the the average project size for the five years between 2015 and 2019 (11).

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 2019 (86%) are in projects with 20 units or more.
- » Major projects authorized for construction during the reporting year include: 434 Minna Street (302 units); 1270 Mission Street (299 units); and 1068 Mission Street (254 units).

Appendix A-5 lists all projects with ten or more units authorized for construction in 2019.

Demolitions

- » A total of 139 units were demolished in 2019.
- » The demolition of the 139 units in 2019 is 162% above the five-year demolition average of 53 units. This increase is the result of demolition permits pulled for rehabilitation of public housing.

Table 5 shows the units demolished between 2015 and 2019 by building type and Table 6 shows the demolitions in 2019 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 376 units from alterations in 2019 is comprised of 397 units added and 21 units eliminated.

- » Units gained through alterations increased 4% from the previous year – 397 units in 2019 compared to 381 units in 2018.
- » 284 units of alterations in 2019 are new accessory dwelling units or legalized secondary units.
- » Of the 21 units lost through alteration in 2019, 18 were illegal units removed and three units were lost due to mergers. This represents a 64% decrease in units lost through alterations from 2018 (58).

Table 7 shows the number of units added or eliminated through alteration permits from 2015 to 2019. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

- » The net total of 160 units lost in 2019 due to demolition or alteration is 44% more than the net total lost in 2018.

TABLE 5.**Units Demolished by Building Type, 2015–2019**

Year	Buildings	Units by Building Type				Total
		<i>Single</i>	<i>2 Units</i>	<i>3 to 4 Units</i>	<i>5+ Units</i>	
2015	17	15	2	-	8	25
2016	17	14	-	8	8	30
2017	14	11	4	3	-	18
2018	25	22	4	-	27	53
2019	27	9	-	12	118	139
TOTAL	100	71	10	23	161	265

Source: Planning Department

TABLE 6.**Units Demolished by Zoning District, 2019**

Zoning District	Buildings	Units		Total	Percent of Total
		<i>Single Family</i>	<i>Multi-Family</i>		
RH-1	3	3	-	3	2%
RH-1(D)	1	1	-	1	1%
RH-2	3	3	-	3	2%
RM-1	17	-	130	130	94%
RTO-M	1	1	-	1	1%
UMU	1	1	-	1	1%
TOTAL	26	9	130	139	

Source: Planning Department

TABLE 7.
Units Added or Lost Through Alteration Permits, 2015–2019

Year	Units Added	Units Eliminated	Net Change
2015	623	116	507
2016	359	178	181
2017	241	52	189
2018	381	58	323
2019	397	21	376
TOTAL	2,001	425	1,576

Source: Planning Department

TABLE 8.
Units Lost Through Alterations and Demolitions, 2015–2019

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>		
2015	100	12	1	3	116	25	141
2016	72	16	12	78	178	30	208
2017	44	4	2	2	52	18	70
2018	31	5	21	1	58	53	111
2019	18	3	-	-	21	139	160
TOTAL	265	40	36	84	425	265	690

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 2019, 177 ADUs were completed. One hundred and twenty-one ADUs were added in buildings with two to four units, and 149 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 2019, 93 illegal secondary units were legalized through the legalization program. Approximately 83% 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 2019. Table 10 shows the number of ADUs added and legalized by building type in 2019.

TABLE 9.
Accessory Dwelling Units Added, 2019

Year	ADUs Completed
2017	23
2018	79
2019	177
TOTAL	279

TABLE 9A.
Accessory Dwelling Units Legalized, 2019

Year	Legalizations	Legalizations through Ordinance 43-14
2017	11	76
2018	22	62
2019	14	93
TOTAL	47	231

TABLE 10.
Accessory Dwelling Units Added and Legalized through Ordinance by Building Type, 2019

Year	Buildings	Units by Building Type				Total
		Detached Unit	2 to 4 Units	5 to 9 Units	10+ Units	
2017	91	-	64	20	15	99
2018	110	5	61	24	51	141
2019	199	-	121	59	90	270
TOTAL	400	5	246	103	156	510

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, 40 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 2019, 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 2019.

- » As of December 2019, 55 projects were in the pipeline for the State Density Bonus Program. These projects propose adding 6,113 units to the housing stock.
- » As of December 2019, 15 projects were in the pipeline for the HOME-SF Density Bonus Program. These projects propose adding 686 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 2019. 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 as of December 2019**

Program	Projects	Units			Percent of Total Units With Bonus
		<i>Total Units Before Bonus</i>	<i>Total Units With Bonus</i>	<i>Affordable Units</i>	
State Density Bonus	55	5,090	6,113	1,851	90%
HOME-SF Density Bonus	15	460	686	177	10%
TOTAL	70	5,550	6,799	2,028	

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 as of December 2019**

Program	Projects	Status of Application			
		<i>PPA Filed</i>	<i>Under Review</i>	<i>Entitled</i>	<i>Building Permit Issued</i>
State Density Bonus	55	8	37	-	10
HOME-SF Density Bonus	15	6	9	-	-
TOTAL	70	14	46	-	10

Source: Planning Department, Department of Building Inspection

TABLE 13.**Housing Units Built by Building Type, 2015–2019**

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
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
2019	93	171	196	87	4,311	4,585
TOTAL	292	634	701	386	18,036	20,049
Share of Total Units Added, 2015-2019	1.5%	3.1%	3.5%	1.9%	90%	

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 2019, 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%) in buildings with 20 or more units.
- » Ninety-three single-family units were added in 2019, 150% more than the previous year's addition. Single-family building construction made up a very small proportion of new construction in the past five years (1.5%).
- » More units were added in the "Single Family" and "2 Units" categories than in the previous four years (93 and 171 units added respectively in 2019).
- » The share of units added in high-density buildings (20 or more units) —89%— is just below than the five-year average of 90%.

Table 13 on the opposite page shows new construction from 2015 through 2019 by building type.

New Housing Units Added by Zoning District

Approximately 56% of units added in 2019 were in Mixed Use zoning districts. Residential, House and Mixed zoning districts contributed 40%, and Public zoning districts followed with 3% of total units added.

Table 14 summarizes new units added in 2019 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, 2019

General Zoning Districts	Units	Percent of Total	Rank
Commercial (RC, C-3-G, C-3-O(SD))	57	1%	4
Mixed Use (CMUO, CRNC, NC, NCT, RC, Etc.)	2,707	56%	1
Public	132	3%	3
Residential, House and Mixed (RED, RH, RM, RTO)	1,962	40%	2
TOTAL	4,858	100%	

Source: Planning Department

TABLE 15.
New Housing Units Added by Zoning District, 2019

Zoning Districts	Units	Percent of Total	Rank
C-2	20	< 1%	22
C-3-G	35	1%	18
C-3-O(SD)	2	< 1%	29
CMUO	106	2%	12
CRNC	38	1%	17
HP-RA	382	8%	4
MB-RA	1	< 1%	32
MUG	2	< 1%	30
MUR	139	3%	8
NC-1	15	< 1%	23
NC-2	1	< 1%	33
NC-3	167	3%	6
NCD	161	3%	7
NCT	123	3%	10
NCT-3	10	< 1%	25
RC-3	467	10%	3
RC-4	5	< 1%	28
RED	55	1%	16
RED-MX	85	2%	15
RH-1	21	< 1%	21
RH-1(D)	2	< 1%	31
RH-2	125	3%	9
RH-3	90	2%	13
RM-1	111	2%	11
RM-2	89	2%	14
RM-3	9	< 1%	26
RM-4	33	1%	19
RTO	269	6%	5
RTO-M	30	1%	20
TB DTR	1,093	22%	2
TI-OS	9	< 1%	27
UMU	1,148	24%	1
WMUG	15	< 1%	24
TOTAL	4,858	100%	

Source: Planning Department

Condominiums

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

New Condominiums Recorded

- » New condominiums recorded in 2019 increased to 4,327 units from 3,123 units in 2018 (an increase of 39%).
- » Approximately 96% of the condominiums recorded were in buildings with 20 or more units (4,139 units which represented a 39% increase from 2018).

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, 2010–2019

Year	Units	% Change from Previous Year
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%
2019	4,327	39%
TOTAL	22,682	

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

TABLE 17.

New Condominiums Recorded by the DPW by Building Type, 2015–2019

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
2015	18	16	40	16	2,009	2,099
2016	18	29	-	77	1,895	2,019
2017	22	12	38	28	3,116	3,216
2018	20	42	25	56	2,980	3,123
2019	40	47	53	48	4,139	4,327
TOTAL	118	146	156	225	14,139	14,784

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 increased by 103% in 2019 (387 from 191 conversions in 2018). This number is 15% lower than the 10-year average of 455 units.
- » About 61% of units converted in 2019 occurred in two-unit buildings, followed by 18% occurring in three-unit buildings.
- » Eighty percent of the condominium conversions in 2019 (307) were in buildings with two or three units, a trend repeated from 2014 through 2018.

Table 18 shows the number of conversions recorded by DPW from 2010-2019. Table 19 shows condominium conversions by building type over the past five years.

TABLE 18.
Condominium Conversions Recorded by DPW, 2010–2019

Year	Units	% Change from Previous Year
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%
2019	387	103%
TOTAL	4,548	

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

TABLE 19.
Condominium Conversions Recorded by DPW by Building Type, 2015–2019

Year	2 Units	3 Units	4 Units	5 to 6 Units	Total
2015	154	267	200	40	661
2016	118	120	80	99	417
2017	118	72	48	58	296
2018	86	48	12	45	191
2019	238	69	40	40	387
TOTAL	714	576	380	282	1,952

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 2019, 19,199 residential hotel rooms are registered in San Francisco; 65% are residential rooms in for-profit residential hotels and 35% 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 2015 through 2019.

TABLE 20.
Changes in Residential Hotel Stock, 2015–2019

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>
2015	412	13,742	2,922	90	5,424	502	19,166
2016	403	13,247	2,732	95	5,781	498	19,028
2017	392	12,498	2,526	109	6,541	501	19,039
2018	397	12,710	2,674	106	6,489	503	19,199
2019	394	12,490	2,555	110	6,709	504	19,199

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 2019 HUD income limits.

TABLE 21.
2019 Rental Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (30% of HUD Median Income)	1	Studio	\$25,850	\$594
	2	1 Bedroom	\$29,550	\$677
	3	2 Bedroom	\$33,250	\$747
	4	3 Bedroom	\$36,950	\$815
	5	4 Bedroom	\$39,900	\$864
	6	5 Bedroom	\$42,850	\$913
Very Low Income (50% of HUD Median Income)	1	Studio	\$43,100	\$1,026
	2	1 Bedroom	\$49,250	\$1,169
	3	2 Bedroom	\$55,450	\$1,302
	4	3 Bedroom	\$61,600	\$1,431
	5	4 Bedroom	\$66,500	\$1,529
	6	5 Bedroom	\$71,450	\$1,628
Lower Income (60% of HUD Median Income)	1	Studio	\$51,700	\$1,241
	2	1 Bedroom	\$59,100	\$1,416
	3	2 Bedroom	\$66,500	\$1,579
	4	3 Bedroom	\$73,900	\$1,739
	5	4 Bedroom	\$79,800	\$1,861
	6	5 Bedroom	\$85,700	\$1,985
Low Income (80% of HUD Median Income)	1	Studio	\$68,950	\$1,672
	2	1 Bedroom	\$78,800	\$1,908
	3	2 Bedroom	\$88,700	\$2,134
	4	3 Bedroom	\$98,500	\$2,354
	5	4 Bedroom	\$106,400	\$2,526
	6	5 Bedroom	\$114,300	\$2,700

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

Note: Incomes are based on the 2019 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.
2019 Homeownership Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Low Income <i>(70% of HUD Median Income)</i>	1	Studio	\$60,350	\$1,660	\$200,525
	2	1 Bedroom	\$68,950	\$1,896	\$231,494
	3	2 Bedroom	\$77,600	\$2,134	\$262,907
	4	3 Bedroom	\$86,200	\$2,371	\$288,449
	5	4 Bedroom	\$93,100	\$2,560	\$304,869
Median Income <i>(90% of HUD Median Income)</i>	1	Studio	\$77,600	\$2,134	\$289,291
	2	1 Bedroom	\$88,650	\$2,438	\$332,867
	3	2 Bedroom	\$99,750	\$2,743	\$376,888
	4	3 Bedroom	\$110,850	\$3,048	\$415,295
	5	4 Bedroom	\$119,700	\$3,292	\$441,749
Moderate Income <i>(110% of HUD Median Income)</i>	1	Studio	\$94,800	\$2,607	\$377,800
	2	1 Bedroom	\$108,350	\$2,980	\$434,241
	3	2 Bedroom	\$121,950	\$3,354	\$491,126
	4	3 Bedroom	\$135,450	\$3,725	\$541,883
	5	4 Bedroom	\$146,300	\$4,023	\$578,629

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

Note: Incomes are based on the 2019 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Monthly housing expenses are calculated based on 33% of gross monthly income. (FMR = Fair Market Rents). Maximum purchase price is the affordable price from San Francisco's Inclusionary Housing Program and incorporates monthly fees and taxes into sales price.

New Affordable Housing Construction

- » About 1,456 affordable units were completed in 2019, representing 30% of the new housing units added in 2019. Of these, 405 are new inclusionary units, and 177 are new accessory dwelling units (ADUs).
- » The number of affordable units built in 2019 (1,456) is 49% higher than the five year average of affordable units built (980 units).
- » Very low-income units represented 60% of the new affordable units that were constructed in 2019; low-income units made up 23%, and moderate income units made up about 17%.

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 (1,456) produced in 2019 was 125% higher than in 2018 (645).
- » A total of 177 Accessory Dwelling Units (ADUs) were added to existing residential buildings. 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 2019 include: 2500 Arelious Walker Drive development (121 very low-income units and one manager’s unit) and 1150 3rd Street (118 low-income units and one manager’s unit), 210 Taylor Street (112 low-income units and one manager’s unit), and 455 Fell Street (107 low-income units and one manager’s unit).

All major (10 or more units) new affordable housing projects completed in 2019 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, 2015–2019**

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
2015	-	213	66	250	529	3,095	17%
2016	120	128	364	190	802	4,895	16%
2017	-	686	558	222	1,466	4,511	32%
2018	-	40	401	204	645	2,690	24%
2019	-	880	335	241	1,456	4,858	30%
TOTAL	120	1,947	1,724	1,107	4,898	23,703	21%

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, and from 2019, 177 of these units are considered "secondary units" or ADUs and are not income-restricted

TABLE 24.**New Affordable Housing Construction by Housing Type, 2015–2019**

Year	Family	Senior	Individual/SRO	Homeowner	Other	Total
2015	282	-	-	194	53	529
2016	452	147	20	118	65	802
2017	1,116	39	55	157	99	1,466
2018	434	-	19	51	141	645
2019	1,122	93	-	64	177	1,456
2019 Percent of Total	77%	6.4%	-	4.4%	12.2%	

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 2015 to 2019.

- » Four hundred and five inclusionary units were completed in 2019. Three hundred and fifty-seven of these units are very low- and low-income units, and 48 are moderate income units.
- » In 2019, the number of inclusionary units built (405) represented a 149% increase from that provided in 2018 (163). The number of inclusionary housing units built in 2019 is also 17% above than the five-year annual average of 345 units.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2019 and details of inclusionary units for those projects that have them.

In Fiscal Year 2019, a total of \$31 million was collected as partial payments of in-lieu fees for projects. Appendix D is a summary of in-lieu fees collected since 2010.

TABLE 25.
New Affordable Housing Production by Source, 2015–2019

Year	Inclusionary Units	Units in 100% Affordable Developments	ADUs or Legalizations	Total
2015	286	190	53	529
2016	449	288	65	802
2017	421	946	99	1,466
2018	163	341	141	645
2019	405	874	177	1,456
TOTAL	1,724	2,639	535	4,898

Source: Planning Department, Mayor's Office of Housing

TABLE 26.**Housing Price Trends, San Francisco Bay Area, 2015–2019**

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>
2015	\$4,830	\$2,213	\$993,250	\$561,170
2016	\$4,870	N/A	\$1,257,500	\$777,160
2017	\$4,500	\$2,846	\$1,469,000	\$910,350
2018	\$4,650	\$2,963	\$1,573,000	\$939,216
2019	\$4,500	\$3,166	\$1,450,000	\$908,750

Source: Zumper.com & Priceonomics 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 2019, median rental prices for a two-bedroom apartment in San Francisco decreased slightly to \$4,500 per month. The fairly small rent price fluctuations between the years 2015 and 2019 suggest that rent trends are beginning to flatten.
- » The 2019 median rental price for a two-bedroom apartment in San Francisco is 42% higher than the median rental price for the entire Bay Area.
- » In 2019, the median price for a two-bedroom home in San Francisco decreased to \$1,450,000. This price is 8% lower than the 2018 median home price (\$1,573,000).

- » 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 \$491,126 according to Table 20) would fall about \$950,000 short of being able to purchase a median-priced two-bedroom home (\$1,450,000).
- » A three-person household with a combined household income at 80% of the median income could pay a maximum rent of \$2,134 (according to Table 19) or only about 47% of the median rent (\$4,500).

Table 26 gives rental and sales prices for 2015 through 2019. 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). Often it is more economical to purchase and rehabilitate existing 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.

» In 2019, the Mayor's Office of Housing and the Office of Community Investment and Infrastructure rehabilitated 181 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 27.
Units Acquired or Rehabilitated, 2015–2019

Year	Units Acquired / Rehabilitated
2015	104
2016	152
2017	119
2018	49
2019	181
TOTAL	605

Source: Mayor's Office of Housing

TABLE 27A.
Details of Units Acquired or Rehabilitated, 2019

Address	Total Units	Units Acquired / Rehabilitated
60 28th Street	6	6
966 Oak Street	10	10
1201 Powell Street	17	17
1411 Florida Street	6	6
4830 Mission Street	21	21
3280 17th Street	11	11
305 San Carlos Street	12	12
65-69 Woodward Street	6	6
654 Capp Street	7	7
520 Shrader Street	7	7
2782-2786 24th Street	3	3
172 6th Street	75	75

Source: Mayor's Office of Housing

TABLE 27B.
Rental Assistance Demonstration Program, 2016–2019

Year	Very Low-Income Units Turned Over / Rehabilitated	Low-Income Units Turned Over / Rehabilitated
2016	2,042	118
2017	-	-
2018	934	233
2019	-	-
TOTAL	3,092	351

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 2019 with 2,847 units built or 64% of the total new construction. Moreover, with no units lost through demolition and an additional 22 net units added through conversion or alteration, it also had the highest net gain with 2,869 net new units or 61% of net new addition Citywide.

- » The Mission (353 net new housing units) and Western Addition (277 net new housing units) Planning Districts followed South of Market in the highest net new housing units added Citywide.

- » The South Central Planning District had the highest number of units demolished, with 124 units lost or about 89% of the total 139 units that were demolished in 2019.

- » The South Central Planning District gained the least number of units in 2019, adding 85 units but losing 124 housing unit through demolition, resulting in a net loss of 39 units to the housing stock.

Figure 3 on the following page shows total new housing constructed and demolished by San Francisco Planning Districts in 2019.

MAP 1.
San Francisco Planning Districts



TABLE 28.
Housing Units Completed and Demolished by Planning District, 2019

No.	District Name	New Units Completed	Rank	Units Demolished	Rank	Units Altered	Rank	Net Gain Housing Units	Rank
1	Richmond	56	9	-1	4	40	2	95	8
2	Marina	7	12	-1	4	41	1	47	9
3	Northeast	195	6	-1	4	23	8	217	6
4	Downtown	253	5	-	-	7	14	260	5
5	Western Addition	256	4	-	-	21	10	277	3
6	Buena Vista	182	7	-	-	32	5	214	7
7	Central	10	11	-2	3	36	4	44	10
8	Mission	317	2	-2	3	38	3	353	2
9	South of Market	2,847	1	-	-	22	9	2,869	1
10	South Bayshore	263	3	-1	4	10	13	272	4
11	Bernal Heights	11	10	-6	2	14	11	19	13
12	South Central	58	8	-124	1	27	7	(39)	15
13	Ingleside	2	14	-1	4	12	12	13	14
14	Inner Sunset	4	13	-	-	23	8	27	11
15	Outer Sunset	-	15	-	-	30	6	30	12
	TOTAL	4,461		(139)		376		4,698	

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,
2019

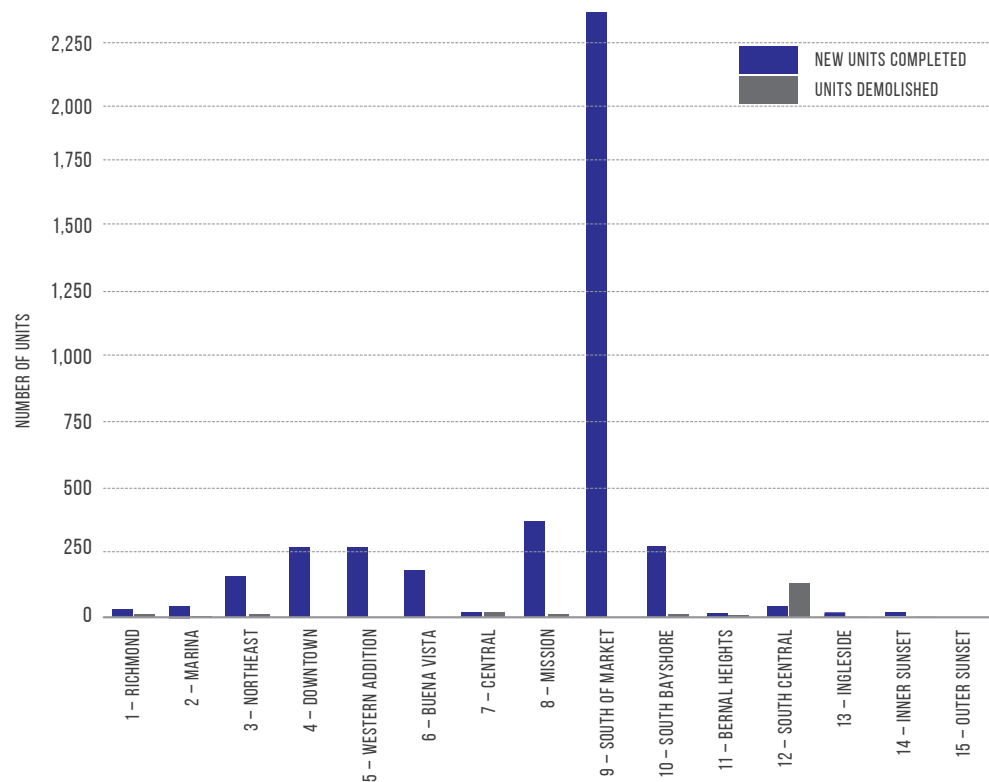
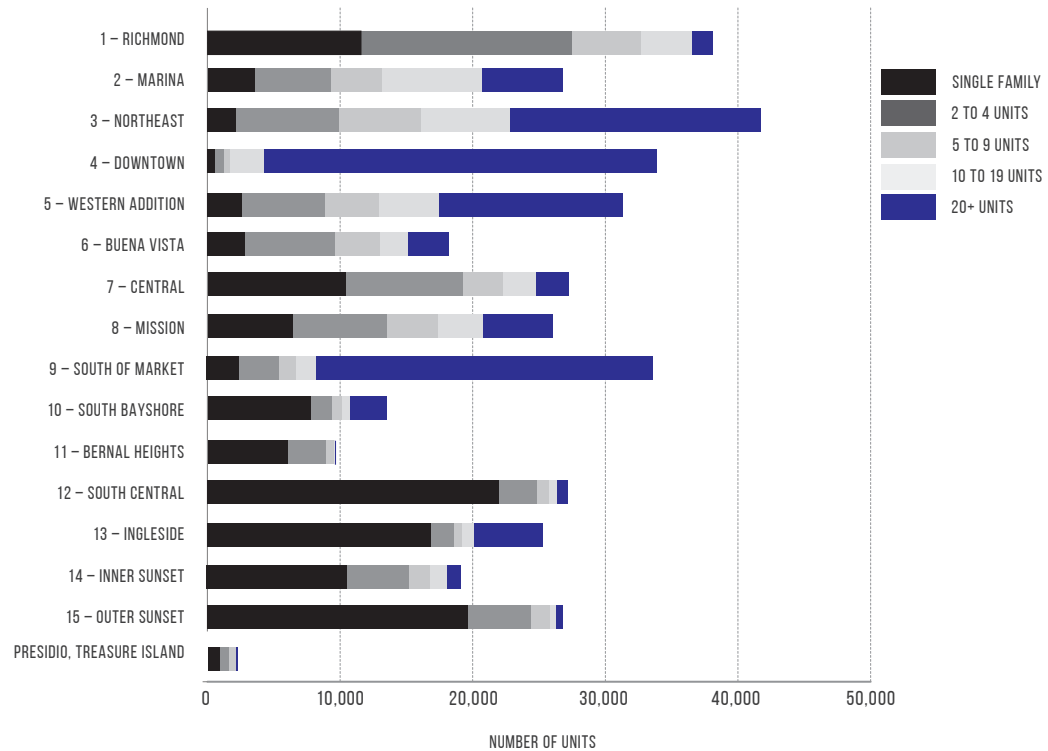


FIGURE 4.
San Francisco
Housing Stock
by Planning
District, 2019



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 41,257 units and 37,691 units respectively. The Northeast District accounts for about 10.3% of the City's housing stock, while the Richmond Planning District accounts for about 9.4%.
- » 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 Mission 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 29,200 units. The South of Market District closely follows with about 27,670 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 77% of its units in buildings with 20 units or more, claims 23% of the City's high-density housing.

TABLE 29.
San Francisco Housing Stock by Planning District, 2010–2019

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
1 - Richmond						
2010 ACS5	11,388	15,525	5,126	3,845	1,467	37,383
2011-2018	(7)	106	36	6	72	213
2019	-	34	14	4	43	95
TOTAL	11,381	15,665	5,176	3,855	1,582	37,691
Percent of Total	30.2%	41.6%	13.7%	10.2%	4.2%	9.4%
2 - Marina						
2010 ACS5	3,469	5,636	3,824	7,404	5,817	26,165
2011-2018	-	22	-	14	215	188
2019	(1)	11	10	12	15	47
TOTAL	3,468	5,669	3,834	7,430	6,047	26,463
Percent of Total	13.1%	21.4%	14.5%	28.1%	22.9%	6.6%
3 - Northeast						
2010 ACS5	2,080	7,621	6,147	6,585	17,965	40,462
2011-2018	1	47	18	35	486	587
2019	-	7	14	4	183	208
TOTAL	2,081	7,675	6,179	6,624	18,634	41,257
Percent of Total	5.0%	18.6%	15.0%	16.1%	45.2%	10.3%
4 - Downtown						
2010 ACS5	547	719	494	2,460	24,967	29,348
2011-2018	3	8	9	46	3,987	4,044
2019	-	3	6	-	251	260
TOTAL	550	730	509	2,506	29,196	33,652
Percent of Total	1.6%	2.2%	1.5%	7.4%	86.8%	8.4%
5 - Western Addition						
2010 ACS5	2,535	6,065	4,055	4,381	12,283	29,319
2011-2018	-	63	26	54	1,217	1,360
2019	2	3	12	13	247	277
TOTAL	2,537	6,131	4,093	4,448	13,747	30,956
Percent of Total	8.2%	19.8%	13.2%	14.4%	44.4%	7.8%
6 - Buena Vista						
2010 ACS5	2,777	6,633	3,339	2,099	2,062	16,950
2011-2018	-	47	13	(1)	820	863
2019	-	13	14	12	175	214
TOTAL	2,777	6,693	3,366	2,110	3,057	18,043
Percent of Total	15.4%	37.1%	18.7%	11.7%	16.9%	4.5%

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Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
7 - Central						
2010 ACS5	10,219	8,671	2,935	2,398	2,167	26,395
2011-2018	17	67	25	20	169	298
2019	(1)	30	6	2	7	44
TOTAL	10,235	8,768	2,966	2,420	2,343	26,737
Percent of Total	38.3%	32.8%	11.1%	9.1%	8.8%	6.70%
8 - Mission						
2010 ACS5	6,295	7,026	3,797	3,221	4,205	24,566
2011-2018	65	104	42	137	779	1,067
2019	-	22	15	20	296	353
TOTAL	6,300	7,152	3,854	3,378	5,280	25,986
Percent of Total	24.2%	27.5%	14.8%	13.0%	20.3%	6.5%
9 - South of Market						
2010 ACS5	2,379	2,933	1,207	1,428	14,070	22,061
2011-2018	4	46	34	127	10,763	10,974
2019	3	10	4	18	2,834	2,869
TOTAL	2,386	2,989	1,245	1,573	27,667	35,904
Percent of Total	6.6%	8.3%	3.5%	4.4%	77.1%	9.0%
10 - South Bayshore						
2010 ACS5	7,614	1,614	700	514	890	11,404
2011-2018	2	(62)	122	128	1,477	1,667
2019	61	17	-	-	194	272
TOTAL	7,677	1,569	822	642	2,561	13,343
Percent of Total	57.5%	11.8%	6.2%	4.8%	19.2%	3.3%
11 - Bernal Heights						
2010 ACS5	5,926	2,796	537	130	199	9,629
2011-2018	16	21	-	-	-	39
2019	7	14	(2)	-	-	19
TOTAL	5,949	2,831	536	130	200	9,687
Percent of Total	61.4%	29.2%	5.5%	1.3%	2.1%	2.4%
12 - South Central						
2010 ACS5	21,602	3,005	858	589	800	26,866
2011-2018	8	(14)	21	18	61	94
2019	1	13	(85)	(24)	56	(39)
TOTAL	21,611	3,004	794	583	917	26,921
Percent of Total	80.3%	11.2%	2.9%	2.2%	3.4%	6.74%
13 - Ingleside						
2010 ACS5	16,497	1,565	606	900	4,832	24,424
2011-2018	104	141	-	17	274	536
2019	-	13	-	-	-	13
TOTAL	16,601	1,719	606	917	5,106	24,973
Percent of Total	66.5%	6.9%	2.4%	3.7%	20.4%	6.3%

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Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
14 - Inner Sunset						
2010 ACS5	10,450	4,528	1,555	1,226	1,188	18,951
2011-2018	27	28	3	16	(1)	53
2019	3	16	-	-	8	27
TOTAL	10,460	4,572	1,558	1,242	1,195	19,031
Percent of Total	55.0%	24.0%	8.2%	6.5%	6.3%	4.8%
15 - Outer Sunset						
2010 ACS5	19,321	4,750	1,385	442	495	26,427
2011-2018	-	21	-	-	-	21
2019	-	27	1	2	-	30
TOTAL	19,321	4,798	1,386	444	495	26,478
Percent of Total	73.0%	18.1%	5.2%	1.7%	1.9%	6.6%
Presidio, Treasure Island and Golden Gate Park						
2010 ACS5	852	687	523	34	89	2,185
2011-2018	-	-	-	-	-	-
2019	-	-	- 9	-	-	9
TOTAL	852	687	532	34	89	2,194
Percent of Total	38.8%	31.3%	24.2%	1.5%	4.1%	0.5%
Citywide						
2010 ACS5	123,951	79,774	37,088	37,656	93,496	372,535
2011-2017	160	645	350	614	20,311	15,060
2018	14	128	38	110	2,289	22,080
TOTAL	124,186	80,652	37,456	38,333	118,116	399,313
Percent of Total	31.1%	20.2%	9.4%	9.6%	29.6%	

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 2019, Bay Area counties authorized 22,736 units for construction, 30% less than the 2018 authorizations of 32,692 units.
- » Alameda (27%), Santa Clara (22%) and San Francisco (13%) counties accounted for 62% of the total units authorized in 2019.
- » In San Francisco, 99% of new housing is in multi-family buildings. Alameda (69%), San Mateo (69%), Santa Clara (64%), and Contra

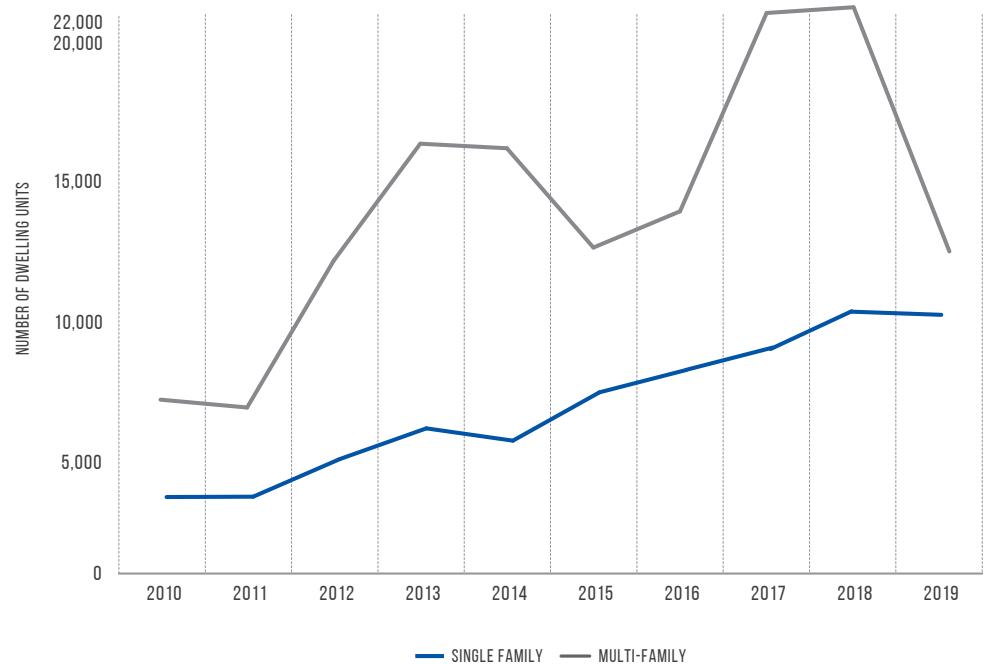
Costa (44%) also have a high percentage of authorized units in multi-family structures. Single-family housing units predominate in Solano (95%), Napa (92%), and Sonoma (62%).

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 2019. Figure 5 shows trends in housing construction by building type from 2010 to 2019.

TABLE 30.**Units Authorized for Construction for San Francisco and the Bay Area Counties, 2019**

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	1,871	4,145	6,016	27%
Contra Costa	1,572	1,229	2,801	12%
Marin	130	86	216	1%
Napa	204	17	221	1%
San Francisco	17	2,927	2,944	13%
San Mateo	489	1,061	1,550	7%
Santa Clara	1,804	3,216	5,020	22%
Solano	1,134	56	1,190	5%
Sonoma	1,722	1,056	2,778	12%
TOTAL	8,943	13,793	22,736	

Source: Construction Industry Research Board

FIGURE 5.
Bay Area Housing Construction Trends, 2010–2019

Source: California Housing Foundation, from 2007-2013; Construction Industry Research Board, from 2014-2019

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 2019. 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 2019.

Table A-3 provides information for all projects with twenty or more units that were fully entitled by the Planning Department in 2019. 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 2019. 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, and only includes fully complete applications accepted for review by the Planning Department.

Table A-5 contains residential projects with ten or more units authorized for construction by DBI in 2019.

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 2019 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 2019 housing trends in recently adopted planning areas.

Table B-2 summarizes the units entitled by the Planning Department in 2019 by planning areas.

Table B-3 summarizes units gained from new construction in 2019 by planning areas.

Table B-4 summarizes units demolished in 2019 by planning areas.

Table B-5 summarizes units lost through alterations and demolitions in 2019 by planning areas.

Table B-6 summarizes affordable housing projects for 2019 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, 2019

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
245 1ST Street / The Avery	548	149	Not Available	Rental/ Ownership	From \$1 million+
510 Folsom Street	545	109	Not Available	Rental	From \$3,200 to \$10,000+
600 Minnesota Street / The Tidelands	318	-	Not Available	Rental	Not Available
590 Minnesota Street / The Tidelands	277	-	Not Available	Rental	Not Available
718 Long Bridge Street / Arden	263	-	Not Available	Ownership	From \$1 million+
1395 22nd Street / The Landing	256	-	Studio: 10 One Bedroom: 146 Two Bedroom: 90 Three Bedroom: 10	Rental	From \$3,800 to \$8,000+
338 Main Street	245	-	Not Available	Ownership	From \$1 million+
1699 Market Street / The Rise Hayes Valley	160	19	Studio: 15 One Bedroom: 81 Two Bedroom: 64	Rental	From \$3,800 to \$6,150+
555 Fulton Street	139	17	One Bedroom: 73 Two Bedroom+: 66	Ownership	From \$775,000 - \$1.5 million+
1601 Mariposa Street / Mason on Mariposa	145	60	Not Available	Rental	From \$3,700 - \$7,200+
2100 Market Street	60	7	Studio: 6 One Bedroom: 30 Two Bedroom: 24	Rental	From \$3,675+
777 Tennessee Street / 777 Tenn	59	8	One Bedroom: 23 Two Bedroom: 24 Three Bedroom: 2	Rental	From \$3,800 - \$7,500+
915 Minna Street / The Sutherland	49	7	Studio: 13 One Bedroom: 14 Two Bedroom: 15 Three Bedroom: 7	Rental	From \$3,000 - \$4,340+
719 Larkin Street	42	6	One Bedroom: 42	Ownership	From \$600,000+
369 18th Avenue / The Alexandria	41	5	Studio: 2 One Bedroom: 23 Two Bedroom: 16	Ownership	From \$800,000+
1433 Bush Street	40	6	One Bedroom: 31 Two Bedroom: 14 Three Bedroom: 2	Ownership	From \$800,000+
901 Tennessee Street	40	6	Studio: 14 One Bedroom: 11 Two Bedroom: 15	Ownership	From \$730,000 to \$1.6 million+
24 Franklin Street	35	4	Studio: 7 One Bedroom: 14 Two Bedroom: 14	Rental	From \$3,500+

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Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
875 California Street / Crescent Nob Hill	32	-	Not Available	Ownership	Not Available
1452 Bush Street / The Midtown	22	2	Not Available	Ownership	From \$845,000+
2600 Harrison Street	20	-	One Bedroom: 3 Two Bedroom: 17	Rental	From \$4,000+
606 Capp Street	20	-	One Bedroom: 12 Two Bedroom: 8	Ownership	Not Available
595 Mariposa Street / The Mariposa	20	-	Not Available	Rental	Not Available
1255 Columbus Avenue	20	-	Three Bedroom: 20	Rental	From \$7,000+
502 7th Street	16	-	Not Available	Ownership	Not Available
1532 Howard Street	15	-	Studio: 15	Rental	From \$2,375

Source: Planning Department

TABLE A-2.
Major Affordable Housing Projects Completed, 2019

Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI %	Type of Housing
2500 Arellious Walker Drive	122	121	Not Available	Rental	One BR: \$1,085/month Two BR: \$1,205/month Three BR: \$1,311/month	VLI	Family
1150 3rd Street	119	118	Not Available	Rental	One BR: \$1,170/month Two BR: \$1,306/month Three BR: \$1,441/month	LOW	Family
210 Taylor Street	113	112	Not Available	Rental	One BR: \$1,142/month Two BR: \$1,270/month Three BR: \$1,393/month	LOW	Family
455 Fell Street	108	107	Not Available	Rental	One BR: \$1,306/month Two BR: \$1,502/month Three BR: \$1,647/month	LOW	Family
555 Jackson Street	104	104	Not Available	Rental	Not Available	VLI	Not Available
1294 Shotwell Street	94	93	Studio: 24 One bedroom: 69 Two bedroom: 1	Rental	Studio: \$266/month One BR: \$300/month	VLI	Senior
95 Laguna Street	79	78	Not Available	Rental	Not Available	VLI	Senior
1101 Connecticut Street	72	71	Not Available	Rental	Studio: \$979/month One BR: \$1,115/month Two BR: \$1,238/month	LOW	Family
1491 Sunnysdale Avenue	55	54	Not Available	Rental	Studio: \$1,021 One BR: \$1,162/month Two BR: \$1,289/month Three BR: \$1,411/month	VLI	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, 2019

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2014-000203PRJ	655 04TH ST	The project proposes the demolition of three existing structures and associated parking lots and construct two new buildings containing approximately 1,14,968 square feet (960 units) of residential, 24,509 square feet (38 rooms) of hotel area, 21,840 square feet of office and approximately 20,938 square feet of ground floor retail space.	957	8-Jul-19	Approved
2018-010889PRJ	1064-1068 MISSION ST	The project proposes new construction of 6-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. The building will have separate residential entries, with two adult and senior courtyards 5,139 square feet and 6,181 square feet with each having dedicated private open space with community rooms on floors 2 - 6. T	254	12-Dec-19	Approved
2019-000118PRJ	833 BRYANT ST	The project proposes construction of new 6-story residential apartment building 100 percent affordable housing, with associated offices and common spaces at ground floor, 146 dwelling unit and retail with no basement. New commercial space is proposed at NW corner.	146	29-May-19	Approved
2016-012545PRJ	4840 Mission Street	The project consists of the development of a mixed-use Affordable Housing project with 114 Affordable units, 20 Market Rate units, 24 parking spaces, 110 bicycle spaces with open space on 2 lots with 21 buildings. Project is applying for the State Density Bonus.	134	20-Jun-19	Approved
2018-015768PRJ	1351 42ND AVE	The proposed project will demolish the existing Francis Scott key annex and construct a 100% affordable multi-family housing project for educators. The proposed new building will include approximately 20 Studio units, 46 one-bedroom units, 59 two-bedroom units and 9 three or more bedroom units.	134	2-May-19	Approved
2019-014414PRJ	266 04TH ST	This is a 100% affordable project, seeking review under SB 35. Development of a 70-unit building at the corner of 4th and Folsom.	70	4-Dec-19	Approved
2015-015203PRJ	135 HYDE ST	The project proposes to demolish the existing building and construct new eight-story-over-basement, 80-foot-tall (96-foot-tall including elevator penthouse and solarium), 54,109-square-foot, mixed-use building with 69 dwelling units.	69	22-Jul-19	Approved
2017-002951PRJ	755 BRANNAN ST	The Project includes demolition of the existing, two-story, 12,880 square foot commercial building and construct a five-story, approximately 53-foot, 9-inch tall, 45,564 square foot residential building.	57	30-Aug-19	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 proposed new building, containing approximately 60,000 square feet, would include approximately 60 dwelling units.	55	22-Apr-19	Approved

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2017-002083PRJ	554 FILLMORE ST	The project proposes to add residential and group housing in the structure by adding floors within the existing envelope.	36	13-May-19	Approved
2016-003994PRJ	55 BELCHER ST	The project consists of new construction of a 4-story building with 25 residential units (4 studio units 6 one-bedroom units, 14 two-bedroom units & a shared open space at roof).	25	12-Dec-19	Approved
2015-003229PRJ	222 DORE ST	This project is a State Density Bonus Law Project. It involves the demolition of tilt-up concrete warehouse building. The proposed Project contains 33 Dwelling Units. No automobile parking is proposed.	23	10-Jul-19	Approved
2014.0008	33 NORFOLK ST	The project sponsor proposes to merge Lots 053A and 093 and to replace the existing industrial building and parking lot with a 5-story, 55-foot tall, residential building with a total of 11 residential units.	22	25-Apr-19	Approved
2018-016944PRJ	388 Beale Street	The proposed project would convert the existing parking spaces on floors 3 and 4 to 12 new dwelling units and one new Accessory Dwelling Unit (ADU). The proposed units would include four studio units, three one-bedroom units, four two bedroom units, and two three-bedroom units. The new dwelling units would total 7,087 square feet. The project would reduce the existing amount of vehicular parking spaces from 228 to 184 spaces.	13	15-Oct-19	Approved
2018-012918PRJ	986 SOUTH VAN NESS AVE	The proposal is to demolish the existing parking lot and building and construct a five-story, approximately 50-foot-tall, 15,560-square-foot residential building with 15 dwelling units. The roof would contain an elevator overrun, with a maximum height of approximately 60 feet. The unit mix would be six two-bedroom units, eight one-bedroom units, and one studio unit.	11	21-Nov-19	Approved
2017-013929PRJ	5616 MISSION ST	The project proposes to demolish a one-story vacant commercial building to construct a four-story mixed use building with 8 dwelling units above a 3,151 sq. ft. commercial space for trade office use with two accessory vehicle spaces.	10	5-Sep-19	Approved

Source: Planning Department

TABLE A-4.**Major Housing Projects with Applications Accepted at the Planning Department, 2019**

Planning Case No.	Address / Project Name	Case Description	Net Units
2018-014043PRJ	598 BRYANT ST	Demolition of an existing gas station and construct a new 25 story mixed-use residential building, utilizing the California State Density Bonus Law. The proposed is 259'-6" feet in height with 353 dwelling units and 5,648 square feet of PDR space.	353
2016-014802PRJ	98 FRANKLIN ST	Demolish existing surface parking lot and construct a 31-story residential tower above a 5-story podium. The podium (Floors 1 to 5) will be occupied by new secondary school facilities for the International High School of the French American International School. Floors 6 to 31 will contain approximately 345 rental dwelling units.	345
2019-022404PRJ	1458 San Bruno Avenue	Construction of a 70-foot-tall, seven story over basement, residential building, consisting of 139,941 square feet (sf) of residential use, which will include 205 dwelling units; 60% studio units and 40% two-bedroom units. Three industrial buildings totaling 24,313 sf will be demolished. This project qualifies for the State Density Bonus program that will allow for 35% above the residential square footage.	200
2019-014735PRJ	600 MCALLISTER ST	The Project would demolish the existing surface parking lot and utilize the Individually Requested State Density Bonus Program to construct a 14-story, mixed-use residential building containing ground floor commercial space, including 2,799 gsf of ground floor commercial/residential "flex" space, and 196 dwelling units (including 83 two-bedroom units and 113 studio units).	306
2018-016808PRJ	321 FLORIDA ST	The proposed project is a mixed-use residential development, located in the Urban Mixed-Use (UMU) District, which would be built on an existing surface parking lot. The project as proposed applies the State Density Bonus Program, which allows for a 35% increase in density. The base project is a 7 story building with 112 units, and the density bonus project is a 9 story building with 151 units and 133 bicycle parking spaces. Twenty eight affordable units will be provided on site.	151
2019-006114PRJ	300 05TH ST	Demolition of an existing commercial building and construction of a new Mixed-Use Residential high-rise building.	130
2019-002743PRJ	853 Jamestown AVE	The project proposes the construction of 122 dwelling units. The units will vary in size from 1,100 to 1,550 square feet, and each will contain two or three bedrooms. The project will contain 160,434 square feet of residential use in total.	122
2014.0334PRJ	262 - 7TH ST	The proposed project is to demolish the existing one story, approximately 7,800 square-foot warehouse and construct two new 65-foot tall mixed-use buildings, containing 96 single room occupancy (SRO) units.	96
2017-012086PRJ	770 WOOLSEY ST	To permit demolition of the existing structures on the project site and construction of 63 new single family homes.	86
2018-015169PRJ	1355 FULTON ST	Project proposes construction of an 8-Story vertical above the existing building for a 9-story building with a total of 70,976 square feet of residential use and a 1,394 square foot ground floor retail space.	75
2018-007573PRJ	220 09TH ST	New construction of three new residential buildings containing a total of 74 dwelling units. One building will contain ground floor commercial.	74
2017-002951PRJ	755 BRANNAN ST	The Project includes demolition of the existing, two-story, 12,880 square foot commercial building and construct a five-story, approximately 53-foot, 9-inch tall, 45,564 square foot residential building. The Project will include 57 dwelling unit. The dwelling unit mix includes 20 studios, 11 one-bedroom units and 26 two-bedroom units. The Project Sponsor has elected to utilize the State Density Bonus Law.	57

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Planning Case No.	Address / Project Name	Case Description	Net Units
2018-008259PRJ	2030 POLK ST/ 1580 PACIFIC AVE	To demolish the existing one story commercial building and parking lot and the construction of a 6-Story, 65'-0" tall, mixed-use residential-commercial building.	50
2017-015678PRJ	425 BROADWAY	Replace the existing parking garage and construct a new multi-family mixed use building with 48 residential units over an accessory car parking garage as well as a commercial parking garage and retail use. The project seeks a density bonus to increase dwelling unit density from 36 to 48 units.	48
2017-016083PRJ	3330 GEARY BLVD	The (e) 3-story office building will be demolished, replaced with a new 6-story building with basement. Program includes 41 residential units (16 one-bedroom, 19 two-bedroom, and 6 three-bedroom).	41
2015-006513PRJ	45 DORE ST	Retain all existing exterior walls, restore the damaged portions of the faade and redevelop the site into a new 4-story residential building containing rental group housing.	36
2018-014886PRJ	535 GREEN ST	The project proposes the preservation of this A listed Buon Gusto historic resource and the construction of new building area on the lot to the east (where a parking lot currently exists). The proposal will use the State Density Bonus to include 6 stories of housing for 34 units.	34
2018-013577PRJ	2140 MARKET ST	This is a State Density Bonus Law Project. It 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).	33
2018-013580PRJ	222 DORE ST	This is a State Density Bonus Law Project. It involves the demolition of tilt-up concrete warehouse building. The proposed Project contains 33 Dwelling Units. No automobile parking is proposed.	33
2018-013451PRJ	2135 MARKET ST	This is a State Density Bonus Law Project and it involves the demolition of a commercial building which was formerly used for religious purposes. The proposed Project contains 30 Dwelling Units (100% of the Units are 3-Bedroom or larger) and street-level Retail space.	30
2019-020818PRJ	5012 03RD ST	Construction of a new 6-story building with 29 condo units and ground floor commercial space. This project is seeking approval under the Home-SF Program.	29
2018-015815PRJ	999 TEXAS ST	Proposed new 25 units apartment building as per home SF guidelines with one additional story above 40-X height limit.	25
2017-013728PRJ	1021 VALENCIA ST	Proposed project will have 25 dwelling units within a 6 floor building. Project would meet affordable housing component with 2 BMR dwelling units. Owner may decide to utilize 20% inclusionary in lieu fee instead of adding BMR on site.	25
2018-013448PRJ	1233 FOLSOM ST	This is a State Density Bonus Law Project which involves the demolition of a small industrial building and its associated parking lot. The proposed Project contains 13 Dwelling Units.	24
2019-021974PRJ	2293-2299 POWELL ST	Revision to the previously approved 2015 project to demolish two existing vacant buildings and utilize the Individually Requested State Density Bonus Program to construct a six-story mixed-use residential building containing 24 dwelling units.	24
2016-010589PRJ	2300 Harrison Street	The Project includes the demolition of an existing surface parking lot and the construction of a six-story building. The addition will result in a mixed-use building with 24 dwelling units.	24

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Planning Case No.	Address / Project Name	Case Description	Net Units
2018-007380PRJ	1320 WASHINGTON ST	Project proposes to demolish the existing building and construct a 65-foot, six-story over basement residential condominium building, containing approximately 40,369 gross square feet of residential space and 22 dwelling units.	22
2018-017328PRJ	1120 VALENCIA ST	New mixed-use building on a surface parking lot to include ground floor commercial/retail and 18 residential units within the proposed 5-story structure. Given the lot depth, double street frontages and adjacent context, proposal includes full lot coverage (rear yard variance) and proposes a common roof deck for the residential units.	18
2018-009487PRJ	811 VALENCIA ST	The proposed project (Project) would demolish an existing one-story commercial building and construct a six-story mixed use building, of approximately 55 feet in height and 8,000 gross square feet in area, containing 18 Single Room Occupancy (SRO) units.	18
2018-012065PRJ	5500 MISSION ST	The proposed project would demolish the existing warehouse and construct a new 40-foot tall, four-story mixed-use building. The proposed project would include three stories of residential care for the elderly and approximately 17 single room occupancy units and one 2-bedroom owners unit on the top floor.	17
2019-014461PRJ	1324-1326 POWELL ST	Demolition of existing 2-story commercial building. Construction of new 6-story building with ground floor commercial, 17 residential dwelling units, and shared open space.	17
2019-000506PRJ	2000 POST ST	Add units per ord 162-16. At existing garage, grade level, removal of parking stalls and addition 15 adu's.	15
2018-016944PRJ	388 Beale Street	The proposed project would convert the existing parking spaces on floors 3 and 4 to 12 new dwelling units and one new Accessory Dwelling Unit (ADU). The proposed units would include four studio units, three one-bedroom units, four two bedroom units, and two three-bedroom units.	13
2019-021356PRJ	168 BLUXOME ST	Legalization of 12 illegal dwelling units in n existing 6-story 48-unit building.	12

Source: Planning Department

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TABLE A-5.
Major Projects Authorized for Construction by DBI, 2019

Address	Units	Construction Type	Authorization Date
434 MINNA ST	302	New Construction	August 2, 2019
1270 MISSION ST	299	New Construction	October 17, 2019
1068 MISSION ST	254	New Construction	June 5, 2019
1601 MISSION ST	220	New Construction	April 4, 2019
242 HAHN ST	167	New Construction	February 15, 2019
833 BRYANT ST	146	New Construction	November 20, 2019
410 CHINA BASIN ST	141	New Construction	May 14, 2019
2340 SAN JOSE AV	131	New Construction	January 31, 2019
1830 ALEMANY BL	116	New Construction	September 16, 2019
1 AVENUE OF THE PALMS *	105	New Construction	April 8, 2019
1965 MARKET ST	96	New Construction	July 11, 2019
999 FOLSOM ST	95	New Construction	March 26, 2019
655 FOLSOM ST	89	New Construction	August 12, 2019
135 HYDE ST	69	New Construction	June 28, 2019
1075 FOLSOM ST	48	New Construction	December 20, 2019
3001 24TH ST	45	New Construction	March 18, 2019
1298 VALENCIA ST	35	New Construction	January 2, 2019
483 CLEMENTINA ST	33	New Construction	February 27, 2019
2525 VAN NESS AV	28	New Construction	August 29, 2019
42 OTIS ST	24	New Construction	September 18, 2019
725 CLEMENTINA ST	24	New Construction	September 17, 2019
33 NORFOLK ST	19	New Construction	June 26, 2019
282 07TH ST	17	New Construction	August 20, 2019
380 OCTAVIA ST	12	New Construction	June 20, 2019
320 OCTAVIA ST	12	New Construction	June 21, 2019
1900 MISSION ST	11	New Construction	September 19, 2019
1924 MISSION ST	11	New Construction	August 22, 2019

Source: Planning Department

TABLE A-6.
Density Bonus Program Projects in the Pipeline by Program, 2019

Address	Total Units With Bonus	Affordable Units	Waivers	Incentives and Concessions
State Density Bonus Program				
1500 15th Street	188 Group Housing Rooms	32	Height and Rear Yard	None
469 Stevenson Street	495	89	Bulk, FAR, Exposure, Wind	Height
95 Hawthorne Street	392	55	Height, Exposure, Rear Yard, Open Space, Street Wall Articulation, Wind	Not Available
598 Bryant Street	280	54	Not Available	Not Available
457-475 Minna Street	270	143	Height, Wind, Open Space, Rear Yard, Exposure	Active Ground Floor
1068 Mission Street	258	258	Not Available	Rear yard and Bicycle Parking
650 Harrison Street	245	35	Not Available	Not Available
1560 Folsom Street	231	44	Height, Rear Yard, Exposure, Open Space, Horizontal Mass Break, Height Limits for Narrow Streets	Not Available
1458 San Bruno Avenue	205	25	Not Available	Not Available
300 De Haro Street	204	30	Not Available	Not Available
1101 Sutter Street	201	40	Not Available	Not Available
333 12th Street	200	27	Rear Yard, Height, Open Space, Exposure, Loading	None
600 McAllister Street	196	29	Not Available	Not Available
401 South Van Ness Avenue	154	12	Not Available	Not Available
321 Florida Street	151	28	Not Available	Not Available
833 Bryant Street	146	146	Not Available	Not Available
819 Ellis Street	138	Not Available	Not Available	Not Available
4840 Mission Street	137	114	Not Available	Not Available
681 Florida Street	130	130	Height, Exposure, Rear Yard	Open Space, Ground Floor Ceiling Height
300 5th Street	130	20	Not Available	Not Available
2588 Mission Street	129	24	Not Available	Not Available
2340 San Jose Avenue	121	121	Height, Wind, Open Space, Rear Yard, Exposure	Not Available
984 Folsom Street	111	Not Available	Not Available	Not Available

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Address	Total Units With Bonus	Affordable Units	Waivers	Incentives and Concessions
1567 California Street	100	9	Height, Bulk, Rear Yard, Open Space	Parking
1965 Market Street	96	14	None	Height
750 Florida Street	94	9	Not Available	Not Available
793 South Van Ness Avenue	75	11	Height	Rear Yard, Required Off-Street Parking
2918 Mission Street	75	8	Height, Bulk, Rear Yard, Exposure	None
1355 Fulton Street	75	18	Not Available	Not Available
220 9th Street	74	12	Not Available	Not Available
266 4th Street	70	70	Not Available	Not Available
344 14th Street	69	8	Height and Rear Yard	Not Available
468 Turk Street	66	Not Available	Not Available	Not Available
2205 Mission Street	63	63	Height, Rear Yard, Open Space	None
78 Haight Street	63	63	Not Available	Not Available
755 Brannan Street	58	8	Rear Yard, Height, Open Space, Bay Windows	None
2030 Polk Street	50	9	Bulk, Rear Yard	Open Space
351 12th Street	50	8	Height, Exposure, Open Space, Rear Yard	
2101 Van Ness Avenue	48	Not Available	Not Available	Not Available
425 Broadway	46	Not Available	Rear Yard, Height, Bulk	Not Available
346 9th Street	45	Not Available	Not Available	Not Available
3001 24th Street	45	45	Exposure, Bike Parking	Rear Yard
1721 15th Street	41	9	Not Available	Not Available
222 Dore Street	33	3	Height, Rear Yard, Exposure, Open Space, Bike Parking	Not Available
2140 Market Street	33	3	Height, Rear Yard, Exposure	Not Available
2135 Market Street	33	3	Height, Open Space	Not Available
618-630 Octavia Street	30	7	Not Available	Not Available
2300 Harrison Street	24	4	Height, Alley Height	Rear Yard, Active Use, Ground Floor Ceiling Height
1021 Valencia Street	24	2	Height, Exposure	None
280 7th Street	23	2	Not Available	Open Space

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Address	Total Units With Bonus	Affordable Units	Waivers	Incentives and Concessions
240-242 Church Street	22	2	Not Available	Not Available
5210 3rd Street	20	2	Not Available	Not Available
1233 Folsom Street	13	2	Not Available	Not Available
478-484 Haight Street	12	Not Available	Not Available	Height
2255 Taraval Street	10	1	Rear Yard, Usable Open Space, Exposure	None
875 Sansome Street	9	Not Available	Rear Yard and Open Space	Not Available
HOME-SF Density Bonus Program				
3945 Judah Street	20	5	Not Available	Not Available
3330 Geary Boulevard	41	12	Not Available	Not Available
2601 Van Ness Avenue	50	18	Not Available	Not Available
65 Ocean Avenue	195	49	Not Available	Not Available
3333 San Bruno Avenue	69	7	Not Available	Not Available
999 Texas Street	25	7	Not Available	Not Available
134 Porter Street	10	2	Not Available	Not Available
2800 Geary Boulevard	44	13	Not Available	Not Available
921 O'Farrell Street	51	16	Not Available	Not Available
285 Ocean Avenue	21	6	Not Available	Not Available
3565 Geary Boulevard	73	18	Not Available	Not Available
4742 Mission Street	36	9	Not Available	Not Available
4110 Geary Boulevard	16	4	Not Available	Not Available
3055 Clement Street	6	2	Not Available	Not Available
5012 3rd Street	29	9	Not Available	Not Available

Source: Planning Department

TABLE A-7.
Major Affordable Projects in the Pipeline as of December 31, 2019

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Complete										
Ping Yuen North / RAD	-	-	199	-	-	-	-	199	200	New Construction
Westside Courts / RAD	-	-	134	-	-	-	-	134	135	Rehabilitation
1750 McAllister / RAD	-	97	-	-	-	-	-	97	97	Rehabilitation
320-330 Clementina / RAD	-	274	-	-	-	-	-	274	276	Rehabilitation
Hunters Point East West / RAD	-	-	211	-	-	-	-	211	213	Rehabilitation
Westbrook Apts / RAD	-	-	221	-	-	-	-	221	223	Rehabilitation
Alemany / RAD	-	-	148	-	-	-	-	148	150	Rehabilitation
210 Taylor St / Eddy & Taylor	35	-	77	-	-	-	-	112	113	Rehabilitation
1101 Connecticut St / Potrero HOPE SF	-	-	40	-	31	-	-	71	72	New Construction
2800 Arellous Walker Dr / Alice Griffith Phase 4	-	-	19	-	12	-	-	31	31	New Construction
SUBTOTALS	35	371	1,049	0	43	-	-	1,498	1,510	
Currently Under Construction										
95 Laguna Senior	15	63	-	-	124	-	-	78	79	New Construction
350 Ellis / RAD Tenderloin Neighborhood Dev Corp	-	96	-	-	-	-	-	96	96	Rehabilitation
250 Fremont St / Transbay Block 8 Related CA & Tenderloin Neighborhood Dev Corp	-	-	79	-	-	-	-	79	80	New Construction
270 Spear St / Transbay Block 1 Tishman Speyer	-	-	-	-	-	76	-	76	318	New Construction
455 Fell St / Central Fwy Parcel O Mercy Housing CA & SFHDC	33	-	-	-	74	-	-	107	108	New Construction

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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
1150 3rd St / Mission Bay South 3 East Chinatown CDC & Swords to Plowshares	62	-	33	-	23	-	-	118	119	New Construction
Mission Bay South Block 6 West Mercy Housing	-	-	68	-	46	37	-	151	152	New Construction
1296 Shotwell Chinatown CDC & MEDA	22	71	-	-	-	-	-	93	94	New Construction
490 South Van Ness BRIDGE Housing & Mission Housing	27	-	-	-	62	-	-	89	89	New Construction
1950 Mission St BRIDGE Housing & Mission Housing	32	-	-	-	124	-	-	156	157	New Construction
2060 Folsom / 17th & Folsom Chinatown CDC & MEDA	29	-	-	-	97	-	-	126	127	New Construction
Sunnydale Parcel Q Related CA & Mercy Housing	-	-	54	-	-	-	-	54	55	New Construction
735 Davis / Seawall Lot 322-1 Senior BRIDGE Housing & John Stewart Co	15	-	23	-	6	8	-	52	53	New Construction
88 Broadway / Seawall Lot 322-1	-	-	49	-	54	16	5	124	125	New Construction
1990 Folsom Tenderloin Neighborhood Dev Corp & MEDA	-	-	87	-	28	27	-	142	143	New Construction
SUBTOTALS	235	230	393	0	514	164	5	1,541	1,795	
In Pre-Construction Phase										
3001 24th Street / Casa de la Mission	44	-	-	-	-	-	-	44	45	New Construction
500 Turk St	-	-	75	-	21	11	-	107	108	New Construction
1068 Mission St	153	103	-	-	-	-	-	256	258	New Construction
681 Florida	39	-	40	-	10	40	-	129	130	New Construction
Mission Bay South Block 9	140	-	-	-	-	-	-	140	141	New Construction
Maceo May Apts / Treasure Island Parcel C3.2	-	-	-	-	-	104	-	104	105	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
Balboa Park Upper Yard	-	-	88	-	24	18	-	130	131	New Construction
4840 Mission St	-	-	77	-	-	58	-	135	137	New Construction
1360 43rd Ave	-	-	24	-	12	64	33	133	134	New Construction
HPSY II-Candlestick Point 10a	40	-	-	-	115	-	-	155	156	New Construction
Tenderloin Neighborhood Dev Corp"	40	-	-	-	115	-	-	155	156	New Construction
HPSY II-Candlestick Point 11a	38	-	-	-	137	-	-	175	176	New Construction
Hunters Point Shipyard Blocks 52 & 54	38	-	-	-	137	-	-	175	176	New Construction
Treasure Island Parcel C3.1 Mercy Housing California	66	-	15	-	-	53	-	134	135	New Construction
266 4th St	35	-	-	-	34	-	-	69	70	New Construction
78 Haight St / Central Fwy Parcel U	32	-	11	-	9	11	-	63	63	New Construction
3138 Kamille Ct / Bernal Dwellings HOPE VI McCormack Baron Salazar / San Francisco Housing Dev Corp	-	-	-	-	159	-	-	159	160	Rehabilitation
SUBTOTALS	587	103	441	-	521	359	33	2,044	2,061	
In Preliminary Planning										
Hunters View HOPE SF Phase III	-	-	100	-	-	-	-	100	100	New Construction
207 Cameron Wy / Alice Griffith Ph 5	-	-	30	-	6	-	-	36	36	New Construction
1095 Connecticut St / 751 Missouri St	-	-	619	-	181	-	-	800	1,600	New Construction
1654 Sunnydale Ave, HOPE SF	-	-	775	-	196	-	-	971	1,700	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
600 7th St	100	-	29	-	40	30	-	199	200	New Construction
Mercy Housing California / Episcopal Community Services	100	-	29	-	40	30	-	199	200	New Construction
207 Cameron Wy / Alice Griffith Ph 6 SFHA / McCormack Baron Salazar / Lennar	-	130	-	-	-	-	-	130	130	New Construction
TOTALS	914	758	3,052	0	1,433	116	76	6,349	8,155	

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, 2019

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	263	(1)	10	272	6
Bernal Heights	11	(6)	14	19	18
Castro/Upper Market	64	-	14	78	10
Chinatown	104	-	5	109	9
Crocker Amazon	-	-	-	-	36
Diamond Heights	-	-	-	-	37
Downtown/Civic Center	-	-	-	-	38
Excelsior	2	-	6	8	25
Financial District/South Beach	1,338	-	(1)	1,337	1
Glen Park	-	-	6	6	28
Haight Ashbury	-	-	15	15	20
Hayes Valley	374	-	11	385	3
Inner Richmond	9	-	7	16	19
Inner Sunset	3	-	20	23	17
Japantown	-	-	-	-	39
Lakeshore	1	-	-	1	33
Lone Mountain	-	-	11	11	23
Marina	7	(1)	34	40	13
Mission	317	(2)	38	353	5
Mission Bay	382	-	-	382	4
Nob Hill	102	-	8	110	8
Noe Valley	7	(1)	21	27	16
North Beach	-	-	2	2	32
Oceanview/Merced/Ingleside	1	(1)	1	1	34
Outer Mission	1	-	14	15	21
Outer Richmond	46	(1)	28	73	12
Outer Sunset	-	-	-	-	40
Pacific Heights	-	-	7	7	27
Parkside	-	-	-	-	41
Portola	-	-	5	5	29
Potrero Hill	1,111	-	21	1,132	2
Presidio	-	-	-	-	-

CONTINUED >

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	5	30
Russian Hill	20	(1)	13	32	15
Seacliff	1	-	-	1	35
South of Market	74	-	2	76	11
Sunset/Parkside	-	-	33	33	14
Tenderloin	155	-	2	157	7
Treasure Island/YBI	9	-	-	9	24
Twin Peaks	-	(1)	5	4	31
Visitacion Valley	55	(124)	2	(67)	42
West of Twin Peaks	2	-	11	13	22
Western Addition	2	-	6	8	26
San Francisco	4,461	(139)	376	4,698	

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, 2019

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	131	-	-	-	131
Bayview Hunters Point	(224)	132	(1)	9	140
Central SoMa	523	-	-	-	-
Central Waterfront	(1)	714	-	-	714
Chinatown	2	104	-	4	108
Downtown	622	-	-	-	-
East SoMa	49	-	-	2	2
Hunters Point Shipyard	-	59	-	-	59
Market and Octavia	410	587	-	18	605
Mission (EN)	168	141	(2)	27	166
Mission Bay	-	382	-	-	382
Rincon Hill	(1)	245	-	(1)	244
Showplace Square/ Potrero Hill	(80)	485	-	21	506
Van Ness Corridor	29	62	-	5	67
Western Shoreline	3	-	-	1	1
Western SoMa (EN)	218	73	-	-	73
Rest of City	1,095	1,477	(136)	290	1,631
San Francisco	2,944	4,461	(139)	376	4,698

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, 2019**

Planning Area	No. of Projects	Units Entitled
Balboa Park	1	1
Bayview Hunters Point	32	45
Central SoMa	3	967
Chinatown	3	7
Downtown	3	325
East SoMa	2	4
Market and Octavia	15	51
Mission	34	81
Northeast Waterfront	-	-
Rincon Hill	1	13
Showplace Square/Potrero Hill	12	15
Van Ness Corridor	3	57
Western Shoreline	4	4
Western SoMa	7	253
Rest of the City	434	1,072
San Francisco	554	2,895

Source: Planning Department

TABLE B-3.
Net Housing Units by Building Type and Planning Area, 2019

Planning Area	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
Balboa Park	-	-	-	-	-	-
Bayview Hunter's Point	2	11	5	-	122	140
Central Waterfront	-	-	-	-	714	714
Chinatown	-	3	1	-	104	108
Downtown	-	-	-	-	-	0
East SoMa	-	-	2	-	-	2
Hunter's Point Shipyard	59	-	-	-	-	59
Japantown	-	-	-	-	-	-
Market and Octavia	1	-	10	10	584	605
Mission (EN)	(1)	5	26	2	134	166
Mission Bay	-	-	-	-	382	382
Northeast Waterfront	-	-	-	-	-	-
Rincon Hill	-	-	-	-	244	244
Showplace Square/ Potrero Hill	3	9	3	18	473	506
Transbay	-	-	-	-	1,093	1,093
Van Ness Corridor	-	-	-	1	66	67
Western Shoreline	-	1	-	-	-	1
Western SoMa (EN)	-	-	9	15	49	73
Rest of City	11	134	32	17	344	538
Total	75	163	88	63	4,309	4,698

Source: Planning Department

TABLE B-4.**Units Demolished by Building Type and Planning Area, 2019**

Planning Area	Buildings	Units by Building Type				Total
		<i>Single</i>	<i>2 Units</i>	<i>3 to 4 Units</i>	<i>5+ Units</i>	
Bayview Hunters Point	1	(1)	-	-	-	(1)
Mission (EN)	2	(2)	-	-	-	(2)
Rest of City	23	(6)	-	(12)	(118)	(136)
San Francisco	26	(9)	0	(12)	(118)	(139)

Source: Planning Department

TABLE B-5.**Units Lost Through Alterations and Demolitions by Planning Area, 2019**

Planning Area	Alterations					Units Demolished	Total Units Lost
	<i>Illegal Units Removed</i>	<i>Units Merged into Larger Units</i>	<i>Correction to Official Records</i>	<i>Units Converted</i>	<i>Total Alterations</i>		
Bayview Hunters Point	(3)	-	-	-	(3)	(1)	(4)
Mission	(1)	-	-	-	(1)	(2)	(3)
Rincon Hill	-	(1)	-	-	(1)	-	(1)
Showplace Square/ Potrero Hill	(1)	-	-	-	(1)	-	(1)
Rest of City	(13)	(2)	-	-	(15)	(136)	(151)
San Francisco	(18)	(3)	-	-	(21)	(139)	(160)

Source: Planning Department

TABLE B-6.**New Affordable Housing Constructed in Planning Areas, 2019**

Planning Area	Affordable Units	Total Units	AMI Target	Tenure	Funding Source
Bayview Hunters Point					
2500 ARELIUS WALKER DR	121	122	VERY LOW	Rental	CDLAC/TCAC
Central Waterfront (EN)					
777 TENNESSEE ST	8	58	MOD	Ownership	Inclusionary
901 TENNESSEE ST	6	40	LOW	Rental	Inclusionary
Chinatown					
555 JACKSON ST	104	104	VERY LOW	Rental	CDLAC/TCAC
Market and Octavia					
455 FELL ST	107	108	LOW	Rental	CDLAC/TCAC
1699 MARKET ST	19	160	LOW	Rental	Inclusionary
555 FULTON ST	17	139	MOD	Ownership	Inclusionary
95 LAGUNA ST	78	79	VERY LOW	Rental	CDLAC/TCAC
2100 MARKET ST	7	60	LOW	Rental	Inclusionary
24 FRANKLIN ST	4	35	MOD	Ownership	Inclusionary
Mission					
1294 SHOTWELL ST	93	94	VERY LOW	Rental	CDLAC/TCAC
Mission Bay					
1150 3RD ST	118	119	LOW	Rental	CDLAC/TCAC
Showplace Square/Potrero Hill					
1101 CONNECTICUT ST	72	72	LOW	Rental	CDLAC/TCAC
1601 MARIPOSA ST	60	134	LOW	Rental	Inclusionary
Transbay					
245 1ST ST	149	548	VERY LOW	Rental	Inclusionary
510 FOLSOM ST	109	545	VERY LOW	Rental	Inclusionary
Van Ness Corridor					
1433 BUSH ST	6	40	MOD	Ownership	Inclusionary
1452 BUSH ST	2	22	MOD	Ownership	Inclusionary
Western SoMa (EN)					
915 MINNA ST	7	49	LOW	Rental	Inclusionary
Rest of City					
210 TAYLOR ST	112	113	VERY LOW	Rental	CDLAC/TCAC
1491 SUNNYDALE AV	54	55	VERY LOW	Rental	CDLAC/TCAC
719 LARKIN ST	6	42	MOD	Ownership	Inclusionary
369 18TH AV	5	41	MOD	Ownership	Inclusionary
San Francisco	1,264	2,779	--	--	--

Note: Does not include the 177 secondary units that are not deed-restricted and developments with less than 5 affordable units.

TABLE C.
San Francisco Zoning Districts, as of 2019

Zoning	General Descriptions
Residential, House and Mixed Districts	
RH-1	Residential, House – One Family
RH-1(D)	Residential, House – One Family (Detached Dwellings)
RH-1(S)	Residential, House – One Family with Minor Second Unit
RH-2	Residential, House – Two Family
RH-3	Residential, House – Three Family
RM-1	Residential, Mixed – Low Density
RM-2	Residential, Mixed – Moderate Density
RM-3	Residential, Mixed – Medium Density
RM-4	Residential, Mixed – High Density
Residential Transit-Oriented Districts	
RTO	Residential Transit-Oriented
RTO-M	Residential Transit-Oriented, Mission
Residential-Commercial Districts	
RC-3	Residential-Commercial – Medium Density
RC-4	Residential-Commercial – High Density
Public District	
P	Public District
Neighborhood Commercial Districts	
NC-1	Neighborhood Commercial Cluster District
NC-2	Small-Scale Neighborhood Commercial District
NC-3	Moderate-Scale Neighborhood Commercial District
NC-S	Neighborhood Commercial Shopping Center District
NCD-24th-Noe	24th - Noe Valley Neighborhood Commercial District
NCD-Broadway	Broadway Neighborhood Commercial District
NCD-Castro	Castro Neighborhood Commercial District
NCD-Haight	Haight Neighborhood Commercial District
NCD-Inner Clement	Inner Clement Neighborhood Commercial District
NCD-Inner Sunset	Inner Sunset Neighborhood Commercial District
NCD-North Beach	North Beach Neighborhood Commercial District
NCD-Outer Clement	Outer Clement Neighborhood Commercial District
NCD-Pacific	Pacific Neighborhood Commercial District
NCD-Polk	Polk Neighborhood Commercial District
NCD-Sacramento	Sacramento Neighborhood Commercial District
NCD-Union	Union Neighborhood Commercial District
NCD-Upper Fillmore	Upper Fillmore Neighborhood Commercial District

CONTINUED >

Zoning	General Descriptions
NCD-Upper Market	Upper Market Neighborhood Commercial District
NCD-West Portal	West Portal Neighborhood Commercial District
Neighborhood Commercial Transit Districts	
NCT-1	Neighborhood Commercial Transit Cluster District
NCT-2	Small-Scale Neighborhood Commercial Transit District
NCT-3	Moderate-Scale Neighborhood Commercial Transit District
NCT-24th-Mission	24th - Mission Neighborhood Commercial Transit District
NCT-Hayes-Gough	Hayes - Gough Neighborhood Commercial Transit District
NCT-Mission	Mission Neighborhood Commercial Transit District
NCT-Ocean	Ocean Neighborhood Commercial Transit District
NCT-SoMa	South of Market Neighborhood Commercial Transit District
NCT-Upper Market	Upper Market Neighborhood Commercial Transit District
NCT-Valencia	Valencia Neighborhood Commercial Transit District
Chinatown Mixed Use Districts	
CRNC	Chinatown Residential Neighborhood Commercial District
CVR	Chinatown Visitor Retail District
CCB	Chinatown Community Business District
South of Market Mixed Use Districts	
RED	South of Market Residential Enclave District
RSD	South of Market Residential Service District
SLI	South of Market Service-Light Industrial District
SLR	South of Market Light Industrial-Residential District
SSO	South of Market Service / Secondary Office District
Eastern Neighborhoods Mixed Use Districts	
MUG	Mixed Use - General District
MUO	Mixed Use - Office District
MUR	Mixed Use - Residential District
SPD	South Park Mixed Use District
UMU	Urban Mixed Use District
Downtown Residential Districts	
DTR-RH	Downtown Residential - Rincon Hill District
DTR-SB	Downtown Residential - South Beach District
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

CONTINUED >

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
Industrial Districts	
M-1	Light Industrial District
M-2	Heavy Industrial District
C-M	Heavy Commercial District
PDR-1-B	Production Distribution and Repair Light Industrial Buffer District
PDR-1-G	Production Distribution and Repair General District
PDR-1-D	Production Distribution and Repair Design District
PDR-2	Core Production Distribution and Repair District
Redevelopment Agency Districts	
MB-OS	Mission Bay, Open Space
MB-O	Mission Bay, Office
MB-RA	Mission Bay Redevelopment Area Plan District
HP-RA	Bayview Hunters Point Redevelopment Area Plan District

Source: Planning Department

TABLE D.
In-Lieu Housing Fees Collected, 2010–2019

Fiscal Year	Amount Collected
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
2019	\$30,922,187
TOTAL	\$395,855,856

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.

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