

# San Francisco COMMERCE & INDUSTRY INVENTORY



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**San Francisco**  
**COMMERCE & INDUSTRY**  
**INVENTORY**

**2006**

San Francisco Planning Department  
December 2006





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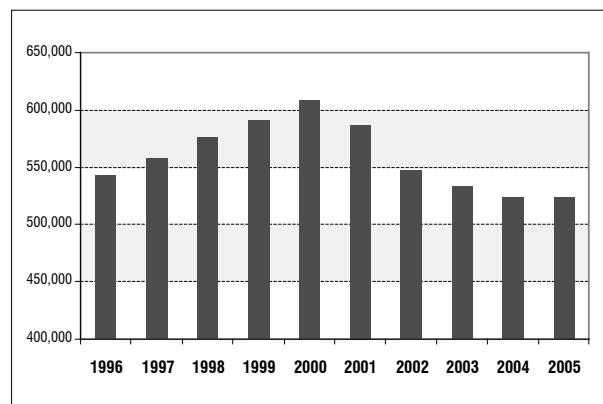
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## Overall, 2005 a good year economically

### Employment up for the first time since 2000

In 2005, there were 523,396 jobs in San Francisco compared to 523,274 in 2004. While the increase itself was minimal (122 jobs), this is the first positive change in five years. This could indicate that San Francisco is stabilizing after years of job losses equaling a 14.0% drop from the high of 608,266 in 2000 (see Figure 1). Office, Retail, Hotel, and Cultural/Institutional/Educational sectors all gained jobs between 2004 and 2005, while the Production, Distribution and Repair sector lost jobs (see Table 3.1, p.24).<sup>1</sup>

**FIGURE 1** Employment in San Francisco from 1996-2005



All tables referenced in this document contained in the 2006 Commerce & Industry Inventory.

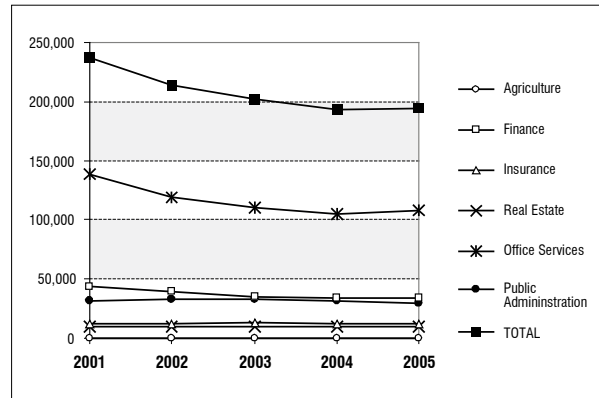
<sup>1</sup> These numbers come from the US Bureau of Labor Statistics' Quarterly Census of Employment and Wages, as prepared by the California Economic Development Department.



### Office Recovers

The number of office workers increased for the first time in four years.<sup>2</sup> Office, the largest employment sector (37.4% of the workforce), increased over 2,300 jobs in 2005 to 195,521 workers (see Figure 2). However, this is still 17.5% below the 2001 high of 236,959. Within the office sector, office services increased by nearly 4,000 workers, while public administration dropped by nearly 2,000 workers. The distribution of other office sub-sectors largely remained the same (see Table 3.2.1, p.26). While the number of office workers increased, the number of office establishments decreased for the third straight year to 10,778 (1.9% decrease from 2004). The data convey an increase in the size of office establishments.

FIGURE 2 Office Employment in from 1996-2005



### PDR's Decline Continues

The number of Production, Distribution and Repair (PDR) workers and establishments continues to decline. The loss of 4,344 industrial jobs in 2005 represents a 4.9% drop from 2004. This sector, with 84,623 workers, makes up 16.2% of the total workforce. It has exhibited a 21.5% drop since 2001. All sub-sectors, except for utilities, have experienced substantial losses during those five years (see Figure 3). The stability of the utilities sub-sector is likely due to the stabilized demand in the larger economy. For many of these PDR sub-sectors, such as wholesale and apparel manufacturing, this represents part of a long-term decline. For others, such as information and construction, this represents the lingering effects of the dot.com bust. In 2005, the number of PDR establishments decreased 3.1% to 4,826 (see Tables 3.2.3 and 4.2.3, pp.28 & 40).

FIGURE 3 PDR Employment from 2001-2005

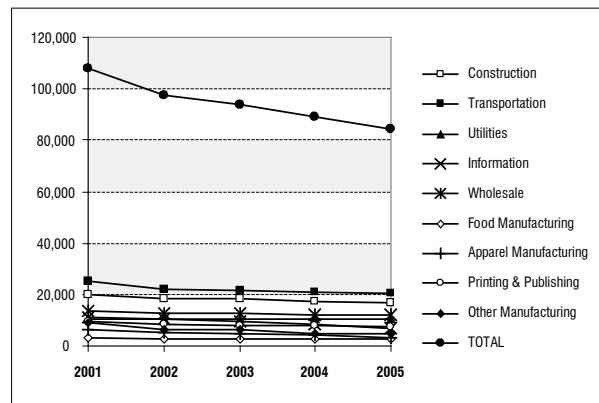
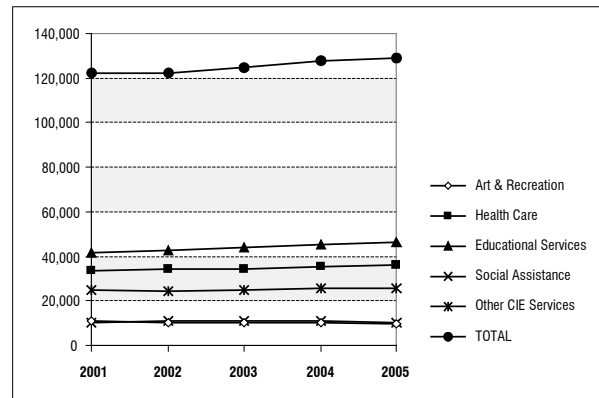


FIGURE 4 Cultural/Institutional/Educational Employment from 2001-2005



### Cultural, Institutional, and Educational Uses Continue to Rise in Importance

Cultural, Institutional and Educational (CIE) is the City's second biggest employment sector with 128,726 workers. For the fourth straight year, there has been an increase in the number of workers employed in CIE jobs, including a 0.6% rise since 2004 and a 5.3% rise since 2001 (see Figure 4). Within the CIE sector, Educational Services and Health Care are growing steadily, while Art & Recreation is on the decline. At

<sup>2</sup> A change in job classification systems between 2000 and 2001 makes it inappropriate to compare current data to years before 2001.

19,418 establishments, CIE is the largest sector in the economy – largely driven by the number of small day care establishments (see Tables 3.2.4 and 4.2.4, pp.30 & 42).

### Retail Recovery Continues

For the third consecutive year, the retail sector grew and retail sales reached \$8.78 billion. Adjusting for inflation, this is an increase of 2.3% from 2004 and 13.0% since 2003. Nevertheless, retail sales in 2005 are 10.8% lower than their historic peak in 2000 (see Table 5.2.1, p.52).

In addition to sales, retail jobs increased 1.1% in 2005 to 96,033. The overall increase masked some churning within the industry, including a substantial increase in personal and repair services and a decline in General Merchandise jobs (see Figure 5).

Despite an increase in retail jobs, the number of retail establishments declined for the third consecutive year in 2005, to 7,450 retail establishments (2.6% decrease from 2004).<sup>3</sup> This figure reflects a trend towards larger retail establishments, in terms of workers (see Tables 3.2.2 and 4.2.2, pp.27 & 38).

### Average Wages Highest Since 2001

Real wages have risen in San Francisco for the second consecutive year (see Figure 6).<sup>4</sup> The \$65,327 per worker average represents a 4.7% increase from 2004, and is the highest since 2001. This average wage increase occurred in all sectors.<sup>5</sup>

Office workers continue to be the most highly compensated, at an average of \$98,348 per year. The gap is also widening, reflected by a 5.8% average wage jump from 2004 for this sector. Smaller increases were registered in cultural/institutional/educational (3.7%), retail (3.5%), and industrial (3.1%). (see Table 5.1.2, p.51).

FIGURE 5 Retail Employment from 2001-2005

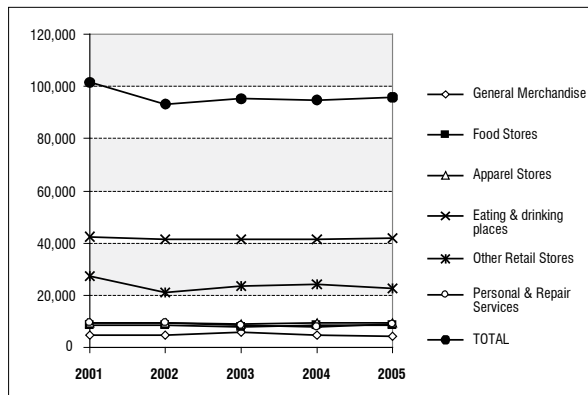
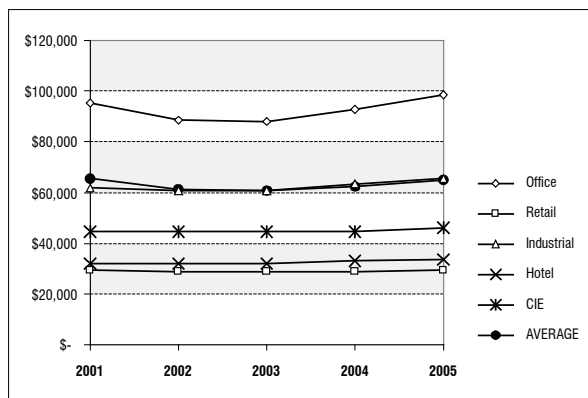


FIGURE 6 Real Wages in San Francisco from 2001-2005



<sup>3</sup> An “establishment” is each place of business, so that a single company may have several establishments within the City.

<sup>4</sup> All figure are in 2005 dollars and have been adjusted for inflation.

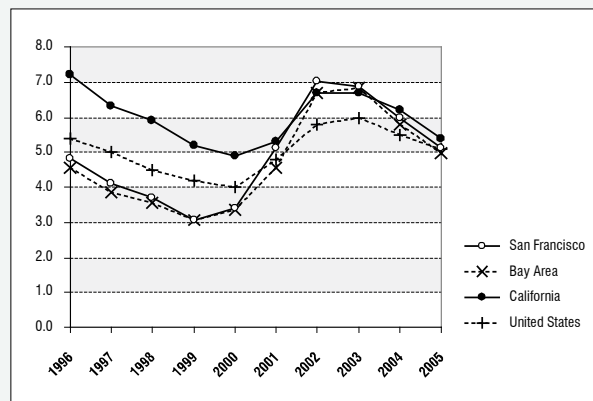
<sup>5</sup> Because we only have data on the average wage, it is not possible to say which workers within each sector benefited the most in 2005. Distributional effects are likely to vary by industry.

## Bay Area Employment on the Rise, Unemployment in Decline

For the first time since 2000, Bay Area employment is on the rise. The addition of 25,000 new jobs brought the Bay Area total to 3.36 million employed residents in 2005. This represents an increase of 0.7%. However, this is still 7.0% lower than the high of 3.61 million workers in 2000. The number of employed San Francisco residents increased from 397,000 to 399,000, also the first increase since 2000 (see Table 2.1.3 of the C&I).<sup>6</sup>

While regional employment increased slightly, regional unemployment declined significantly for the second consecutive year (see Figure 7). That regional unemployment started dropping before regional employment increased reflects the substantial number of people who left the labor force (and the region) after the post-dot.com recession. In 2005, 5.0% of Bay Area workers were unemployed, down from 5.8% in 2004 and a recent high of 6.8% in 2003. Still, unemployment rates were much higher than the recent low of 3.0% in 1999. Trends were similar in San Francisco, where only 5.1% of residents were unemployed in 2005. This is down from 6.0% in 2004 and a recent high of 7.0% in 2002. It still represents a much higher rate of unemployment than the recent low of 3.1% of 1999 (see Tables 2.1.2 and 2.1.4, pp.12 & 14).

**FIGURE 7** Unemployment from 1996-2005



<sup>6</sup> Note that in this discussion we are referring to residents of San Francisco. Elsewhere in this Findings report we discuss people who work in San Francisco. Though there is a high overlap, they are distinct populations.

# 1.0 Introduction

## 1.1 Context

This is the twelfth *Commerce and Industry Inventory* prepared by the San Francisco Planning Department. It contains data for 2005. The immediate goal of this annual Inventory is to make local land use-related economic data available to community groups, businesses, and private and public agencies. The long-term goal is to establish a consistent time series of economic activity data and compile background information for updating the *Commerce and Industry Element* of the San Francisco *General Plan*. The analysis of economic trends and policy recommendations regarding economic activity in San Francisco are also contained in various documents published periodically by the San Francisco Planning Department.

This Inventory provides information on economic activities in San Francisco. It includes population, labor force, employment, establishments, wages, retail sales, government expenditures and revenues, and building activity data in San Francisco from 1996 through 2005. Some sections include earlier data stretching back to the 1970s in order to place current events in a historical perspective. In addition, the data for previous years are revised when more accurate information was available during the preparation of this current publication.

The Inventory is organized into seven chapters.

- **Chapter 1 – Introduction** contains the context provided above. The remainder of the chapter defines the data formats, economic indicators and the variables contained within each data set, and two industry classification systems used in the Inventory to present the economic data in chapters 2 through 5.
- **Chapter 2 – Regional Overview** presents San Francisco’s economy in its historical and geographical context by reviewing population, labor force, employment, and unemployment indicators for the San Francisco Bay Area since 1970s. This information is presented by four subregions of the Bay Area: North Bay, East Bay, South Bay, and San Francisco. Unemployment data for the Bay Area, California, and the United States are presented as well.
- **Chapter 3 – Employment** presents information on San Francisco’s employment from 1988-2001 in three predefined data formats which are: ‘Industry Group,’ ‘Land Use Activity,’ and ‘Commerce and Industry (C&I) District.’ These data formats are explained in Chapter 1 – Data Formats.
- **Chapter 4 – Establishments** reports the number of establishments as places where businesses are operated or where service and industrial operations are performed. The chapter presents data on the number and distribution of active business establishments by Industry Group, Land Use Activity, and Commerce & Industry District, and Establishment Size-class.
- **Chapter 5 – Monetary Transactions** measures various aspects of the city’s economy in monetary terms. This chapter provides data related to wages, taxable retail sales and sales permits, city government revenues and expenditures. Wage data are presented by Land Use Activity. Taxable retail sales and permits data are presented by type of business. City government revenues and expenditures are reported by source and function.
- **Chapter 6 – Building and Land Use** provides information regarding construction activity in San Francisco. It presents the number of building

permit applications and the total construction cost related to permit applications from 1996 to 2005. The permit applications by permit status are reported only for 2005. This chapter also contains statistics on land use in San Francisco. The data in this chapter are derived from the San Francisco Department of Building Inspection and are summarized by 'Neighborhood District' rather than 'Commerce & Industry' district format used in chapters 2 through 5.

- **Chapter 7 – Transportation** describes recent trends in San Francisco's transportation and transit systems. This includes analysis of mode split (i.e., what kind of transportation people use to complete their trips), parking availability, vehicle occupancy (i.e., the number of people per private vehicle), transit service, and Transit Impact Development Fee (TIDF) revenues. This is a new chapter in the C&I and contains no **parallels** in previous C&I Inventories.

## 1.2 Data Formats

The economic data in the Inventory are presented in terms of time, type of activity, and geographic distribution. The economic indicators are measured by their specific units such as employees, establishments, and dollars. The Inventory provides a framework for comparisons, cross-references, and cross-tabulations among various economic indicators by using three specific data formats or groupings of the data:

- Commerce and Industry Districts
- Land Use Activity
- Industry Group.

These data groups are discussed below. To the extent possible, the data in the Inventory, which are gathered from different sources, are aggregated into these three pre-defined formats. Some of the data remain in their original formats because of limited detail in the original data source.

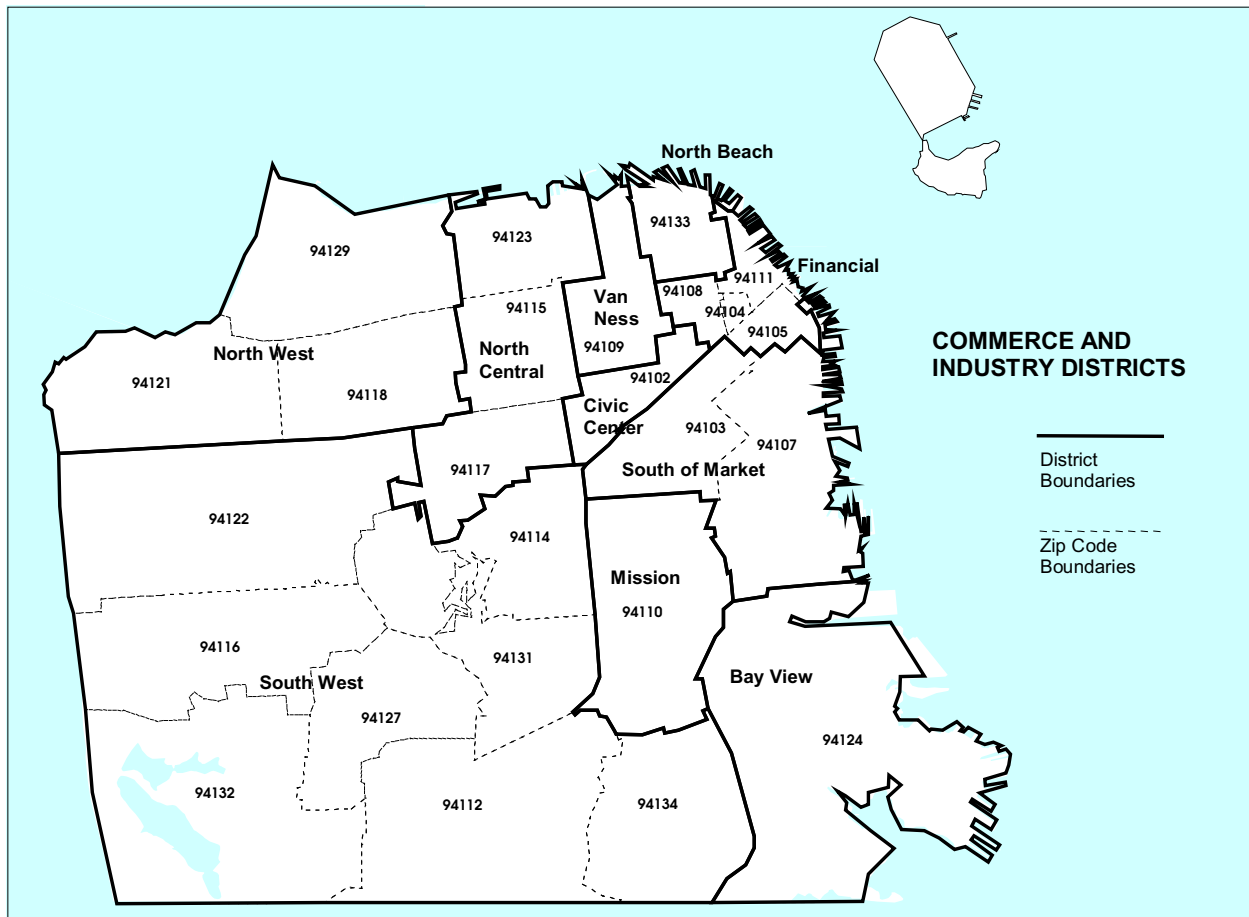
## Commerce and Industry Districts

The Commerce and Industry (C&I) Districts are characterized by predominant economic activities, employment concentration, business density, and other spatial characteristics. This classification aggregates small zip code based units into 10 large districts encompassing the entire city of San Francisco. Each district is defined by one or more postal zip codes because a zip code is traditionally the smallest geographical unit for which economic data are available. The district boundaries are as close as possible to census tract boundaries, so that data available from the census can be meaningfully compared to the economic data. The C&I district boundaries are shown on Map 1.1.

Commerce and Industry Districts are characterized by a concentration or specialization in one type of Land Use Activity or similar neighborhood commercial activities. The Mission and North Beach districts present intense local retail activities and have very defined identities for the local and visitor population. The Bayview district houses a high concentration of industrial activities and shows a low density in terms of population, employment, and establishments. The Civic Center is defined by its high concentration of institutional and government activities. The Van Ness district is delineated around a commercial corridor and some residential activity. The North Central district concentrates a great proportion of institutional activities, mainly health related, and is a transitional area between downtown and the more peripheral residential area to the west. The South of Market district contains a combination of office and industrial activities, located between the Financial district and Bayview. The Financial district covers the densest area with the highest concentration of employment and establishments. The Southwest and Northwest districts are predominantly residential, with a very low business density.

In addition to the above ten zip code based districts, there is an "unclassified" category. This category represents home-based business establishments and organizations, particularly care-givers. These groups do not register a physical address with the State and thus are unable to be classified into a specific geographic district.

## MAP 1.1 COMMERCE & INDUSTRY DISTRICTS



### Land Use Categories

This classification facilitates the use of economic information for studies related to land use policy development. It is useful in the evaluation of employment, establishments, and transactions within their physical parameters. It matches the type of economic activity with a corresponding type of building structure as well as the prevalent land use pattern. This classification is based only on San Francisco's business activities and land use pattern. Its application to any environment outside of the city may require some adjustments.

The six Land Use Categories used in this Inventory are - Office, Retail, Industrial, Hotel, Cultural/Institutional/Educational, and Residential. The Residential land use category is addressed only in Chapter 6 in the context of building permits and land

use by neighborhood. The definitions of each of these categories are as follows:

- **Office** activity includes professional services such as administration, legal services, architecture, engineering, real estate, computer services, research and development activities, and government administrative functions. Three types of spaces are considered: primary offices, which mainly include headquarters and large firms; secondary offices, which include small professional offices and services; and walk-in customer facilities such as banking.
- **Retail** activity includes large and small-scale sales and services to walk-in customers, such as department stores, galleries, and eating and



drinking establishments (restaurants, bars, fast food service, delicatessens, etc.). This category also includes neighborhood services and shops such as dry cleaners, auto repair shops, and beauty shops.

- **Industrial** activity includes establishments related to processing and movement of goods and provision of citywide infrastructure. It includes manufacturing, wholesale, construction, transportation, information, and utilities. Most of these activities take place in buildings with large, open floor plates - structures that can house machinery and industrial equipment. Some of the food manufacturing and printing activities, however, are located in small shops due to the small scale of production, small machinery required, and/or reliance on the retail component of their business.
- **Hotel** activity is defined as a separate Land Use Activity because it has a direct relationship to the visitor sector and constitutes a specific type of land use and building structure. It includes any type of lodging such as hotel, motel, or bed and breakfast.
- **Cultural/Institutional/Educational** activities cover the social spectrum of economy by including entertainment and artistic activities as well as health and educational services. This category covers the widest variety of space types from large establishments (hospitals, schools, museums) to small studios or businesses (nightclubs, art studios). These activities are more geographically disparate than the other categories. They are often specialized facilities, many of which are non-profit organizations.

### Industry Group

This classification facilitates collection and tabulation of data related to individual business establishments. It aggregates all business establishments into specific Industry groups according to similarity of their product or process used in production related activities. These Industry groups are based on two pre-established industry classification systems

- *Standard Industry Classification (SIC) system and North American Industry Classification System (NAICS)*. These systems were developed by the United States Department of Commerce and adopted by the California Employment Development Department (EDD) to classify all business establishments and organizations. NAICS is a new system, which was released in 1997 and last revised in 2002. It replaces the SIC system used before 2001. Both systems are discussed below.

- **The SIC system** classifies all business establishments based on the kind of product or service they provide. It is a four-digit coding system. The first two digits of the code represent sectors to represent major categories of economic activities, first three digits represent industry groups, and four digits correspond to specific industries.
- **The NAICS** classifies all business establishments based on the similarity in the process used to produce goods or services. NAICS is a six-digit coding system. Under NAICS, the first two digits of the code are designated as 'sector' to represent general categories of economic activities. The first three digits are designated as 'sub-sector' to represent major category of economic activities. The four digits represent 'industry group', the five and six digits correspond to specific industries.

Some of the data in the Inventory are presented by Industry Group using the North American Industry Classification System (NAICS), which includes these industry sectors: Farm, Natural Resources, Mining and Construction, Manufacturing, Trade, Transportation, and Utilities, Information, Financial Activities, Professional and Business Services, Educational and Health Services, Leisure and Hospitality, Other Services, and Government. Other Services includes repair and maintenance, personal services, religious and grant making services, and services related to the operation of a private household. Government includes all civilian employees of federal, state, and local government, regardless of the activity in which employees are engaged.



## **Industrial Classification Systems: NAICS and SIC**

NAICS organizes all economic activity into 20 broad sectors as opposed to 10 sectors under the SIC system (Table 1.1). The purpose for this broader categorization is to clearly establish and distinguish each Industry sector from another. NAICS also includes 350 new industries including several new high-tech and services related industries which were not appropriately defined and recognized in the SIC system.

For the purposes of this Inventory, SIC and NAICS classifications are aggregated into Industry groups and land use activities. Table 1.2 shows major Industry groups related to each Land Use Activity and their corresponding SIC and NAICS categories.

Data from 2001 to 2005 in Chapters 3 to 5 of this Inventory were prepared using business and employment data organized by NAICS. Data from 1996-2000 in this Inventory were prepared using business and employment data organized by SIC. Several adjustments have been made in the data from 1996-2000 so that data in these years are comparable with 2001 data to the extent possible. Even after these adjustments, however, differences in a few Industry groups in 1996-2000 are significant from the corresponding data groups in proceeding years. Key Industry groups and Land Use activities with no revisions in their data structure are listed in Table 1.3.

**TABLE 1.1 MAJOR INDUSTRY CLASSIFICATION CATEGORIES**

NAICS (2001)			SIC (1995-2000)		
S.N.	Code	Sectors	S.N.	Code	Divisions
1	11	Agriculture, Forestry, Fishing and Hunting	1	00-09	Agriculture, Forestry, and Fishing
2	21	Mining	2	10-14	Mining
3	23	Construction	3	15-17	Construction
4	31-33	Manufacturing	4	20-39	Manufacturing
5	48-49	Transportation and Warehousing	5	40-49	Transportation, Communications, and Utilities
6	22	Utilities			
7	51	Information			
8	42	Wholesale Trade	6	50-51	Wholesale Trade
9	44-45	Retail Trade	7	52-59	Retail Trade
10	52	Finance and Insurance	8	60-67	Finance, insurance, and Real Estate
11	53	Real Estate and Rental and Leasing			
12	54	Professional, Scientific, and Technical Services	9	70-89	Service industries (includes business, engineering, hotels, motels, repair services, entertainment, recreation, health, education, social, and other services related industries)
13	55	Management of Companies and Enterprises			
14	56	Administrative and Support, Waste Management and Remediation Services			
15	61	Education Services			
16	62	Health Care and Social Assistance			
17	71	Arts, Entertainment, and Recreation			
18	72	Accommodation and Food Services			
19	81	Other Services (except Public Administration)			
20	92	Public Administration			

Source: Executive Office of The President: Office of the Management and Budget City and County of San Francisco Planning Department

**TABLE 1.2 CLASSIFICATION BY LAND USE ACTIVITIES AND INDUSTRY GROUPS**

LAND USE ACTIVITY	NAIC SYSTEM		SIC SYSTEM		
	Industry Group (New, post 2000)	NAIC Code	Industry Group (pre 2000)	Industry Subsector	SIC Code
<b>Office</b> <i>Examples:</i> Headquarter offices, professional services, branch banks	<b>Agriculture</b>	111-115	<b>Agriculture</b>	Agriculture	00-08
		211-213		Mining	10-14
	<b>Finance</b>	522-523	<b>Finance</b>	Finance	60-62
	<b>Insurance</b>	524-525	<b>Insurance</b>	Insurance	63-64
	<b>Real Estate</b>	531, 533	<b>Real Estate</b>	Real Estate	65
	<b>Office Services</b>	516	<b>Office Services</b>	Transportation services	47
		518		Holding and investment offices	67
		519		Engineering & Management	87
		541		Business Services	73
		551		Miscellaneous	89
	561				
			<b>Legal Services</b>	Legal Services	81
	Public Administration	921-928	<b>Public Administration</b>	Public Administration	91,93,95-97
<b>Retail</b> <i>Examples:</i> Stores, restaurants, bars, commercial parking lots	<b>General Merchandise</b>	452	<b>General Merchandise</b>	General Merchandise Stores	53
	<b>Food Stores</b>	445	<b>Food Stores</b>	Food Stores	54
	<b>Apparel Stores</b>	448	<b>Apparel Stores</b>	Apparel and Accessory Stores	56
	<b>Eating &amp; Drinking Places</b>	722	<b>Restaurants</b>	Eating and Drinking Places	58
	<b>Other Retail Stores</b>	441, 447	<b>Other Retail Stores</b>	Building materials & garden supplies	52
		442		Auto dealers & service stations	55
		443,446,451		Furniture & home furnishings stores	57
		453-454		Miscellaneous retail	59
		532			
		Personal & Repair	812	<b>Services and Repair</b>	Personal services
				Repair, services, & parking	75, 76
<b>Industrial</b> <i>Examples:</i> Warehouses, factories, workshops showrooms, port television, telegraph, cable, satellite	<b>Construction</b>	236-238	<b>Construction</b>		15-17
	<b>Transportation and Warehousing</b>	488	<b>Transportation and Warehousing</b>	Railroads, line-haul operating	40
		485, 487		Local & interurban transit	41
		484, 492-493		Freight transportation & warehousing	42
		491		U.S. Postal Service	43
		481, 483		Water and air transportation	44-45
		486		Pipeline transportation	46
	<b>Utilities</b>	221	<b>Public Utilities</b>	Electric, gas, & sanitary services	49
		562			
	<b>Information</b>	515	<b>Communications</b>	Radiotelephone broadcasting	48
		517		Radiotelephone communication	
	Wholesale	423-425	<b>Wholesale</b>	Wholesale	50-51
	Food Manufacturing	311-312	<b>Food Manufacturing</b>	Food Manufacturing	20
	Apparel Manufacturing	313-315	<b>Apparel Manufacturing</b>	Apparel & Textile Manufacturing	22, 23
	Printing and Publishing	323, 511	<b>Printing and Publishing</b>	Printing and Publishing	27
	Other Manufacturing	321-322, 337	<b>Other Manufacturing</b>	Fishing	09
		324-325		Lumber, furniture & fixtures, paper	24-26
		316, 326-327		Chemicals & petroleum production	28-29
		331-333		Rubber, leather, stone/clay/glass/concrete	30-32
		334-335		Metal, industrial machinery & equip.	33-35
	repair svcs	336, 811		Electrics & electronic manufacturing	36
	transp equip, bldg supplies	339, 444		Transportation equipment	37
	film & sound recording	512		Instruments, miscellaneous	38-39
<b>Hotel</b>	<b>Accommodation</b>	721	<b>Hotel</b>	Hotel, motel, campgrounds	70
	<b>Cultural/ Institutional</b>				
	<b>Art and Recreation</b>	711	<b>Film &amp; Recreation</b>	Motion picture production & recording	78
	Performing arts, amusement parks	713		Art, amusement and recreation	79
	<b>Education Services</b>	611	<b>Educational Services</b>	Educational Services	82
	<b>Health Care</b>	621-623	<b>Health Services</b>	Health Services	80
	<b>Social Assistance</b>	624	<b>Social Services</b>	Social Services	83
	<b>Other CIE Services</b>	712	Other CIE Services	Museums, botanical & zoological gardens	84
		813		Membership organizations	86
		814		Private households	88
	*	*	<b>Public Administration</b>	Public Administration	92, 94
<b>Other</b>	<b>Unclassified Establishments</b>	999	<b>Non-Classifiable Establishments</b>	Generally those, which are deemed confidential	99

Source: Executive Office of The President: Office of the Management and Budget City and County of San Francisco Planning Department

**TABLE 1.3 CHANGES IN LAND USE ACTIVITIES AND INDUSTRY GROUPS IN 2001**

2001		SIC & NAICS Categories	NAICS Code	SIC Code	1988-2000	
Land Use Activity	Industry Group				Land Use Activity	Industry Group
Office	Office Services	Veterinary Services For Livestock	54194	741	Office	Agriculture
Office	Office Services	Veterinary Services for Animal Specialties	54194	742	Office	Agriculture
Office	Office Services	Horticulture Consulting	54169	781	Office	Agriculture
Office	Office Services	Landscape Architectural Services	54132	781	Office	Agriculture
Office	Office Services	Lawn and Garden Services	56173	782	Office	Agriculture
Office	Office Services	Ornamental Shrub and Tree Services	56173	783	Office	Agriculture
Office	Office Services	Carpet and Upholstery Cleaning	56174	7217	Retail	Personal & Repair
Office	Office Services	Tax Return Preparation Services	541213	7291	Retail	Personal & Repair
Office	Office Services	Babysitting Bureaus	56131	7299	Retail	Personal & Repair
Office	Office Services	Internet Publishing and Broadcasting	516110	2711	Industrial	Printing & Publishing
Office	Office Services	Advertising Specialties Goods Distributors	54189	5199	Industrial	Wholesale
Office	Office Services	Libraries and Archives	519120	8231	Cultural/Institutional	Educational Services
Office	Office Services	Film Archives	519120	7829	Cultural/Institutional	Art & Recreation
Office	Office Services	Travel Motor Clubs	561599	8699	Cultural/Institutional	Other CIE Services
Office	Public Administration	Parole Offices and Probation Offices	92215	8322	Cultural/Institutional	Social Assistance
Office	Public Administration	American Indian and Alaska Native Tribal Governments	92115	8641	Cultural/Institutional	Other CIE Services
Retail	Personal & Repair	Pet Care Services	81291	752	Office	Agriculture
Retail	Other Retail Stores	Air, Rail, & Water Transportation Equipment Rental	532411	4499	Industrial	Transportation
Retail	Other Retail Stores	Motor Vehicle Supplies, Used and New Parts, Tires and Tubes	44131	5013	Industrial	Wholesale
Retail	Other Retail Stores	Furniture	44211	5021	Industrial	Wholesale
Retail	Other Retail Stores	Floor Covering Stores	44221	5023	Industrial	Wholesale
Retail	Other Retail Stores	Brick, Stone and Related Construction Materials, NEC	44419	5032	Industrial	Wholesale
Retail	Other Retail Stores	Office Equipment	45321	5044	Industrial	Wholesale
Retail	Other Retail Stores	Computers & Computer Peripheral Equip. & Software	44312	5045	Industrial	Wholesale
Retail	Other Retail Stores	Medical, Dental, and Hospital Equipment and Supplies	446199	5047	Industrial	Wholesale
Retail	Other Retail Stores	Professional Equipment and Supplies, NEC	45321	5049	Industrial	Wholesale
Retail	Other Retail Stores	Electrical Apparatus, Equip. Wiring Supplies, Construction Materials	44419	5063	Industrial	Wholesale
Retail	Other Retail Stores	Hardware, Plumbing & Heating Equipment and Supplies (Hydronics)	44413	5072	Industrial	Wholesale
Retail	Other Retail Stores	Farm and Garden Machinery and Equipment	44421	5083	Industrial	Wholesale
Retail	Other Retail Stores	Beauty and Barber Shop Equipment and Supplies	44612	5087	Industrial	Wholesale
Retail	Other Retail Stores	Stationery and Office Supplies	45321	5112	Industrial	Wholesale
Retail	Other Retail Stores	Heating Oil, LP Gas	45431	5171	Industrial	Wholesale
Retail	Other Retail Stores	Lawn, Garden, Flowers, Nursery Stock, & Florists' Supplies	44422	5191	Industrial	Wholesale
Retail	Other Retail Stores	Wardrobe Rental (Motion Pictures)	53222	7819	Cultural/Institutional	Art & Recreation
Retail	Other Retail Stores	Video Tape and Disc Rental	53223	7841	Cultural/Institutional	Art & Recreation
Retail	Other Retail Stores	Recreational Goods Rental	532292	7999	Cultural/Institutional	Art & Recreation
Industrial	Food Manufacturing	Custom Grain Grinding	311119	723	Office	Agriculture
Industrial	Food Manufacturing	Custom Slaughtering	311611	751	Office	Agriculture
Industrial	Food manufacturing	Meat Processed from Carcasses	311612	5147	Industrial	Wholesale
Industrial	Food manufacturing	Bottling Mineral or Spring Water	312112	5149	Industrial	Wholesale
Industrial	Apparel Manufacturing	Custom Tailors and Seamstresses	315	5699	Retail	Apparel Stores
Industrial	Apparel manufacturing	Converters, Broadwoven Piece Good Fabric	31331	5131	Industrial	Wholesale
Industrial	Printing & Publishing	Printing and Embossing on Fabric Articles	323113	2396	Industrial	Apparel Manufacturing
Industrial	Other Manufacturing	Mops, Floor and Dust Manufacturing	339994	2392	Industrial	Apparel Manufacturing
Industrial	Other Manufacturing	Textile Automotive Trimmings, Seat Belts, Seat & Tire Covers	33636	2396	Industrial	Apparel Manufacturing
Industrial	Other Manufacturing	Motion Picture and Video Tape Production Industries	51211	7812	Cultural/Institutional	Art & Recreation
Industrial	Other Manufacturing	Commercial Distribution Film Libraries	51212	7829	Cultural/Institutional	Art & Recreation
Industrial	Other Manufacturing	Motion Picture Theaters	51213	7832	Cultural/Institutional	Art & Recreation
Industrial	Other Manufacturing	Teleproduction and Post-Production Services	512191	7819	Cultural/Institutional	Art & Recreation
Industrial	Other Manufacturing	Booking Agencies	512199	7829	Cultural/Institutional	Art & Recreation
Cultural/Institutional	Health Care	Homes for the Elderly, Other Residential Care	623312	8361	Cultural/Institutional	Social Assistance
Cultural/Institutional	Health Care	Mental Health and Substance Abuse Facilities	62322	8361	Cultural/Institutional	Social Assistance
Cultural/Institutional	Educational Services	Beauty and Cosmetology Schools	611511	7231	Retail	Personal & Repair
Cultural/Institutional	Educational Services	Barber Colleges	611511	7241	Retail	Personal & Repair
Cultural/Institutional	Other CIE Services	Education, Religious, and Charitable Trusts	81399	6531	Office	Office Services
Cultural/Institutional	Other CIE Services	Condominium Associations	813211	6732	Office	Real Estate
Cultural/Institutional	Other CIE Services	Caverns and Miscellaneous Commercial Parks	71219	7999	Cultural/Institutional	Art & Recreation
Cultural/Institutional	Other CIE Services	Voluntary Health Organizations	813212	8399	Cultural/Institutional	Social Assistance
Cultural/Institutional	Other CIE Services	Grantmaking, Giving, & Human Rights organizations	813219	8399	Cultural/Institutional	Social Assistance
Cultural/Institutional	Other CIE Services	Social Advocacy, Environment, Conservation, Wildlife Organizations	81331	8399	Cultural/Institutional	Social Assistance

Source: Executive Office of The President: Office of the Management and Budget City and County of San Francisco Planning Department

## 2.0 Regional Overview

San Francisco has diverse linkages to the region, as well as to the state, national, and global economy. This chapter supplies basic demographic and economic information about the San Francisco Bay Area's nine counties. This information gives an understanding of San Francisco's economic base within a regional and historical context. The period of time covered ranges from 1996 to 2005.

The nine counties in San Francisco Bay Area are: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. Map 2.1 shows the location of these counties, which have been grouped into four sub-regions: North Bay, East Bay, South Bay, and San Francisco. These sub-regions were initially formed in 1985 on the basis of observed travel patterns of commuters into San Francisco and availability of employment information. Although travel patterns have evolved since the initial observations, these sub-regions have been retained in order to maintain the consistency of the data structure in this chapter. The North Bay includes Marin, Sonoma, Napa, and Solano counties. The East Bay includes Contra Costa and Alameda counties. The South Bay includes Santa Clara and San Mateo counties.

The regional subdivision allows comparisons between San Francisco, North Bay, East Bay, and South Bay areas that represent the labor force base for San Francisco and the region. When reviewing the tables in this chapter, it is important to note that the Bay Area covers 7,041 square miles in total. The North Bay represents 53 percent of that total, the East Bay 21 percent, the South Bay 25 percent, and San Francisco less than one percent of land area in the region. Population densities in San Francisco are by far the highest in the Bay Area.

This chapter presents two sets of tables and graphs. The first set reports population, labor force, employment, and unemployment by sub-region. These concepts are described below. This data is focused on the

MAP 2.1 REGIONAL OVERVIEW



residents of each county. For context, unemployment data is also provided for California and the United States as a whole. The second set describes regional employment for each sub-region by industry groups from 1996 to 2005. This data is focused on those that work in each county, independent of where they live.

Most of the economic development data is provided by the California Economic Development Department (EDD). For the data on industry groups (Table 2.2.1-2.2.4), the data for 1995-2000 has been retroactively coded into NAICS, thereby eliminating the problems that arise when comparing data coded by NAICS and SIC (see Chapter 1 for more details on the difference between NAICS and SIC).

Each economic indicator is reported in absolute numbers, annual percentage distribution, and percentage change over time. Unemployment figures are presented in terms of average annual rates.

- **Population** is defined as the total number of people who live in a specific area, such as a particular county or city. Population data from 1996 to 2005 come from the California State Department of Finance (DOF). These data are based on the 1990 and 2000 Census numbers with yearly updates which take into account city/county surveys of building permits, construction activity, and overall housing stock; tallying of administrative records from local, state, and federal agencies including driver's license data, school registration, and birth and death certificate records; and tracking of status of military bases.
- **Labor Force** consists of persons who are either working or looking for work, excluding members of the armed forces. Labor force data are based on place of residence. For example, a worker who lives in the East Bay is part of the East Bay labor force, no matter where he or she is employed. Labor force data are obtained from the California Employment Development Department (EDD).

- **Employment**, as used in this inventory and defined by EDD, includes persons who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. Someone holding a job in San Francisco is part of the San Francisco employment pool no matter where he or she lives. These data do not include self-employed, unpaid family workers, domestics, volunteers, or persons involved in trade disputes.
- **Unemployment** is defined as civilians 16 years and older, not at work, who were actively looking for work during the last four weeks, and were available to accept a job or who were waiting to be called back to jobs from which they had been laid off. Civilian unemployment data are based on place of residence. The unemployment data are from EDD, the United States Department of Commerce, and U.S. Census Bureau.

Employment data reported by industry group are based on EDD data. These data are organized by using the North American Industry Classification System (NAICS), as discussed in Chapter 1.

**TABLE 2.1.1 BAY AREA POPULATION BY SUB REGION, 1996 – 2005**

This table presents the number of residents in each Bay Area sub region for the last 10 years, as well as the percentage distribution in any given year across the Bay Area and annual change within each sub region. Population trends are shown in Figure 2.1.1 below.

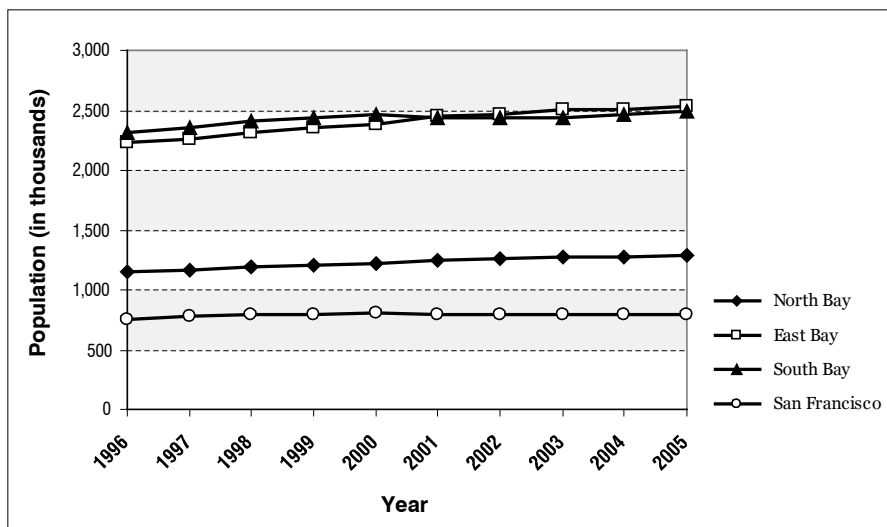
Population by Subregion, 1996-2005

Number of Persons (1000s)	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	1,151	1,165	1,190	1,206	1,226	1,249	1,255	1,271	1,276	1,291
East Bay	2,229	2,255	2,309	2,350	2,384	2,451	2,468	2,502	2,506	2,540
South Bay	2,315	2,354	2,405	2,438	2,467	2,444	2,437	2,444	2,460	2,497
San Francisco	760	778	790	791	801	794	794	792	795	799
<b>TOTAL</b>	<b>6,343</b>	<b>6,426</b>	<b>6,499</b>	<b>6,540</b>	<b>6,854</b>	<b>6,919</b>	<b>6,933</b>	<b>6,969</b>	<b>7,036</b>	<b>7,126</b>

Percentage Distribution	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	18.1	18.1	18.3	18.4	17.9	18.0	18.1	18.2	18.1	18.1
East Bay	35.1	35.1	35.5	35.9	34.8	35.4	35.6	35.9	35.6	35.6
South Bay	36.5	36.6	37.0	37.3	36.0	35.3	35.1	35.1	35.0	35.0
San Francisco	12.0	12.1	12.1	12.1	11.7	11.5	11.4	11.4	11.3	11.2
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Change	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
North Bay	1.2	2.1	1.4	1.6	1.9	0.5	1.3	0.4	1.2
East Bay	1.2	2.4	1.8	1.5	2.8	0.7	1.4	0.2	1.3
South Bay	1.7	2.2	1.4	1.2	-0.9	-0.3	0.3	0.7	1.5
San Francisco	2.4	1.5	0.1	1.4	-1.0	-0.0	-0.2	0.4	0.5
<b>TOTAL</b>	<b>1.3</b>	<b>1.1</b>	<b>0.6</b>	<b>4.8</b>	<b>0.9</b>	<b>0.2</b>	<b>0.5</b>	<b>1.0</b>	<b>1.3</b>

**FIGURE 2.1.1 BAY AREA POPULATION BY SUB REGION, 1996-2005**



**Note:**

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: County of San Francisco

**Source:**

- US Census, CA Department of Finance, E-1 City / County Population Estimates.
- <http://www.dof.ca.gov/HTML/DEMOGRAP/ReportsPapers/Estimates/E1/documents/E-1table.xls>



**TABLE 2.1.2 BAY AREA LABOR FORCE BY SUB REGION, 1996 – 2005**

This table presents the number of residents in the labor force in each Bay Area sub region for the last 10 years. Also included is the percentage distribution in any given year across the Bay Area and the annual change within each sub region. Labor force trends are shown in Figure 2.1.2 below.

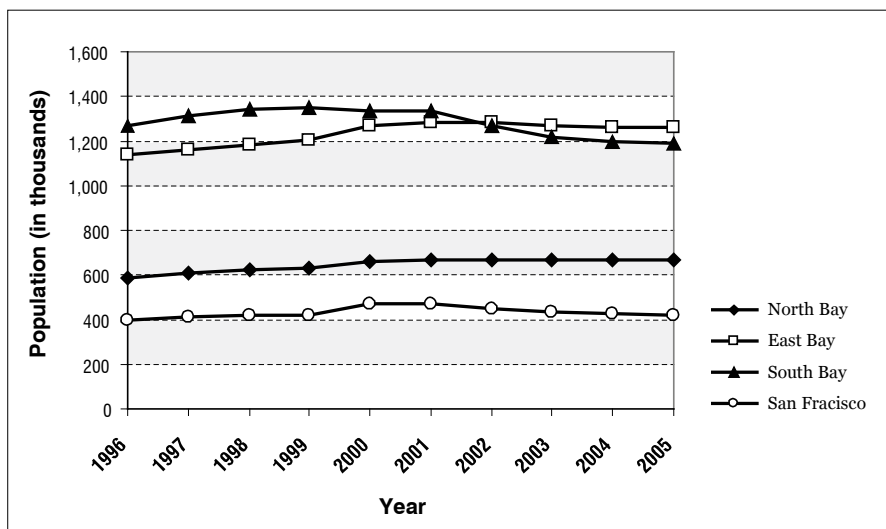
Residents in the Labor Force by Subregion, 1996 - 2005

Number of Persons (1000s)	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	590	606	621	635	660	665	667	665	666	668
East Bay	1,137	1,162	1,181	1,201	1,270	1,287	1,288	1,273	1,259	1,260
South Bay	1,267	1,314	1,345	1,354	1,338	1,333	1,271	1,221	1,194	1,188
San Francisco	398	408	415	418	473	469	450	433	422	421
<b>TOTAL</b>	<b>3,393</b>	<b>3,490</b>	<b>3,562</b>	<b>3,608</b>	<b>3,740</b>	<b>3,754</b>	<b>3,677</b>	<b>3,592</b>	<b>3,541</b>	<b>3,536</b>

Percentage Distribution	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	17.4	17.4	17.4	17.6	17.7	17.7	18.2	18.5	18.8	18.9
East Bay	33.5	33.3	33.2	33.3	33.9	34.3	35.0	35.4	35.6	35.6
South Bay	37.4	37.6	37.8	37.5	35.8	35.5	34.6	34.0	33.7	33.6
San Francisco	11.7	11.7	11.6	11.6	12.6	12.5	12.2	12.1	11.9	11.9
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Change	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
North Bay	2.7	2.6	2.2	4.0	0.8	0.3	-0.4	0.1	0.4
East Bay	2.2	1.6	1.7	5.7	1.3	0.1	-1.2	-1.1	0.0
South Bay	3.7	2.4	0.7	-1.2	-0.4	-4.6	-3.9	-2.3	-0.5
San Francisco	2.5	1.6	0.8	13.1	-0.7	-4.0	-3.9	-2.5	-0.4
<b>TOTAL</b>	<b>2.9</b>	<b>2.0</b>	<b>1.3</b>	<b>3.7</b>	<b>0.4</b>	<b>-2.1</b>	<b>-2.3</b>	<b>-1.4</b>	<b>-0.1</b>

**FIGURE 2.1.2 BAY AREA LABOR FORCE BY SUB REGION, 1996-2005**



**Note:**

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: County of San Francisco

**Source:**

- CA Employment Development Department, annual averages (not seasonally adjusted).
- <http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing?PAGEID=4&SUBID=131>

**TABLE 2.1.3 BAY AREA EMPLOYED RESIDENTS BY SUB REGION, 1996 – 2005**

This table presents the number of employed residents in each Bay Area sub region for the last 10 years. Also included is the percentage distribution in any given year across the Bay Area and the annual change within each sub region. Employment trends are shown in Figure 2.1.3 below.

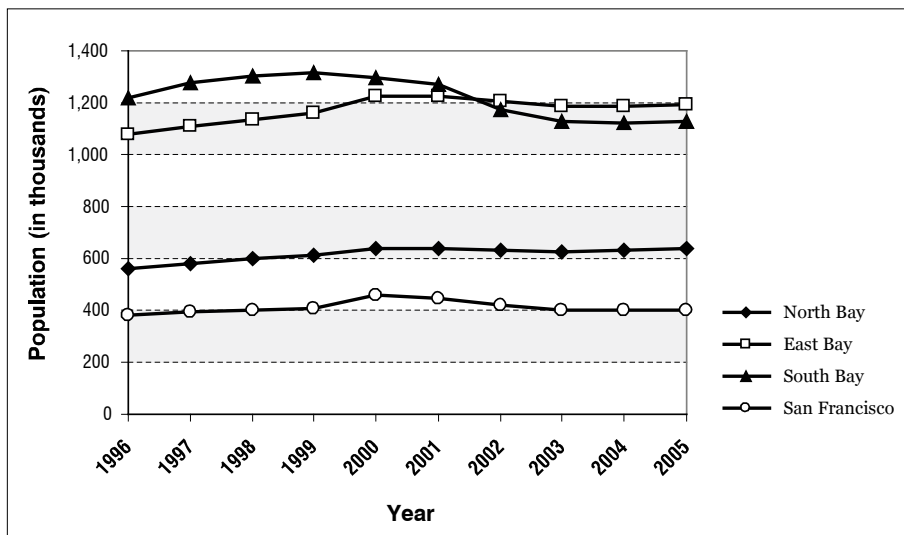
Employed Residents by Subregion, 1996 - 2005

Number of Persons (1000s)	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	558	578	597	614	636	639	633	628	631	638
East Bay	1,080	1,111	1,134	1,162	1,224	1,229	1,206	1,188	1,186	1,196
South Bay	1,222	1,275	1,304	1,317	1,297	1,269	1,174	1,127	1,121	1,127
San Francisco	379	392	399	405	457	445	419	403	397	399
<b>TOTAL</b>	<b>3,239</b>	<b>3,356</b>	<b>3,435</b>	<b>3,498</b>	<b>3,614</b>	<b>3,583</b>	<b>3,431</b>	<b>3,346</b>	<b>3,335</b>	<b>3,360</b>

Percentage Distribution	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	17.2	17.2	17.4	17.6	17.6	17.8	18.4	18.8	18.9	19.0
East Bay	33.3	33.1	33.0	33.2	33.9	34.3	35.2	35.5	35.6	35.6
South Bay	37.7	38.0	38.0	37.6	35.9	35.4	34.2	33.7	33.6	33.5
San Francisco	11.7	11.7	11.6	11.6	12.6	12.4	12.2	12.0	11.9	11.9
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Change	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
North Bay	3.5	3.4	2.9	3.6	0.5	-1.1	-0.8	0.6	1.0
East Bay	2.9	2.1	2.4	5.4	0.4	-1.8	-1.5	-0.2	0.8
South Bay	4.3	2.3	1.0	-1.5	-2.1	-7.5	-4.0	-0.6	0.6
San Francisco	3.2	2.0	1.4	12.7	-2.4	-6.0	-3.7	-1.5	0.5
<b>TOTAL</b>	<b>4.2</b>	<b>3.2</b>	<b>2.7</b>	<b>4.5</b>	<b>-1.0</b>	<b>-5.2</b>	<b>-3.1</b>	<b>-0.9</b>	<b>0.7</b>

**FIGURE 2.1.3 BAY AREA EMPLOYED RESIDENTS BY SUB REGION, 1996-2005**



**Note:**

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: County of San Francisco

**Source:**

- CA Employment Development Department, annual averages (not seasonally adjusted).
- <http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/?PAGEID=4&SUBID=131>

**TABLE 2.1.4 BAY AREA UNEMPLOYED RESIDENTS BY SUB REGION, 1996- 2005**

This table presents the number of unemployed residents in each Bay Area sub region for the last 10 years. Also included is the percentage distribution in any given year across the Bay Area and the annual change within each sub region. Finally, this table also includes unemployment rates over the last ten years for each sub region, as well as for California and the United States to provide context. Unemployment rate trends are shown in Figure 2.1.4 below.

**Unemployment by Subregion, 1996-2005**

Number of Persons (1000s)	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	32	28	24	20	24	26	35	37	34	31
East Bay	58	51	47	40	46	58	82	84	73	64
South Bay	46	39	41	37	41	63	98	94	73	61
San Francisco	19	17	15	13	16	24	32	30	25	22
<b>TOTAL</b>	<b>154</b>	<b>135</b>	<b>126</b>	<b>110</b>	<b>126</b>	<b>171</b>	<b>246</b>	<b>245</b>	<b>205</b>	<b>176</b>

Annual Percentage Distribution	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	20.6	20.6	18.9	18.3	18.8	15.1	14.2	15.1	16.7	17.4
East Bay	37.3	37.9	36.9	36.2	36.1	33.8	33.3	34.4	35.5	36.0
South Bay	29.6	29.1	32.1	33.8	32.3	37.0	39.7	38.4	35.6	34.4
San Francisco	12.5	12.5	12.1	11.7	12.7	14.0	12.9	12.1	12.3	12.2
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Change	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
North Bay	-12.9	-14.1	-15.5	18.4	8.8	34.4	6.3	-7.6	-10.2
East Bay	-11.3	-8.8	-14.6	14.9	27.0	41.3	3.1	-13.6	-12.8
South Bay	-14.2	3.3	-8.6	10.3	55.1	54.0	-3.4	-22.5	-16.8
San Francisco	-12.5	-8.9	-16.3	25.8	49.1	32.1	-6.0	-15.4	-14.7
<b>TOTAL</b>	<b>-12.6</b>	<b>-6.4</b>	<b>-13.1</b>	<b>15.2</b>	<b>35.5</b>	<b>43.7</b>	<b>-0.2</b>	<b>-16.3</b>	<b>-14.0</b>

Average Annual Rate	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	5.4	4.6	3.8	3.2	3.6	3.9	5.2	5.6	5.1	4.6
East Bay	5.1	4.4	3.9	3.3	3.6	4.5	6.4	6.6	5.8	5.0
South Bay	3.6	3.0	3.0	2.7	3.1	4.8	7.7	7.7	6.1	5.1
San Francisco	4.8	4.1	3.7	3.1	3.4	5.1	7.0	6.9	6.0	5.1
<b>Average</b>	<b>4.5</b>	<b>3.9</b>	<b>3.5</b>	<b>3.0</b>	<b>3.4</b>	<b>4.6</b>	<b>6.7</b>	<b>6.8</b>	<b>5.8</b>	<b>5.0</b>

Average Annual Rate	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
California	7.2	6.3	5.9	5.2	4.9	5.3	6.7	6.7	6.2	5.4
United States	5.4	5.0	4.5	4.2	4.0	4.8	5.8	6.0	5.5	5.1

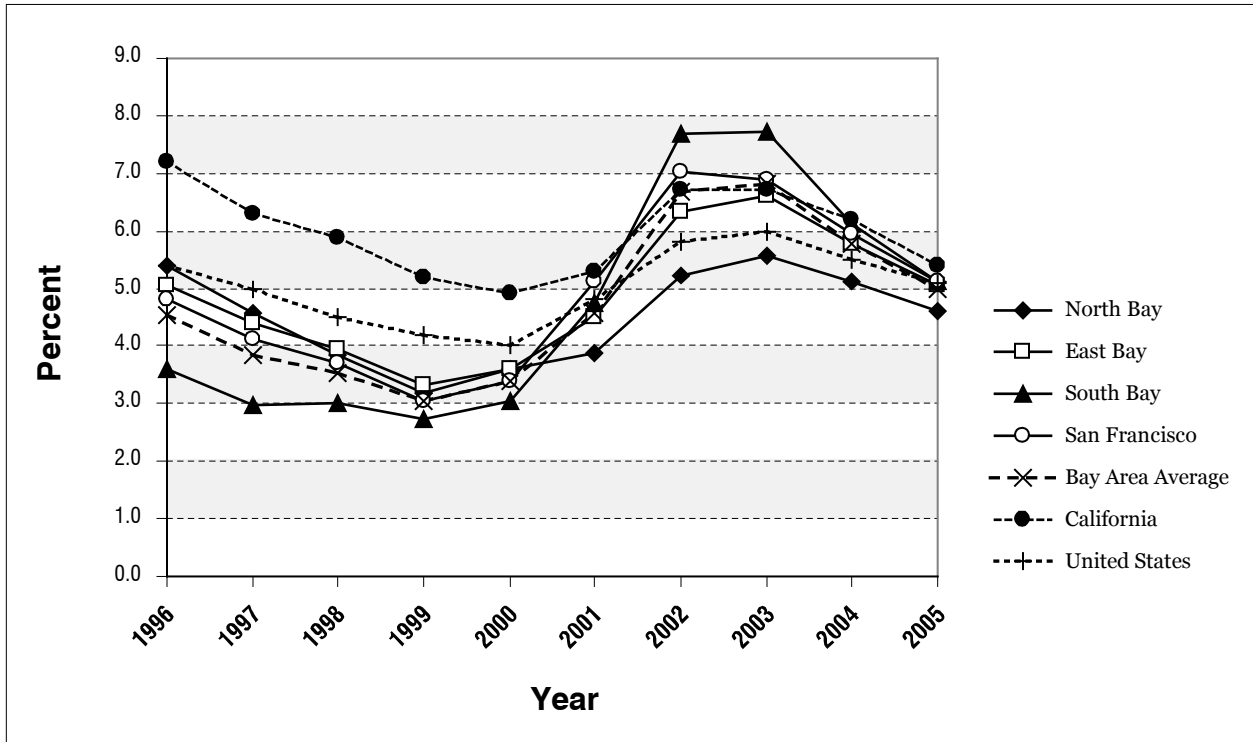
**Note:**

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: County of San Francisco

**Source:**

- CA Employment Development Department, annual averages (not seasonally adjusted).
- <http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/?PAGEID=4&SUBID=131>
- US Bureau of Labor Statistics
- [http://www.bls.gov/cps/prev\\_yrs.htm](http://www.bls.gov/cps/prev_yrs.htm)

FIGURE 2.1.4 UNEMPLOYMENT RATE BY SUB REGION, 1996 - 2005



**TABLE 2.2.1 BAY AREA EMPLOYMENT BY INDUSTRY GROUP, 1996 – 2005**

This table presents information about those who work in the Bay Area. It conveys the number of people working in each industry group. The breakdown for Bay Area sub region is presented in Table 2.2.2-2.2.4. All tables utilize NAICS industrial categories for the entire period of analysis.

## Number of Jobs (Thousands), 1996-2005

INDUSTRY GROUP	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Farm	25	26	26	26	27	28	27	26	25	23
Natural Resources, Mining, & Construction	132	147	160	177	191	198	187	191	188	194
Manufacturing	456	473	479	465	487	468	409	371	362	354
Trade, Transportation & Utilities	563	584	593	604	618	612	584	566	558	563
Information	95	102	110	122	152	147	127	117	114	112
Financial Activities	190	191	194	198	199	213	211	212	209	213
Professional & Business Services	505	551	588	622	671	620	542	517	518	530
Educational & Health Services	304	315	329	336	335	344	350	356	359	362
Leisure and Hospitality	271	278	284	291	299	306	302	303	307	312
Other Services	104	106	109	109	111	115	115	113	111	110
Government	439	441	442	454	468	471	485	477	467	471
<b>TOTAL</b>	<b>3,084</b>	<b>3,212</b>	<b>3,314</b>	<b>3,404</b>	<b>3,557</b>	<b>3,523</b>	<b>3,339</b>	<b>3,248</b>	<b>3,218</b>	<b>3,245</b>

## Percentage Distribution by Industry Group, 1996-2005

INDUSTRY GROUP	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Farm	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.7
Natural Resources, Mining, & Construction	4.3	4.6	4.8	5.2	5.4	5.6	5.6	5.9	5.8	6.0
Manufacturing	14.8	14.7	14.5	13.7	13.7	13.3	12.3	11.4	11.2	10.9
Trade, Transportation & Utilities	18.2	18.2	17.9	17.7	17.4	17.4	17.5	17.4	17.3	17.3
Information	3.1	3.2	3.3	3.6	4.3	4.2	3.8	3.6	3.5	3.5
Financial Activities	6.2	5.9	5.9	5.8	5.6	6.1	6.3	6.5	6.5	6.6
Professional & Business Services	16.4	17.1	17.7	18.3	18.9	17.6	16.2	15.9	16.1	16.3
Educational & Health Services	9.9	9.8	9.9	9.9	9.4	9.8	10.5	10.9	11.1	11.2
Leisure and Hospitality	8.8	8.6	8.6	8.6	8.4	8.7	9.1	9.3	9.5	9.6
Other Services	3.4	3.3	3.3	3.2	3.1	3.3	3.5	3.5	3.5	3.4
Government	14.2	13.7	13.3	13.3	13.2	13.4	14.5	14.7	14.5	14.5
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## Percentage Change, 1996-2005

INDUSTRY GROUP	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
Farm	1	2	-1	4	4	-3	-5	-2	-11
Natural Resources, Mining, & Construction	11	9	11	8	4	-6	2	-2	4
Manufacturing	4	1	-3	5	-4	-13	-9	-2	-2
Trade, Transportation & Utilities	4	2	2	2	-1	-5	-3	-1	1
Information	8	8	11	24	-3	-13	-8	-3	-1
Financial Activities	0	2	2	1	7	-1	0	-1	2
Professional & Business Services	9	7	6	8	-8	-13	-5	0	2
Educational & Health Services	4	4	2	-0	3	2	2	1	1
Leisure and Hospitality	2	2	3	3	2	-1	0	1	2
Other Services	3	3	0	2	3	0	-2	-1	-1
Government	0	0	3	3	1	3	-2	-2	1
<b>TOTAL</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>-1</b>	<b>-5</b>	<b>-3</b>	<b>-1</b>	<b>1</b>

## Source:

- California Employment Development Department, Industry Employment & Labor Force - by Annual Average; March Benchmark.
- <http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing?PageID=4&SubID=171>

**TABLE 2.2.2**  
BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUB REGION, 1996 - 2005 – NUMBER OF JOBS

This table contains the disaggregation of Table 2.2.1 by Bay Area sub regions.

Number of Jobs (Thousands)										
TOTAL	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	416	433	450	469	484	496	493	499	494	497
East Bay	919	950	978	1,010	1,047	1,058	1,043	1,029	1,024	1,036
South Bay	1,219	1,280	1,322	1,350	1,427	1,396	1,268	1,206	1,197	1,202
San Francisco	530	550	564	575	598	573	535	513	504	509
<b>Regional Total</b>	<b>3,084</b>	<b>3,212</b>	<b>3,314</b>	<b>3,404</b>	<b>3,557</b>	<b>3,523</b>	<b>3,339</b>	<b>3,247</b>	<b>3,218</b>	<b>3,244</b>
<b>Farm</b>										
North Bay	12	13	14	14	15	15	14	13	14	13
East Bay	2	2	2	2	2	3	3	3	3	2
South Bay	11	10	10	10	10	10	10	9	9	8
San Francisco	0	0	0	0	0	0	0	0	0	0
<b>Regional Total</b>	<b>25</b>	<b>25</b>	<b>26</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>27</b>	<b>26</b>	<b>25</b>	<b>23</b>
<b>Natural Resources, Mining &amp; Construction</b>										
North Bay	23	26	28	32	35	37	38	46	40	42
East Bay	48	51	55	62	68	71	68	68	70	75
South Bay	48	54	60	65	69	70	64	60	61	61
San Francisco	13	16	17	18	19	20	18	17	17	17
<b>Regional Total</b>	<b>132</b>	<b>147</b>	<b>160</b>	<b>177</b>	<b>191</b>	<b>198</b>	<b>187</b>	<b>191</b>	<b>188</b>	<b>194</b>
<b>Manufacturing</b>										
North Bay	46	49	52	54	55	55	51	48	47	47
East Bay	106	111	115	112	117	113	104	98	99	95
South Bay	279	287	287	277	294	282	240	212	203	200
San Francisco	26	26	25	23	22	18	15	13	12	12
<b>Regional Total</b>	<b>456</b>	<b>473</b>	<b>479</b>	<b>465</b>	<b>487</b>	<b>468</b>	<b>409</b>	<b>371</b>	<b>362</b>	<b>354</b>
<b>Trade, Transportation and Utilities</b>										
North Bay	78	82	82	84	85	87	88	89	89	90
East Bay	187	193	196	203	208	210	205	197	193	195
South Bay	221	230	234	237	243	237	218	209	207	207
San Francisco	77	80	82	80	82	78	74	71	70	70
<b>Regional Total</b>	<b>563</b>	<b>584</b>	<b>593</b>	<b>604</b>	<b>618</b>	<b>612</b>	<b>584</b>	<b>566</b>	<b>558</b>	<b>563</b>
<b>Information</b>										
North Bay	10	10	11	11	11	11	11	10	10	9
East Bay	30	33	34	35	39	38	35	33	31	30
South Bay	37	39	43	50	67	68	58	54	54	55
San Francisco	19	20	22	26	35	30	24	21	20	18
<b>Regional Total</b>	<b>95</b>	<b>102</b>	<b>110</b>	<b>122</b>	<b>152</b>	<b>147</b>	<b>127</b>	<b>117</b>	<b>114</b>	<b>112</b>

**TABLE 2.2.2 (CONTINUED)**  
BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUB REGION, 1996 - 2005 – NUMBER OF JOBS

Number of Jobs (Thousands)										
Financial Activities	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	25	25	25	26	26	27	28	29	28	28
East Bay	50	49	49	50	51	59	63	68	67	71
South Bay	56	57	60	60	59	60	58	56	57	57
San Francisco	60	59	61	62	63	68	64	59	58	58
<b>Regional Total</b>	<b>190</b>	<b>191</b>	<b>194</b>	<b>198</b>	<b>199</b>	<b>213</b>	<b>211</b>	<b>212</b>	<b>209</b>	<b>213</b>
Professional and Business Services										
North Bay	42	46	50	54	57	56	54	53	55	55
East Bay	129	142	152	160	170	159	150	145	147	151
South Bay	212	239	256	273	299	276	227	216	216	219
San Francisco	122	124	131	134	144	130	112	103	101	105
<b>Regional Total</b>	<b>505</b>	<b>551</b>	<b>588</b>	<b>622</b>	<b>671</b>	<b>620</b>	<b>542</b>	<b>517</b>	<b>518</b>	<b>530</b>
Educational and Health Services										
North Bay	50	52	54	56	58	60	62	62	62	62
East Bay	97	100	106	109	111	113	115	117	118	119
South Bay	106	109	113	114	114	120	122	124	125	127
San Francisco	50	54	56	57	53	52	52	53	54	55
<b>Regional Total</b>	<b>304</b>	<b>315</b>	<b>329</b>	<b>336</b>	<b>335</b>	<b>344</b>	<b>350</b>	<b>356</b>	<b>359</b>	<b>362</b>
Leisure and Hospitality										
North Bay	45	45	47	48	50	52	53	54	54	54
East Bay	72	70	71	72	74	78	80	80	81	83
South Bay	93	97	98	100	103	104	100	99	102	104
San Francisco	61	65	68	71	72	72	70	70	71	72
<b>Regional Total</b>	<b>271</b>	<b>278</b>	<b>284</b>	<b>291</b>	<b>299</b>	<b>306</b>	<b>302</b>	<b>303</b>	<b>307</b>	<b>312</b>
Other Services										
North Bay	15	16	16	16	16	17	17	17	17	17
East Bay	30	30	31	31	32	36	38	38	37	36
South Bay	36	35	37	37	38	38	38	37	36	36
San Francisco	23	25	26	25	25	25	23	22	21	22
<b>Regional Total</b>	<b>104</b>	<b>106</b>	<b>109</b>	<b>109</b>	<b>111</b>	<b>115</b>	<b>115</b>	<b>113</b>	<b>111</b>	<b>110</b>
Government										
North Bay	70	70	72	75	76	80	80	79	79	81
East Bay	168	168	169	173	177	179	184	182	179	180
South Bay	122	123	124	128	131	132	136	132	128	128
San Francisco	79	80	77	79	84	81	84	84	82	83
<b>Regional Total</b>	<b>439</b>	<b>441</b>	<b>442</b>	<b>454</b>	<b>468</b>	<b>471</b>	<b>485</b>	<b>477</b>	<b>467</b>	<b>471</b>

**Source:**

- California Employment Development Department, Industry Employment & Labor Force - by Annual Average; March Benchmark.
- <http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing?PageID=4&SubID=171>



**TABLE 2.2.3 BAY AREA EMPLOYMENT BY NAICS SUB-GROUP AND SUB REGION, 1996 - 2005**  
– PERCENT OF REGIONAL DISTRIBUTION

This table contains the percent distribution across the Bay Area of the industry group data from Table 2.2.2.

## Percentage Distribution by Subregion

<b>TOTAL</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>
North Bay	13	13	14	14	14	14	15	15	15	15
East Bay	30	30	30	30	29	30	31	32	32	32
South Bay	40	40	40	40	40	40	38	37	37	37
San Francisco	17	17	17	17	17	16	16	16	16	16
<b>Regional Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
<b>Farm</b>										
North Bay	48	51	52	53	54	53	53	52	53	56
East Bay	9	8	8	7	9	11	11	12	10	7
South Bay	42	40	39	39	36	35	35	36	35	37
San Francisco	2	1	1	1	1	1	1	1	2	0
<b>Regional Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
<b>Natural Resources, Mining &amp; Construction</b>										
North Bay	18	18	17	18	18	19	20	24	21	21
East Bay	36	35	35	35	36	36	36	36	37	39
South Bay	36	37	37	37	36	35	34	31	32	31
San Francisco	10	11	11	10	10	10	10	9	9	9
<b>Regional Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
<b>Manufacturing</b>										
North Bay	10	10	11	12	11	12	12	13	13	13
East Bay	23	23	24	24	24	24	25	26	27	27
South Bay	61	61	60	59	60	60	59	57	56	56
San Francisco	6	6	5	5	4	4	4	4	3	3
<b>Regional Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
<b>Trade, Transportation and Utilities</b>										
North Bay	14	14	14	14	14	14	15	16	16	16
East Bay	33	33	33	34	34	34	35	35	35	35
South Bay	39	39	39	39	39	39	37	37	37	37
San Francisco	14	14	14	13	13	13	13	13	12	12
<b>Regional Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
<b>Information</b>										
North Bay	10	10	10	9	7	8	8	9	9	8
East Bay	31	32	31	29	26	26	28	28	27	27
South Bay	39	39	39	41	44	46	45	46	47	49
San Francisco	20	20	20	21	23	20	19	18	17	16
<b>Regional Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

**TABLE 2.2.3 (CONTINUED)**  
**BAY AREA EMPLOYMENT BY NAICS SUB-GROUP AND SUB REGION, 1996 - 2005**  
**– PERCENT OF REGIONAL DISTRIBUTION**

Percentage Distribution by Subregion

Financial Activities	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	13	13	13	13	13	13	13	13	13	13
East Bay	26	26	25	25	25	27	30	32	32	33
South Bay	29	30	31	31	30	28	27	27	27	27
San Francisco	32	31	31	31	32	32	30	28	28	27
<b>Regional Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Professional and Business Services	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	8	8	8	9	9	9	10	10	11	10
East Bay	26	26	26	26	25	26	28	28	28	28
South Bay	42	43	44	44	45	44	42	42	42	41
San Francisco	24	23	22	22	21	21	21	20	19	20
<b>Regional Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Educational and Health Services	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	17	16	16	17	17	17	18	17	17	17
East Bay	32	32	32	33	33	33	33	33	33	33
South Bay	35	35	34	34	34	35	35	35	35	35
San Francisco	17	17	17	17	16	15	15	15	15	15
<b>Regional Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Leisure and Hospitality	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	17	16	16	17	17	17	17	18	18	17
East Bay	26	25	25	25	25	25	26	27	26	26
South Bay	34	35	35	34	35	34	33	33	33	33
San Francisco	22	23	24	24	24	24	23	23	23	23
<b>Regional Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Other Services	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	15	15	15	15	15	14	14	15	15	15
East Bay	29	28	28	28	29	31	33	33	33	32
South Bay	34	33	34	34	34	33	33	33	32	33
San Francisco	22	24	24	23	23	22	20	19	19	20
<b>Regional Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Government	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
North Bay	16	16	16	16	16	17	16	17	17	17
East Bay	38	38	38	38	38	38	38	38	38	38
South Bay	28	28	28	28	28	28	28	28	27	27
San Francisco	18	18	17	17	18	17	17	18	17	18
<b>Regional Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Source:  
 • California Employment Development Department, Industry Employment & Labor Force - by Annual Average; March Benchmark.  
 • <http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing?PageID=4&SubID=171>

**TABLE 2.2.4**  
BAY AREA EMPLOYMENT BY NAICS SUB-GROUP AND SUBREGION, 1996 - 2005 – ANNUAL PERCENT CHANGE

This table contains the annual percent change in employment by industry group within each sub region.

Percentage Change									
TOTAL	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
North Bay	4	4	4	3	2	-1	1	-1	1
East Bay	3	3	3	4	1	-1	-1	-0	1
South Bay	5	3	2	6	-2	-9	-5	-1	0
San Francisco	4	3	2	4	-4	-7	-4	-2	1
<b>Regional Total</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>-1</b>	<b>-5</b>	<b>-3</b>	<b>-1</b>	<b>1</b>
<b>Farm</b>									
North Bay	7	5	0	7	3	-5	-7	2	-7
East Bay	-5	0	-10	21	30	0	0	-13	-42
South Bay	-3	-1	1	-4	1	-3	-4	-3	-6
San Francisco	-50	50	-33	50	-33	50	0	33	-75
<b>Regional Total</b>	<b>1</b>	<b>2</b>	<b>-1</b>	<b>4</b>	<b>4</b>	<b>-3</b>	<b>-5</b>	<b>-2</b>	<b>-11</b>
<b>Natural Resources, Mining &amp; Construction</b>									
North Bay	12	7	14	11	6	1	23	-14	5
East Bay	6	8	12	9	5	-5	0	3	7
South Bay	12	12	8	6	1	-9	-6	2	-0
San Francisco	19	10	8	3	4	0	0	0	-1
<b>Regional Total</b>	<b>11</b>	<b>9</b>	<b>11</b>	<b>8</b>	<b>4</b>	<b>-6</b>	<b>2</b>	<b>-2</b>	<b>4</b>
<b>Manufacturing</b>									
North Bay	7	7	3	2	0	-7	-6	-1	-1
East Bay	5	3	-2	4	-3	-8	-5	1	-4
South Bay	3	-0	-4	6	-4	-15	-12	-4	-2
San Francisco	1	-4	-8	-6	-18	-15	-13	-7	-3
<b>Regional Total</b>	<b>4</b>	<b>1</b>	<b>-3</b>	<b>5</b>	<b>-4</b>	<b>-13</b>	<b>-9</b>	<b>-2</b>	<b>-2</b>
<b>Trade, Transportation and Utilities</b>									
North Bay	4	1	2	1	3	1	2	0	1
East Bay	3	1	4	2	1	-3	-4	-2	1
South Bay	4	2	1	3	-2	-8	-4	-1	0
San Francisco	4	2	-2	2	-5	-5	-4	-2	0
<b>Regional Total</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>-1</b>	<b>-5</b>	<b>-3</b>	<b>-1</b>	<b>1</b>
<b>Information</b>									
North Bay	7	12	-4	2	0	-6	-5	-2	-7
East Bay	10	5	2	11	-3	-7	-7	-5	-2
South Bay	8	8	18	33	2	-15	-6	-0	3
San Francisco	6	7	20	34	-14	-20	-14	-5	-10
<b>Regional Total</b>	<b>8</b>	<b>8</b>	<b>11</b>	<b>24</b>	<b>-3</b>	<b>-13</b>	<b>-8</b>	<b>-3</b>	<b>-1</b>

**TABLE 2.2.4 (CONTINUED)**  
**BAY AREA EMPLOYMENT BY NAICS SUB-GROUP AND SUBREGION, 1996 - 2005 – ANNUAL PERCENT CHANGE**

Percentage Change									
Financial Activities	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
North Bay	1	0	4	2	2	3	3	-2	0
East Bay	-1	-1	2	1	16	7	8	-1	5
South Bay	3	5	1	-2	1	-3	-3	1	2
San Francisco	-1	3	1	2	8	-7	-7	-2	-0
<b>Regional Total</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>7</b>	<b>-1</b>	<b>0</b>	<b>-1</b>	<b>2</b>
<b>Professional and Business Services</b>									
North Bay	8	9	9	6	-3	-3	-1	4	0
East Bay	10	7	6	6	-7	-6	-3	1	3
South Bay	12	7	7	9	-8	-18	-5	0	2
San Francisco	2	5	3	7	-10	-14	-7	-3	4
<b>Regional Total</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>8</b>	<b>-8</b>	<b>-13</b>	<b>-5</b>	<b>0</b>	<b>2</b>
<b>Educational and Health Services</b>									
North Bay	3	4	3	4	4	2	0	-0	1
East Bay	3	6	3	1	2	2	2	1	1
South Bay	3	3	1	0	5	2	2	1	1
San Francisco	7	4	2	-8	-1	-0	3	1	1
<b>Regional Total</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>-0</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>
<b>Leisure and Hospitality</b>									
North Bay	0	3	4	3	4	2	2	1	0
East Bay	-2	1	2	2	6	3	1	0	2
South Bay	4	2	1	4	1	-4	-0	2	2
San Francisco	7	5	4	2	0	-3	-0	1	2
<b>Regional Total</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>-1</b>	<b>0</b>	<b>1</b>	<b>2</b>
<b>Other Services</b>									
North Bay	3	3	0	2	1	1	1	2	-2
East Bay	1	1	2	3	12	6	-1	-1	-3
South Bay	-1	3	1	2	-1	2	-4	-2	0
San Francisco	9	3	-3	-0	-1	-10	-4	-3	3
<b>Regional Total</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>-2</b>	<b>-1</b>	<b>-1</b>
<b>Government</b>									
North Bay	1	2	4	2	4	0	-1	-0	3
East Bay	-0	1	2	2	1	3	-1	-2	1
South Bay	0	1	3	3	0	3	-3	-3	-0
San Francisco	1	-4	2	6	-4	4	-1	-3	1
<b>Regional Total</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>-2</b>	<b>-2</b>	<b>1</b>

Source:  
 • California Employment Development Department, Industry Employment & Labor Force - by Annual Average; March Benchmark.  
 • <http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing?PageID=4&SubID=171>

## 3.0 Employment

This Chapter provides information about the employment trends in San Francisco from 1996 to 2005. The employment data presented in this chapter are based on the payroll jobs in San Francisco provided by the California Employment Development Department (EDD). Their data is based on information from the US Bureau of Labor Statistics' Quarterly Census of Employment and Wages (QCEW). It is important to note that these employment data differ from the benchmark data provided by EDD on its web site (<http://www.calmis.cahwnet.gov>) and in other EDD reports, such as the Current Employment Survey. These sources omit private household employment data (NAICS 814).

Employment data are presented by the major economy sectors under each type of land use activity. In 2001, economic sectors started being organized according to North American Industry Classification system (NAICS). From 1995-2000, economy sectors were organized according to Standard Industrial Classification system (SIC). Both industry classification systems are discussed in Chapter 1.2 – Data Formats. Table 1.2 in Chapter 1 shows the closest match between SIC economy sectors and NAICS economy sectors. It is not possible to get a 100% match between their industry groups as under the NAICS certain industries have been moved from one economic sector to another. Due to restructuring of economic sectors employment numbers may appear significantly higher or lower in certain economic sectors when compared to previous years employment numbers.

Employment is defined as number of employees who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. A person holding a job in San Francisco is part of the San Francisco employment pool regardless of his or her place of residence. A person holding more than one job is counted separately for each job. However, the EDD wage and salary employment

data do not include self-employed persons, of which there were approximately 61,000 in 2005 according to the City of San Francisco's Office of the Treasurer & Tax Collector. The EDD wage and salary employment data also do not include unpaid family workers, volunteers, or persons involved in trade disputes.

Employment data is reported both for the entire city and the city's ten 'Commerce and Industry Districts' under five Land Use activities - Office, Retail, Industrial, Hotel, and Cultural/Institutional. For an explanation of 'Land Use Activity' and 'Commerce and Industry District', refer to Chapter 1.2 - Data Formats.

Employment data reported by land use activity will not be consistent with publications prior to 2001. Public administration jobs have been included in different land use categories in other publications. This publication includes public administration jobs in the 'Office' land use category *for all years*; necessary adjustments were made to data from previous years. Public administration jobs were also classified as 'Office' land use in the 2001 publication. From 1996-2000, public administration jobs were parsed out in 'Office', 'Industrial', and 'Cultural/Institutional' land use activities. Prior to 1996, public administration jobs were categorized as 'Government' land use.

Table 3.1 shows employment data by 'Land Use Activity' from 1996 to 2005. Tables 3.2.1-3.2.4 show employment data by 'Commerce and Industry Group' within each 'Land Use Activity' in San Francisco from 1996 to 2005. Table 3.3 presents San Francisco employment in its geographic context. It shows employment data by 'Land Use Activity' in ten 'Commerce and Industry Districts' in San Francisco in 2005. It also shows employment under an 'Unclassified' category. This category represents home-based business establishments and organizations, particularly care-givers. These groups do not register a physical address with the State and thus are unable to be classified into a specific geographic district.

**TABLE 3.1 SAN FRANCISCO EMPLOYMENT BY LAND USE CATEGORY, 1996-2005**

This table contains the number of jobs in each of the five major non-residential land use categories in San Francisco. Data is presented from 1996-2005, although the 2001 switch in classification systems from SIC to NAICS means that it is inappropriate to directly compare between 1996-2000 data and 2001-2005 data (see Chapter 1.2 Data Formats for a description of land use categories and an SIC-NAICS discussion). Also included is the percentage distribution in any given year and the annual change within each land use category. The data is also presented graphically below in Figures 3.1.1 (a snapshot of job distribution in 2005) and 3.1.2. (a look at 10-year trends).

**Annual Average Number of Jobs**

Land Use Category	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Office	206,463	210,780	220,912	229,285	243,290	236,959	213,813	201,492	193,180	195,521
Retail	85,651	89,043	94,220	97,159	103,508	101,505	93,735	95,599	95,006	96,033
Industrial	117,333	118,866	120,961	117,588	116,540	107,837	97,860	93,726	89,037	84,693
Hotel	18,176	18,918	19,498	19,522	18,862	17,962	16,477	17,438	18,090	18,424
CIE	114,883	119,567	120,526	127,611	126,066	122,222	122,254	124,882	127,962	128,726
<b>TOTAL</b>	<b>542,507</b>	<b>557,174</b>	<b>576,117</b>	<b>591,166</b>	<b>608,266</b>	<b>586,485</b>	<b>546,960</b>	<b>533,136</b>	<b>523,274</b>	<b>523,396</b>

**Annual Percentage Distribution**

Land Use Category	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Office	38.0	37.8	38.3	38.8	40.0	40.4	39.1	37.8	36.9	37.4
Retail	15.8	16.0	16.4	16.4	17.0	17.3	17.6	17.9	18.2	18.3
Industrial	21.6	21.3	21.0	19.9	19.2	18.4	17.9	17.6	17.0	16.2
Hotel	3.3	3.4	3.4	3.3	3.1	3.1	3.0	3.3	3.5	3.5
CIE	21.2	21.4	20.9	21.6	20.7	20.8	22.3	23.4	24.5	24.6
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Percentage Change**

Land Use Category	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2001-02	2003-04	2004-05
Office	2.1	4.8	3.8	6.1	N/A	-9.8	-5.8	-4.1	1.2
Retail	4.0	5.8	3.1	6.5	N/A	-4.9	-1.0	-0.6	1.1
Industrial	1.3	1.8	-2.8	-0.9	N/A	-9.3	-4.2	-5.0	-4.9
Hotel	4.1	3.1	0.1	-3.4	N/A	-8.3	5.8	3.7	1.8
CIE	4.1	0.8	5.9	-1.2	N/A	0.0	2.1	2.5	0.6
<b>TOTAL</b>	<b>2.8</b>	<b>3.2</b>	<b>2.6</b>	<b>2.9</b>	<b>N/A</b>	<b>-6.7</b>	<b>-2.5</b>	<b>-1.8</b>	<b>0.0</b>

**Note:**

- CIE = Cultural, Institutional, or Educational
- 1996-2000 data based on SIC, 2001-2005 based on NAICS.
- N/A = Not Applicable, due to change in classification methodologies. See Chapter 1 for an explanation.
- Annual average includes last quarter of previous year, and first three quarters of current year.

**Source:**

- California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages
- Data not publically available

FIGURE 3.1.1 SAN FRANCISCO EMPLOYMENT BY LAND USE ACTIVITY, 2005

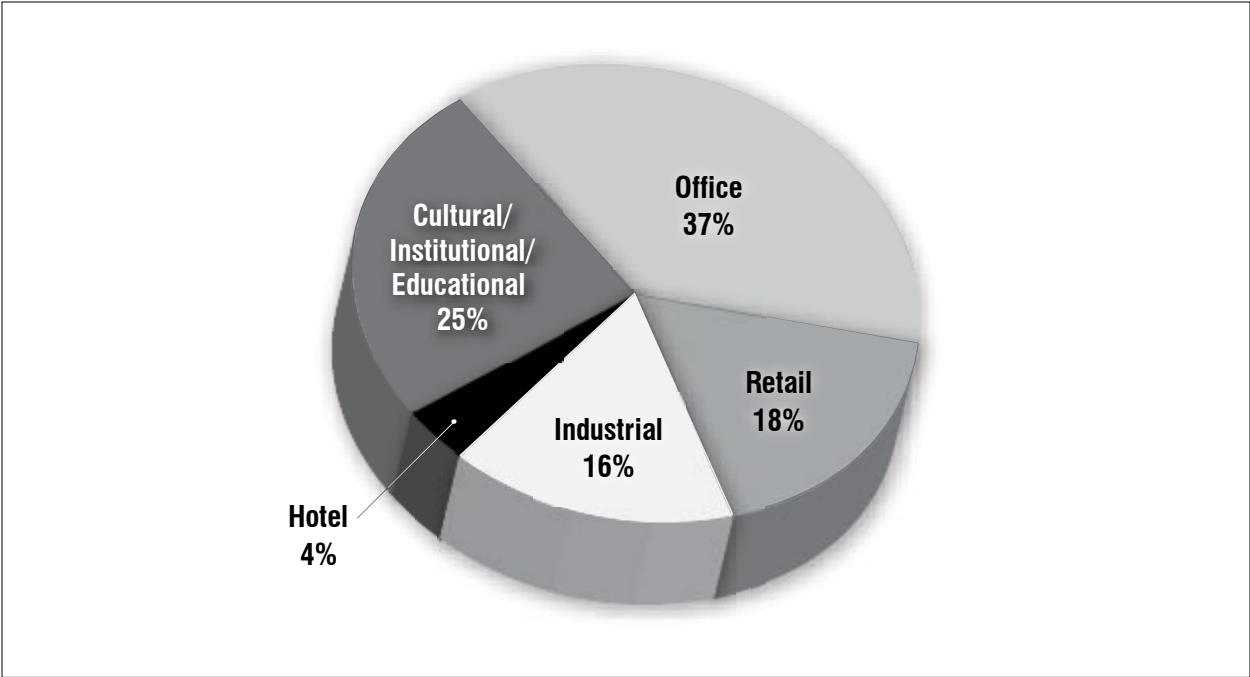
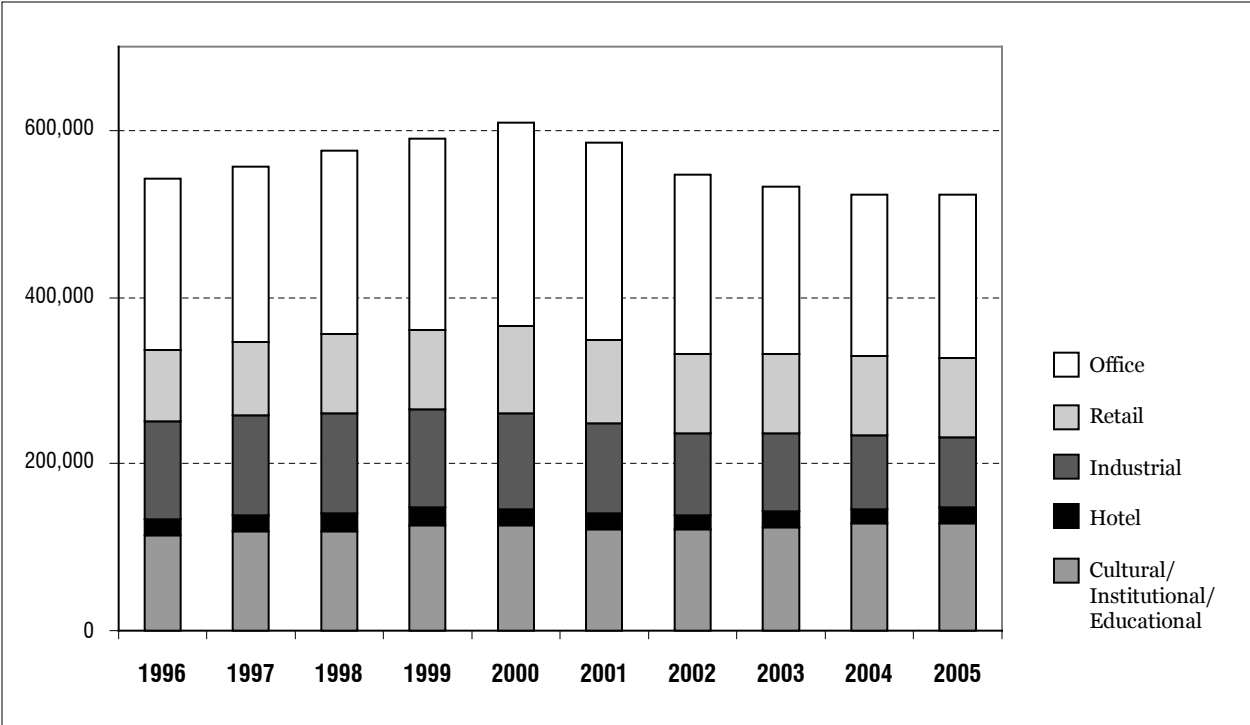


FIGURE 3.1.2 SAN FRANCISCO EMPLOYMENT BY LAND USE ACTIVITY, 1996-2005





**TABLE 3.2.1 OFFICE EMPLOYMENT BY INDUSTRY GROUPS, 1996-2005**

This table presents job trends in the office land use category. Also included is the percentage distribution in any given year and the annual change within the office land use category. Figure 3.2.1 presents the job trends graphically.

Annual Average Number of Jobs

Industry Group	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Agriculture	1,993	1,615	1,460	1,732	1,674	172	173	404	385	241
Finance	41,032	44,780	49,454	49,886	49,366	44,064	39,381	35,314	33,748	33,554
Insurance	15,929	16,356	16,083	14,855	15,448	12,417	12,070	12,897	12,527	12,174
Real Estate	10,069	10,296	10,953	10,741	10,576	9,763	9,866	10,177	9,910	10,033
Office Services	107,476	107,730	112,783	121,456	133,830	138,862	119,468	109,970	104,611	108,312
Public Administration	29,964	30,003	30,179	30,615	32,395	31,681	32,834	32,718	31,635	29,834
<b>TOTAL</b>	<b>206,463</b>	<b>210,780</b>	<b>220,912</b>	<b>229,285</b>	<b>243,290</b>	<b>236,959</b>	<b>213,791</b>	<b>201,480</b>	<b>192,816</b>	<b>194,149</b>

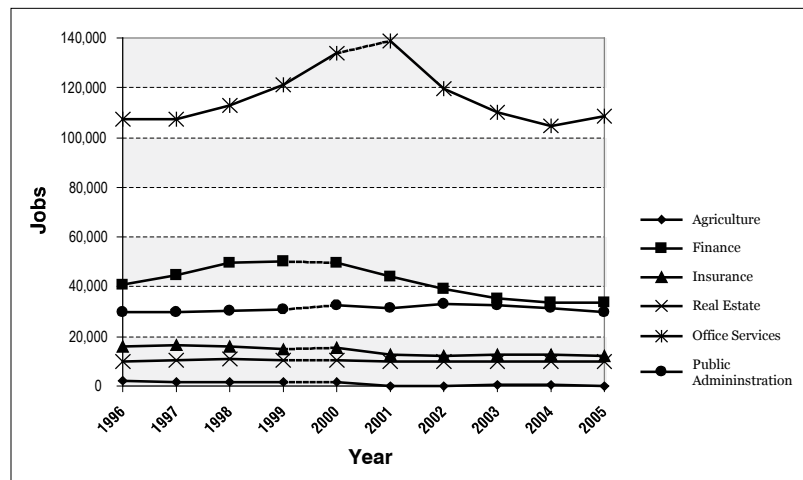
Annual Percentage Distribution

Industry Group	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Agriculture	1.0	0.8	0.7	0.8	0.7	0.1	0.1	0.2	0.2	0.1
Finance	19.9	21.2	22.4	21.8	20.3	18.6	18.4	17.5	17.5	17.3
Insurance	7.7	7.8	7.3	6.5	6.3	5.2	5.6	6.4	6.5	6.3
Real Estate	4.9	4.9	5.0	4.7	4.3	4.1	4.6	5.1	5.1	5.2
Office Services	52.1	51.1	51.1	53.0	55.0	58.6	55.9	54.6	54.3	55.8
Public Administration	14.5	14.2	13.7	13.4	13.3	13.4	15.4	16.2	16.4	15.4
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Change

Industry Group	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Agriculture	-19.0	-9.6	18.7	-3.4	N/A	0.9	133.3	-4.9	-37.4
Finance	9.1	10.4	0.9	-1.0	N/A	-10.6	-10.3	-4.4	-0.6
Insurance	2.7	-1.7	-7.6	4.0	N/A	-2.8	6.8	-2.9	-2.8
Real Estate	2.3	6.4	-1.9	-1.5	N/A	1.0	3.2	-2.6	1.2
Office Services	0.2	4.7	7.7	10.2	N/A	-14.0	-8.0	-4.9	3.5
Public Administration	0.1	0.6	1.4	5.8	N/A	3.6	-0.4	-3.3	-5.7
<b>TOTAL</b>	<b>2.1</b>	<b>4.8</b>	<b>3.8</b>	<b>6.1</b>	<b>N/A</b>	<b>-9.8</b>	<b>-5.8</b>	<b>-4.3</b>	<b>0.7</b>

**FIGURE 3.2.1 OFFICE EMPLOYMENT BY INDUSTRY GROUPS, 1996-2005**



Note:

- 1996-2000 data based on SIC, 2001-2005 based on NAICS.
- N/A = Not Applicable, due to change in classification methodologies. See Chapter 1 for an explanation.
- Annual average includes last quarter of previous year, and first three quarters of current year.
- Sum is less than in Table 3.1 due to increased data suppression warranted by the smaller industrial scale of analysis.
- "Agriculture" refers to those working in offices whose line of work is related to agriculture.
- "Office Services" consists of the following:
  - Management of companies and enterprises
  - Professional, scientific, and technical Services
  - Administrative and support
  - Internet publishing & broadcasting
  - Internet, web search, & data processing services
  - Other information services

Source:

- California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

**TABLE 3.2.2** RETAIL EMPLOYMENT BY INDUSTRY GROUP, 1996-2005

This table presents job trends in the retail land use category. Also included is the percentage distribution in any given year and the annual change within the retail land use category. Figure 3.2.2 presents the job trends graphically.

## Annual Average Number of Jobs

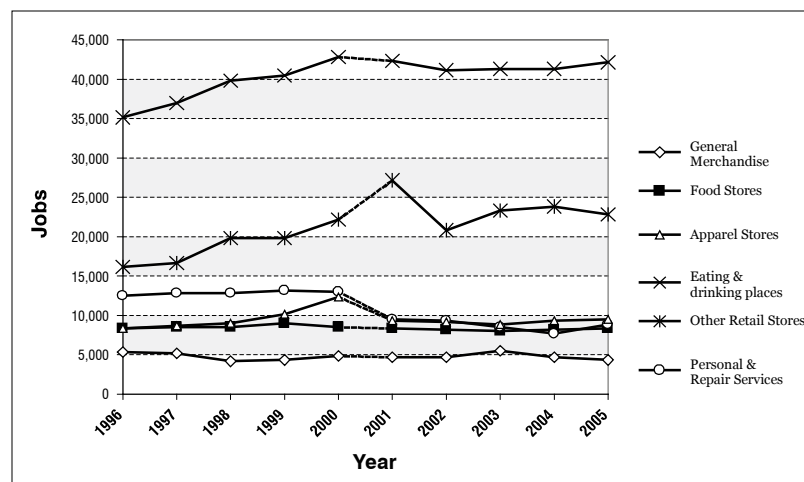
Industry Group	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
General Merchandise	5,302	5,162	4,219	4,372	4,800	4,736	4,631	5,543	4,662	4,401
Food Stores	8,280	8,487	8,555	9,041	8,448	8,311	8,210	8,051	8,144	8,394
Apparel Stores	8,311	8,721	9,077	10,135	12,259	9,348	9,209	8,871	9,285	9,509
Eating & drinking places	35,131	37,024	39,770	40,481	42,820	42,415	41,214	41,358	41,378	42,139
Other Retail Stores	16,091	16,744	19,814	19,893	22,174	27,165	20,762	23,356	23,859	22,794
Personal & Repair Services	12,536	12,905	12,785	13,237	13,006	9,531	9,349	8,419	7,678	8,795
<b>TOTAL</b>	<b>85,651</b>	<b>89,043</b>	<b>94,220</b>	<b>97,159</b>	<b>103,508</b>	<b>101,505</b>	<b>93,375</b>	<b>95,598</b>	<b>95,006</b>	<b>96,033</b>

## Annual Percentage Distribution

Industry Group	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
General Merchandise	6.2	5.8	4.5	4.5	4.6	4.7	5.0	5.8	4.9	4.6
Food Stores	9.7	9.5	9.1	9.3	8.2	8.2	8.8	8.4	8.6	8.7
Apparel Stores	9.7	9.8	9.6	10.4	11.8	9.2	9.9	9.3	9.8	9.9
Eating & drinking places	41.0	41.6	42.2	41.7	41.4	41.8	44.1	43.3	43.6	43.9
Other Retail Stores	18.8	18.8	21.0	20.5	21.4	26.8	22.2	24.4	25.1	23.7
Personal & Repair Services	14.6	14.5	13.6	13.6	12.6	9.4	10.0	8.8	8.1	9.2
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## Percentage Change

Industry Group	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
General Merchandise	-2.6	-18.3	3.6	9.8	N/A	-2.2	19.7	-15.9	-5.6
Food Stores	2.5	0.8	5.7	-6.6	N/A	-1.2	-1.9	1.2	3.1
Apparel Stores	4.9	4.1	11.7	21.0	N/A	-1.5	-3.7	4.7	2.4
Eating & drinking places	5.4	7.4	1.8	5.8	N/A	-2.8	0.3	0.0	1.8
Other Retail Stores	4.1	18.3	0.4	11.5	N/A	-23.6	12.5	2.2	-4.5
Personal & Repair Services	2.9	-0.9	3.5	-1.7	N/A	-1.9	-9.9	-8.8	14.6
<b>TOTAL</b>	<b>4.0</b>	<b>5.8</b>	<b>3.1</b>	<b>6.5</b>	<b>N/A</b>	<b>-8.0</b>	<b>2.4</b>	<b>-0.6</b>	<b>1.1</b>

**FIGURE 3.2.2** RETAIL EMPLOYMENT BY INDUSTRY GROUPS, 1996-2005**Note:**

- 1996-2000 data based on SIC, 2001-2005 based on NAICS.
- N/A = Not Applicable, due to change in classification methodologies. See Chapter 1 for an explanation.
- Annual average includes last quarter of previous year, and first three quarters of current year.
- Other Retail Stores include:
  - Motor vehicle parts and dealers
  - Electronics and Appliance Stores
  - Furniture and home furnishings stores
  - Miscellaneous retail stores
  - Rental and leasing services
  - Building Material and Garden Equipment Supply Dealers
  - Health and Personal Care Stores
  - Gasoline Stations
  - Sporting Goods, Hobby, Book, and Music Stores
  - Non-store retailers

**Source:**

- California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

**TABLE 3.2.3 INDUSTRIAL EMPLOYMENT BY INDUSTRY GROUP, 1996-2005**

This table presents job trends in the industrial land use category. Also included is the percentage distribution in any given year and the annual change within the industrial land use category. Figure 3.2.3 presents the job trends graphically.

## Annual Average Number of Jobs

Industry Group	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Construction	13,142	14,814	16,213	17,557	18,812	19,803	18,449	18,085	17,527	16,615
Transportation	25,897	25,660	25,053	24,081	25,313	25,118	22,170	21,653	21,099	20,222
Utilities	10,450	11,801	12,192	11,816	11,401	10,548	10,624	10,311	10,517	10,503
Information	9,430	9,934	10,782	11,861	12,101	10,897	10,603	9,415	8,226	6,930
Wholesale	22,956	22,042	22,006	20,855	20,263	13,872	12,792	12,754	12,306	12,087
Food Manufacturing	3,653	3,756	3,077	2,982	2,898	3,025	2,615	2,607	2,533	2,572
Apparel Manufacturing	15,023	14,754	14,056	12,197	10,574	6,220	5,396	4,779	4,256	3,387
Printing & Publishing	8,341	8,452	8,829	8,420	8,724	9,424	8,413	7,960	7,804	7,494
Other Manufacturing	8,442	7,653	8,753	7,819	6,452	8,931	6,411	6,171	4,747	4,815
<b>TOTAL</b>	<b>117,333</b>	<b>118,866</b>	<b>120,961</b>	<b>117,588</b>	<b>116,540</b>	<b>107,837</b>	<b>97,473</b>	<b>93,735</b>	<b>89,014</b>	<b>84,623</b>

## Annual Percentage Distribution

Industry Group	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Construction	11.2	12.5	13.4	14.9	16.1	18.4	18.9	19.3	19.7	19.6
Transportation	22.1	21.6	20.7	20.5	21.7	23.3	22.7	23.1	23.7	23.9
Utilities	8.9	9.9	10.1	10.0	9.8	9.8	10.9	11.0	11.8	12.4
Information	8.0	8.4	8.9	10.1	10.4	10.1	10.9	10.0	9.2	8.2
Wholesale	19.6	18.5	18.2	17.7	17.4	12.9	13.1	13.6	13.8	14.3
Food Manufacturing	3.1	3.2	2.5	2.5	2.5	2.8	2.7	2.8	2.8	3.0
Apparel Manufacturing	12.8	12.4	11.6	10.4	9.1	5.8	5.5	5.1	4.8	4.0
Printing & Publishing	7.1	7.1	7.3	7.2	7.5	8.7	8.6	8.5	8.8	8.9
Other Manufacturing	7.2	6.4	7.2	6.6	5.5	8.3	6.6	6.6	5.3	5.7
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

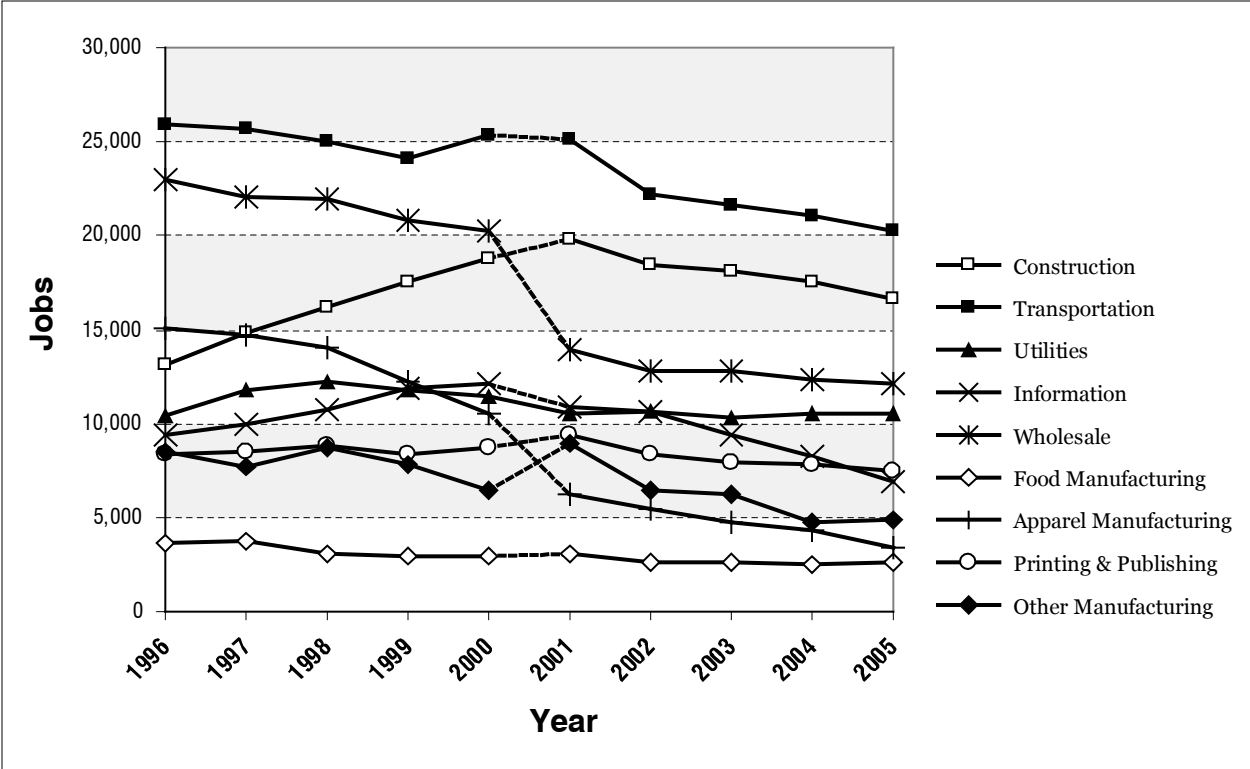
## Percentage Change

Industry Group	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Construction	12.7	9.4	8.3	7.1	N/A	-6.8	-2.0	-3.1	-5.2
Transportation	-0.9	-2.4	-3.9	5.1	N/A	-11.7	-2.3	-2.6	-4.2
Utilities	12.9	3.3	-3.1	-3.5	N/A	0.7	-2.9	2.0	-0.1
Information	5.3	8.5	10.0	2.0	N/A	-2.7	-11.2	-12.6	-15.8
Wholesale	-4.0	-0.2	-5.2	-2.8	N/A	-7.8	-0.3	-3.5	-1.7
Food Manufacturing	2.8	-18.1	-3.1	-2.8	N/A	-13.6	-0.3	-2.9	1.6
Apparel Manufacturing	-1.8	-4.7	-13.2	-13.3	N/A	-13.2	-11.4	-10.9	-20.4
Printing & Publishing	1.3	4.5	-4.6	3.6	N/A	-10.7	-5.4	-2.0	-4.0
Other Manufacturing	-9.3	14.4	-10.7	-17.5	N/A	-28.2	-3.7	-23.1	1.4
<b>TOTAL</b>	<b>1.3</b>	<b>1.8</b>	<b>-2.8</b>	<b>-0.9</b>	<b>N/A</b>	<b>-9.6</b>	<b>-3.8</b>	<b>-5.0</b>	<b>-4.9</b>

## Note:

- 1996-2000 data based on SIC, 2001-2005 based on NAICS.
- N/A = Not Applicable, due to change in classification methodologies. See Chapter 1 for an explanation.
- Annual average includes last quarter of previous year, and first three quarters of current year.

FIGURE 3.2.3 INDUSTRIAL EMPLOYMENT BY INDUSTRY GROUPS, 1996-2005



**TABLE 3.2.4 CULTURAL/INSTITUTIONAL/EDUCATIONAL EMPLOYMENT BY INDUSTRY GROUP, 1996-2005**

This table presents job trends in the cultural/institutional/educational (CIE) land use category. Also included is the percentage distribution in any given year and the annual change within the CIE land use category. Figure 3.2.4 presents the job trends graphically.

**Annual Average Number of Jobs**

Industry Group	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Art & Recreation	12,984	13,808	13,439	14,703	15,391	10,983	10,531	10,179	10,253	10,006
Health Care	34,887	35,558	35,874	36,193	33,011	33,766	34,190	34,336	35,720	36,222
Educational Services	37,149	38,922	38,279	40,988	41,779	41,697	42,587	44,145	45,529	46,507
Social Assistance	13,899	14,409	14,925	15,659	15,915	10,658	10,788	10,854	10,964	10,439
Other CIE Services	15,965	16,870	18,009	20,068	19,970	25,118	24,158	25,369	25,495	25,553
<b>TOTAL</b>	<b>114,883</b>	<b>119,567</b>	<b>120,526</b>	<b>127,611</b>	<b>126,066</b>	<b>122,222</b>	<b>122,254</b>	<b>124,882</b>	<b>127,962</b>	<b>128,726</b>

**Annual Percentage Distribution**

Industry Group	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Art & Recreation	11.3	11.5	11.2	11.5	12.2	9.0	8.6	8.2	8.0	7.8
Health Care	30.4	29.7	29.8	28.4	26.2	27.6	28.0	27.5	27.9	28.1
Educational Services	32.3	32.6	31.8	32.1	33.1	34.1	34.8	35.3	35.6	36.1
Social Assistance	12.1	12.1	12.4	12.3	12.6	8.7	8.8	8.7	8.6	8.1
Other CIE Services	13.9	14.1	14.9	15.7	15.8	20.6	19.8	20.3	19.9	19.9
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Percentage Change**

Industry Group	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Art & Recreation	6.4	-2.7	9.4	4.7	N/A	-4.1	-3.3	0.7	-2.4
Health Care	1.9	0.9	0.9	-8.8	N/A	1.3	0.4	4.0	1.4
Educational Services	4.8	-1.7	7.1	1.9	N/A	2.1	3.7	3.1	2.1
Social Assistance	3.7	3.6	4.9	1.6	N/A	1.2	0.6	1.0	-4.8
Other CIE Services	5.7	6.8	11.4	-0.5	N/A	-3.8	5.0	0.5	0.2
<b>TOTAL</b>	<b>4.1</b>	<b>0.8</b>	<b>5.9</b>	<b>-1.2</b>	<b>N/A</b>	<b>0.0</b>	<b>2.1</b>	<b>2.5</b>	<b>0.6</b>

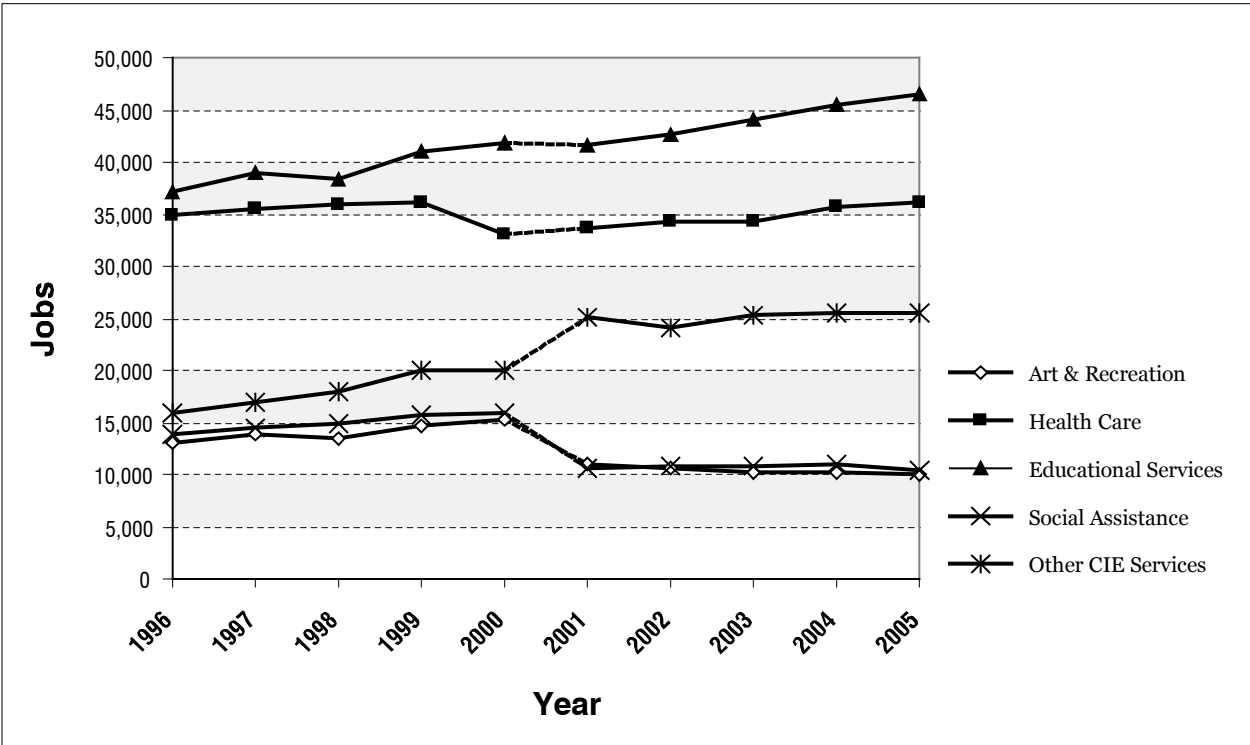
**Note:**

- 1996-2000 data based on SIC, 2001-2005 based on NAICS.
- N/A = Not Applicable, due to change in classification methodologies. See Chapter 1 for an explanation.
- Annual average includes last quarter of previous year, and first three quarters of current year.
- Other CIE Services include:
  - Museums, historical sites, zoos, and parks
  - Membership associations and organizations
  - Private households
  - Private households constitute the majority of other CIE services.

**Source:**

- California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages
- Data not publically available
- Additional calculations by the San Francisco Planning Department

FIGURE 3.2.4 CULTURAL/INSTITUTIONAL/EDUCATIONAL EMPLOYMENT BY INDUSTRY GROUP, 1996-2005



**TABLE 3.3 EMPLOYMENT BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE CATEGORY, 2005**

This table presents the geographic distribution of jobs within San Francisco’s 11 Commerce & Industry Districts, by land use category (see Chapter 1.2 – Data Formats for more on these Districts).

Employment by Sector by District 2005

C&I District	Office	Retail	Industrial	Hotel	CIE	TOTAL
Bayview	2,253	2,659	14,191	-	918	20,021
Civic Center	13,068	8,665	1,661	5,223	14,833	43,450
Financial District	107,463	17,479	21,281	6,250	12,202	164,675
Mission	2,238	4,225	3,425	34	4,003	13,924
North Beach	3,177	7,694	1,513	1,271	2,504	16,159
North Central	4,648	9,166	1,125	566	38,029	53,535
Northwest	2,632	5,235	1,607	236	8,418	18,128
SoMa	43,449	19,096	29,776	3,395	15,391	111,107
Southwest	7,771	13,965	4,436	106	15,577	41,855
Van Ness	3,622	5,570	1,655	939	5,660	17,446
Unclassified	5,056	2,279	4,020	264	11,191	22,810
<b>TOTAL</b>	<b>195,377</b>	<b>96,032</b>	<b>84,690</b>	<b>18,283</b>	<b>128,726</b>	<b>523,109</b>

**Note:**

- CIE = Cultural/Institutional/Educational
- See Map 1.1 for San Francisco C & I district boundaries
- Sums may be less than in Table 3.1.1 due to increased data suppression warranted by the smaller geographic scale of analysis.

**Source:**

- California Employment Development Department, San Francisco County Employment and Payroll by Districts and Land Use Categories, Quarterly Census.
- Data not publically available
- Additional calculations by the San Francisco Planning Department

## 4.0 Establishments

This Chapter provides information about the number and distribution of establishments in San Francisco. This data is gathered from the California Employment Development Department. Prior to 2002, this data was collected from different sources (primarily the San Francisco Office of the Tax Collector) that utilized substantially different criteria and methodologies. Therefore, data is not presented for years prior to 2002.

This chapter reports establishment data by the locations of business, production, or operations. A single company or owner may conduct operations or services at multiple locations; each location is included. The data does not include San Francisco businesses that are exempt from paying local business tax. All banks and insurance companies, government agencies, and various non-profit organizations are exempt from local business tax. Businesses that fail to file taxes are not included.

Establishment data is reported both for the entire city and the city's ten 'Commerce and Industry Districts' under five Land Use activities - Office, Retail,

Industrial, Hotel, and Cultural/Institutional. For an explanation of 'Land Use Activity' and 'Commerce and Industry District', refer to Chapter 1.2 - Data Formats.

Table 4.1 shows establishment data by 'Land Use Activity' from 2002 to 2005. Tables 4.2.1-4.2.4 show establishment data by 'Commerce and Industry Group' within each 'Land Use Activity' in San Francisco from 2002 to 2005. Tables 4.3 and 4.4 present San Francisco establishments in geographic context. Table 4.3 shows the distribution of establishment throughout the City data by 'Land Use Activity' type. Table 4.4 shows the distribution of establishment throughout the City data by employer size. Both tables show a sizable number of establishments for whom the geographical location is not known. These have been placed under an 'Unclassified' category. This category represents home-based business establishments and organizations, particularly care-givers. These groups do not register a physical address with the State and thus are unable to be classified into a specific geographic district.



**TABLE 4.1 SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2002-2005**

This table contains the number of establishments in each of the five major non-residential land use categories in San Francisco. Data is presented from 2002-2005. Also included is the percentage distribution in any given year and the annual change within each land use category. The data is also presented graphically below in Figures 4.1.1 (a snapshot of establishment distribution in 2005) and 4.1.2. (a look at four-year trends).

Number of Establishments

Land Use Category	2002	2003	2004	2005
Office	11,873	11,314	10,983	10,778
Retail	7,805	7,761	7,651	7,450
Industrial	5,341	5,122	4,984	4,826
Hotel	324	339	329	320
CIE	17,484	18,671	19,189	19,418
<b>TOTAL</b>	<b>42,992</b>	<b>43,272</b>	<b>43,201</b>	<b>42,855</b>

Annual Percentage Distribution

Land Use Category	2002	2003	2004	2005
Office	27.6	26.1	25.4	25.1
Retail	18.2	17.9	17.7	17.4
Industrial	12.4	11.8	11.5	11.3
Hotel	0.8	0.8	0.8	0.7
CIE	40.7	43.1	44.4	45.3
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Change

Land Use Category	2002-03	2003-04	2004-05
Office	-4.7	-2.9	-1.9
Retail	-0.6	-1.4	-2.6
Industrial	-4.1	-2.7	-3.2
Hotel	4.6	-2.9	-2.7
CIE	6.8	2.8	1.2
<b>TOTAL</b>	<b>0.7</b>	<b>-0.2</b>	<b>-0.8</b>

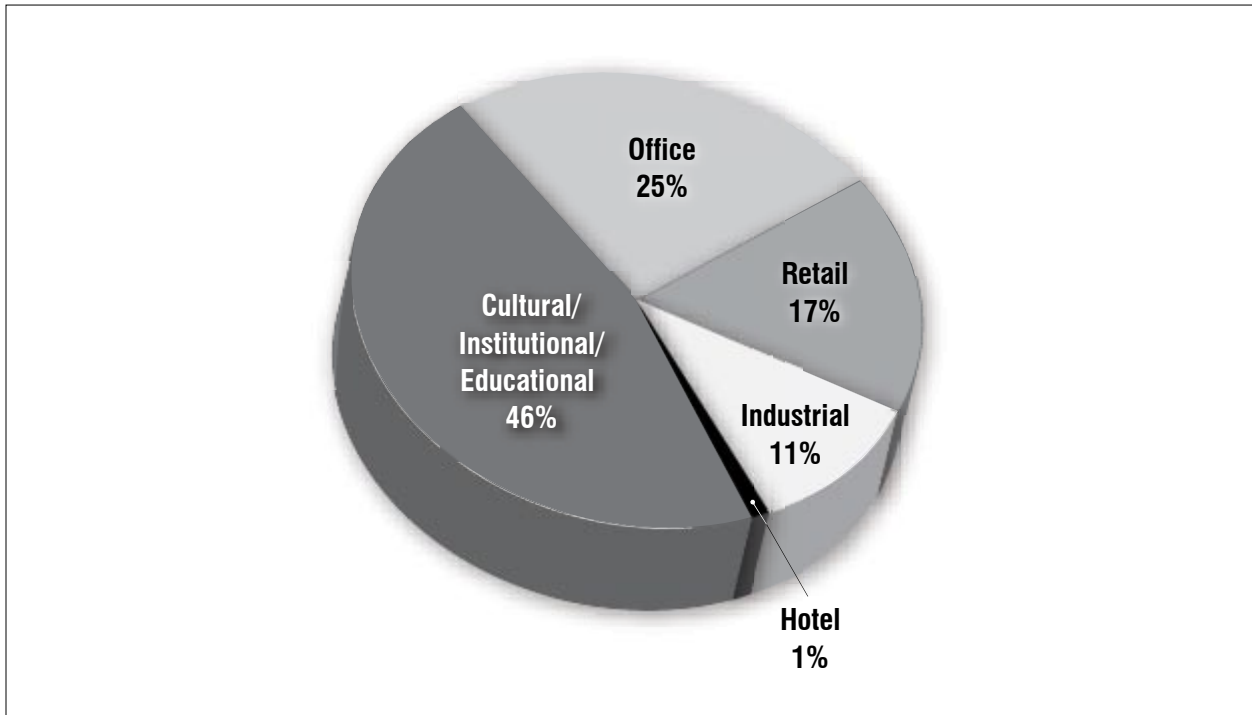
Note:

- CIE = Cultural/Institutional/Educational
- Totals also include some unclassified land uses

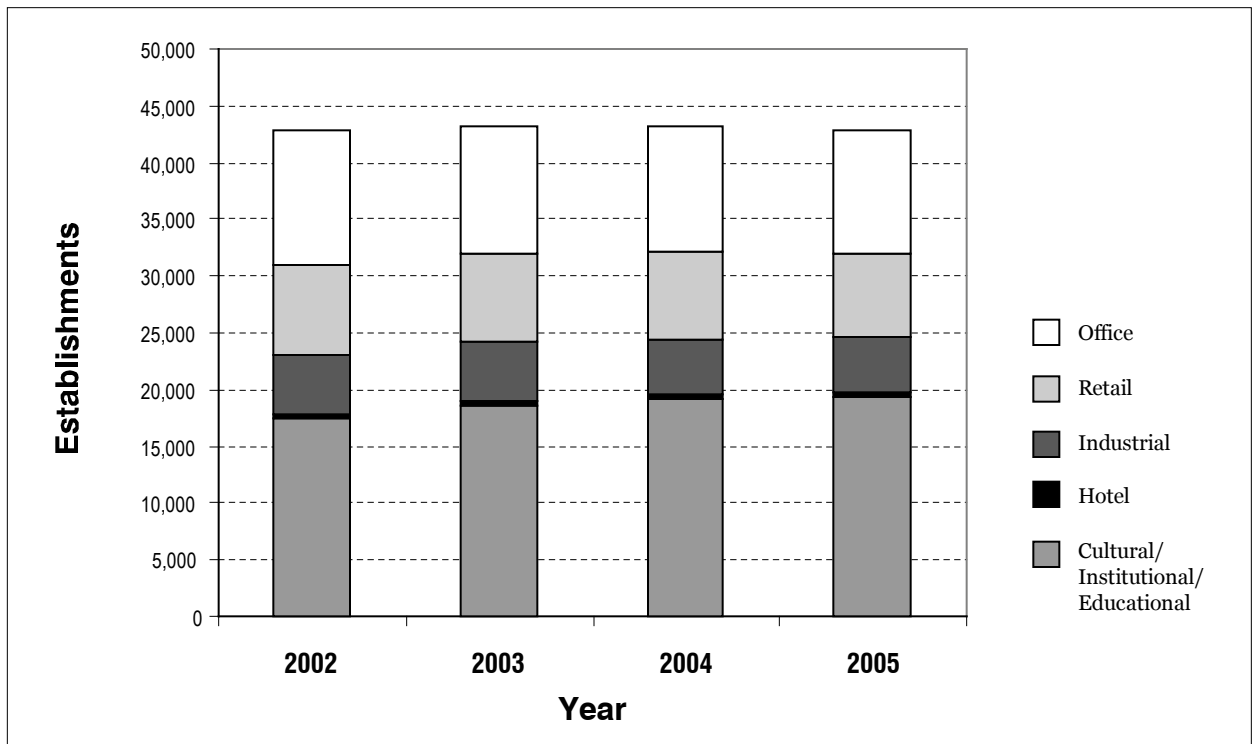
Source:

- California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages
- Data not publically available
- Additional calculations by the San Francisco Planning Department

**FIGURE 4.1.1** SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2005



**FIGURE 4.1.2** SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2002-2005



**TABLE 4.2.1 OFFICE ESTABLISHMENTS BY INDUSTRY GROUPS, 2002-2005**

This table presents establishment trends in the office land use category. Also included is the percentage distribution in any given year and the annual change within the office land use category. Figure 4.2.1 presents the establishment trends graphically.

Number of Establishments

Industry Group	2002	2003	2004	2005
Agriculture	29	42	41	38
Finance	1,494	1,485	1,455	1,438
Insurance	586	579	558	547
Real Estate	1,447	1,426	1,404	1,418
Office Services	7,913	7,384	7,132	6,937
Public Administration	396	393	394	401
<b>TOTAL</b>	<b>11,865</b>	<b>11,307</b>	<b>10,983</b>	<b>10,778</b>

Annual Percentage Distribution

Industry Group	2002	2003	2004	2005
Agriculture	0.2	0.4	0.4	0.4
Finance	12.6	13.1	13.2	13.3
Insurance	4.9	5.1	5.1	5.1
Real Estate	12.2	12.6	12.8	13.2
Office Services	66.7	65.3	64.9	64.4
Public Administration	3.3	3.5	3.6	3.7
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Change

Industry Group	2002-03	2003-04	2004-05
Agriculture	44.8	-2.4	-7.9
Finance	-0.6	-2.0	-1.2
Insurance	-1.2	-3.6	-1.9
Real Estate	-1.5	-1.5	1.0
Office Services	-6.7	-3.4	-2.7
Public Administration	-0.9	0.3	1.8
<b>TOTAL</b>	<b>-4.7</b>	<b>-2.9</b>	<b>-1.9</b>

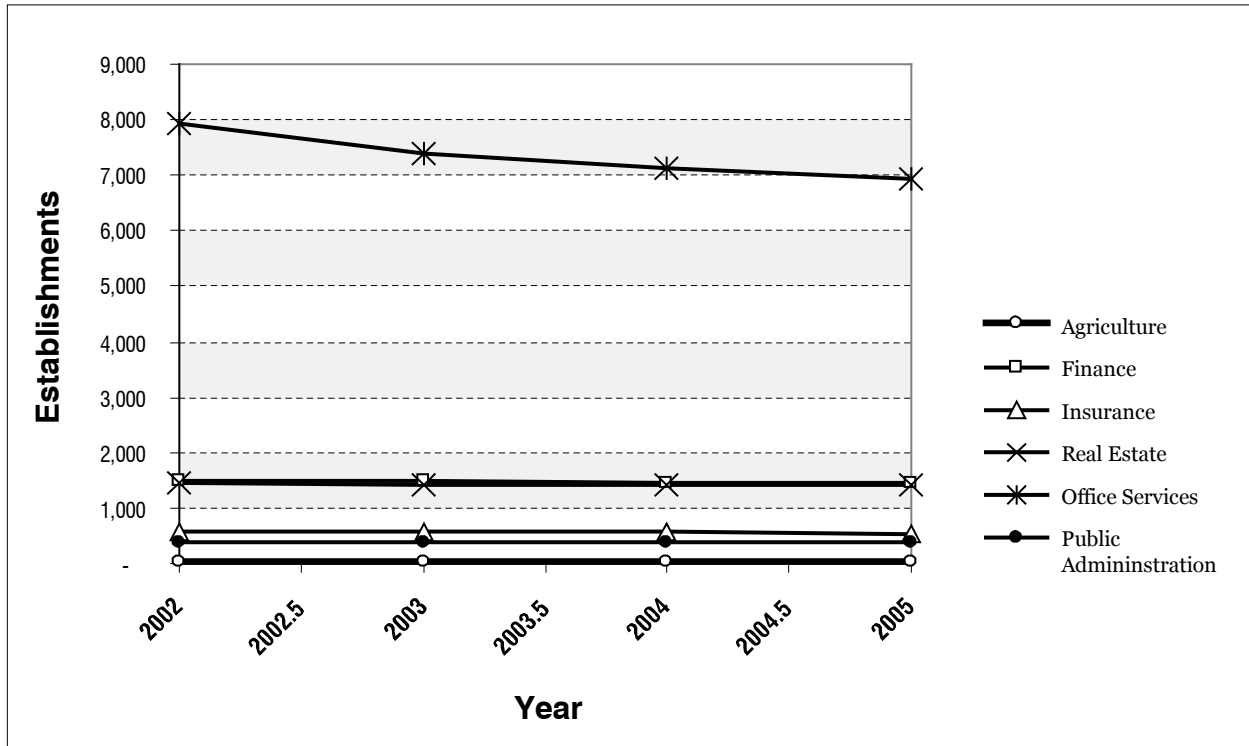
Note:

- Office Service consists of the following:
  - Management of companies and enterprises
  - Professional, scientific, and technical Services
  - Administrative and support
  - Internet publishing & broadcasting
  - Internet, web search, & data processing services
  - Other information services
- Annual average includes last quarter of previous year, and first three quarters of current year.
- Sum is less than in Table 4.1 due to increased data suppression warranted by the smaller industrial scale of analysis.

Source:

- California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages
- Data not publically available
- Additional calculations by the San Francisco Planning Department

FIGURE 4.2.1 OFFICE ESTABLISHMENTS BY INDUSTRY GROUPS, 2002-2005



**TABLE 4.2.2 RETAIL ESTABLISHMENTS BY INDUSTRY GROUPS, 2002-2005**

This table presents establishment trends in the retail land use category. Also included is the percentage distribution in any given year and the annual change within the retail land use category. Figure 4.2.2 presents the establishment trends graphically.

**Number of Establishments**

Industry Group	2002	2003	2004	2005
General merchandise	53	55	54	55
Food stores	615	607	626	629
Apparel stores	712	680	662	654
Eating and drinking	2,827	2,900	2,866	2,780
Other retail	2,296	2,204	2,163	2,097
Personal and repair svcs	1,301	1,256	1,280	1,235
<b>TOTAL</b>	<b>7,805</b>	<b>7,701</b>	<b>7,651</b>	<b>7,450</b>

**Annual Percentage Distribution**

Industry Group	2002	2003	2004	2005
General merchandise	0.7	0.7	0.7	0.7
Food stores	7.9	7.9	8.2	8.4
Apparel stores	9.1	8.8	8.7	8.8
Eating and drinking	36.2	37.7	37.5	37.3
Other retail	29.4	28.6	28.3	28.2
Personal and repair svcs	16.7	16.3	16.7	16.6
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Percentage Change**

Industry Group	2002-03	2003-04	2004-05
General merchandise	3.3	-1.8	1.9
Food stores	-1.4	3.1	0.6
Apparel stores	-4.6	-2.5	-1.2
Eating and drinking	2.6	-1.2	-3.0
Other retail	-4.0	-1.9	-3.0
Personal and repair svcs	-3.5	1.9	-3.5
<b>TOTAL</b>	<b>-1.3</b>	<b>-0.6</b>	<b>-2.6</b>

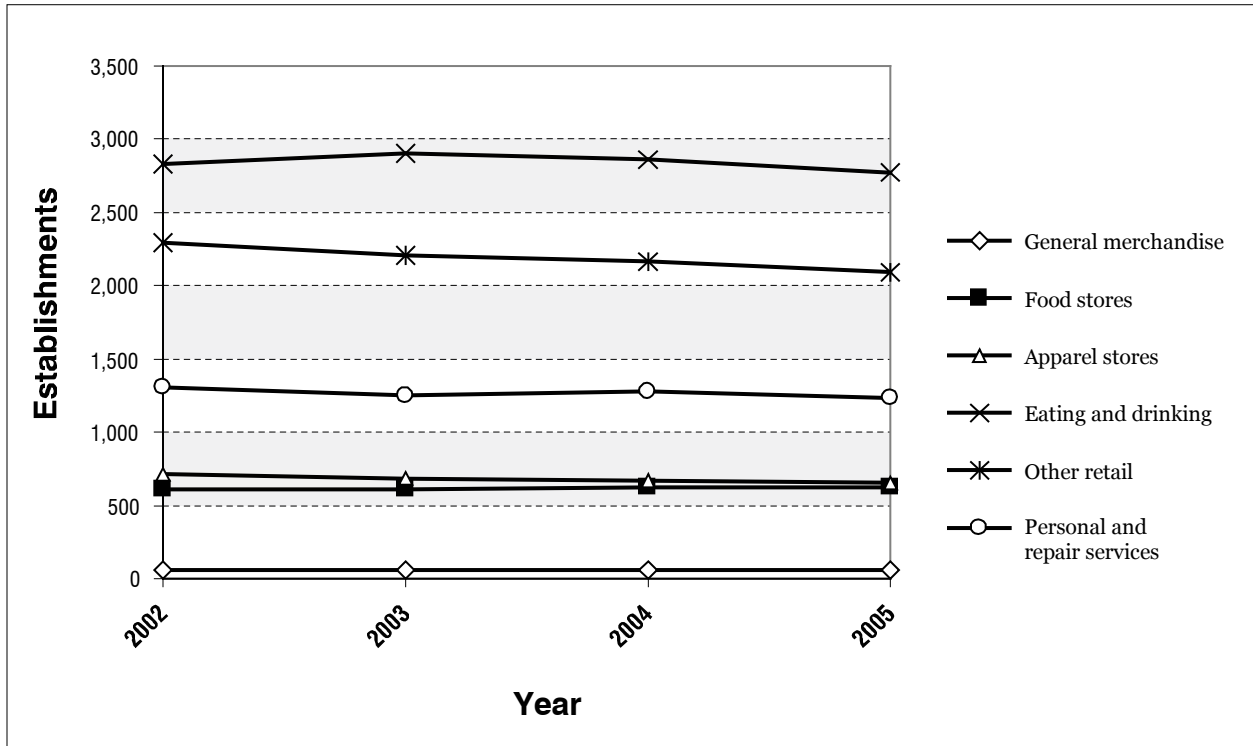
**Note:**

- Other Retail Stores include:
  - Motor vehicle parts and dealers
  - Electronics and Appliance Stores
  - Furniture and home furnishings stores
  - Miscellaneous retail stores
  - Rental and leasing services
  - Building Material and Garden Equipment Supply Dealers
  - Health and Personal Care Stores
  - Gasoline Stations
  - Sporting Goods, Hobby, Book, and Music Stores
  - Non-store retailers

**Source:**

- California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages
- Data not publically available
- Additional calculations by the San Francisco Planning Department

FIGURE 4.2.2 RETAIL ESTABLISHMENTS BY INDUSTRY GROUPS, 2002-2005



**TABLE 4.2.3 INDUSTRIAL ESTABLISHMENTS BY INDUSTRY GROUPS, 2002-2005**

This table presents establishment trends in the industrial land use category. Also included is the percentage distribution in any given year and the annual change within the industrial land use category. Figure 4.2.3 presents the establishment trends graphically.

## Number of Establishments

Industry Group	2002	2003	2004	2005
Construction	1,722	1,697	1,678	1,647
Transportation	562	544	517	527
Utilities	22	23	26	26
Information	235	213	202	185
Wholesale	1,341	1,322	1,296	1,255
Food Manufacturing	179	168	160	155
Apparel Manufacturing	272	242	226	206
Printing & Publishing	463	424	406	376
Other Manufacturing	546	490	468	450
<b>TOTAL</b>	<b>5,342</b>	<b>5,122</b>	<b>4,978</b>	<b>4,826</b>

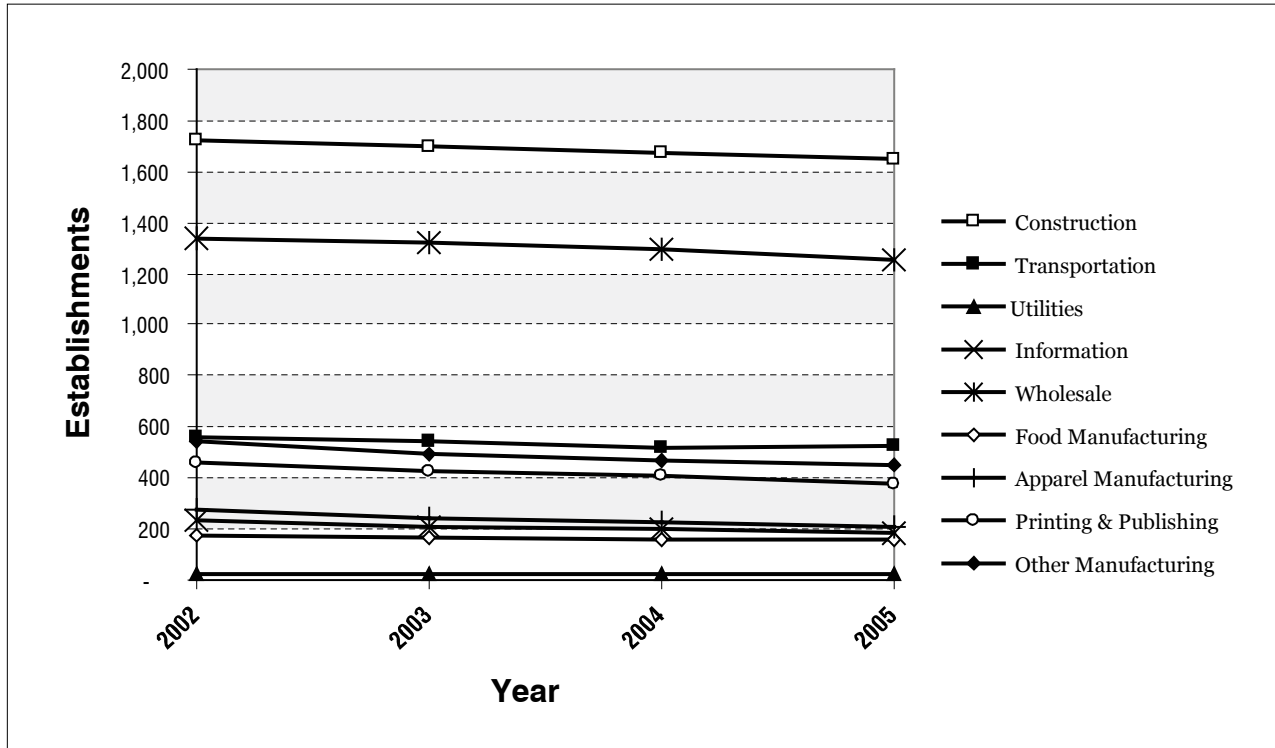
## Annual Percentage Distribution

Industry Group	2002	2003	2004	2005
Construction	32.2	33.1	33.7	34.1
Transportation	10.5	10.6	10.4	10.9
Utilities	0.4	0.4	0.5	0.5
Information	4.4	4.2	4.0	3.8
Wholesale	25.1	25.8	26.0	26.0
Food Manufacturing	3.4	3.3	3.2	3.2
Apparel Manufacturing	5.1	4.7	4.5	4.3
Printing & Publishing	8.7	8.3	8.2	7.8
Other Manufacturing	10.2	9.6	9.4	9.3
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## Percentage Change

Industry Group	2002-03	2003-04	2004-05
Construction	-1.4	-1.1	-1.8
Transportation	-3.2	-5.1	2.0
Utilities	5.0	14.3	1.0
Information	-9.4	-5.4	-8.2
Wholesale	-1.4	-1.9	-3.2
Food Manufacturing	-6.1	-4.6	-3.1
Apparel Manufacturing	-11.2	-6.3	-9.2
Printing & Publishing	-8.4	-4.2	-7.5
Other Manufacturing	-10.3	-4.5	-3.7
<b>TOTAL</b>	<b>-4.1</b>	<b>-2.8</b>	<b>-3.1</b>

**FIGURE 4.2.3** INDUSTRIAL ESTABLISHMENTS BY INDUSTRY GROUPS, 2002-2005



**Note:**

- Information Establishments include:
  - Broadcasting except internet; Telecommunications
- Other Manufacturing includes:
  - Lumber, furniture & fixtures, paper products; Chemicals and petroleum production; Rubber, leather, stone/clay/glass/concrete; Instruments, miscellaneous;
  - Metal, industrial machinery & equipment; Electric and electronic manufacturing; Transportation equipment; Motion picture production & sound recording
- Annual average includes last quarter of previous year, and first three quarters of current year.
- This Industrial Land Use category should reflect the definition and content of the Production/Distribution/Repair category used by the Planning Department.

**Source:**

- California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages
- Data not publically available
- Additional calculations by the San Francisco Planning Department



**TABLE 4.2.4 CULTURAL/INSTITUTIONAL/EDUCATIONAL ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2005**

This table presents establishment trends in the cultural/institutional/educational (CIE) land use category. Also included is the percentage distribution in any given year and the annual change within the CIE land use category. Figure 4.2.4 presents the establishment trends graphically.

**Number of Establishments**

Industry Group	2002	2003	2004	2005
Art & Recreation	425	412	405	402
Health Care	2,059	2,070	2,066	2,025
Educational Services	962	972	910	699
Social Assistance	546	592	595	586
Other CIE Services	13,491	14,625	15,209	15,706
<b>TOTAL</b>	<b>17,483</b>	<b>18,671</b>	<b>19,185</b>	<b>19,418</b>

**Annual Percentage Distribution**

Industry Group	2002	2003	2004	2005
Art & Recreation	2.4	2.2	2.1	2.1
Health Care	11.8	11.1	10.8	10.4
Educational Services	5.5	5.2	4.7	3.6
Social Assistance	3.1	3.2	3.1	3.0
Other CIE Services	77.2	78.3	79.3	80.9
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Percentage Change**

Industry Group	2002-03	2003-04	2004-05
Art & Recreation	-3.1	-1.7	-0.7
Health Care	0.5	-0.2	-2.0
Educational Services	1.1	-6.4	-23.2
Social Assistance	8.5	0.4	-1.4
Other CIE Services	8.4	4.0	3.3
<b>TOTAL</b>	<b>6.8</b>	<b>2.8</b>	<b>1.2</b>

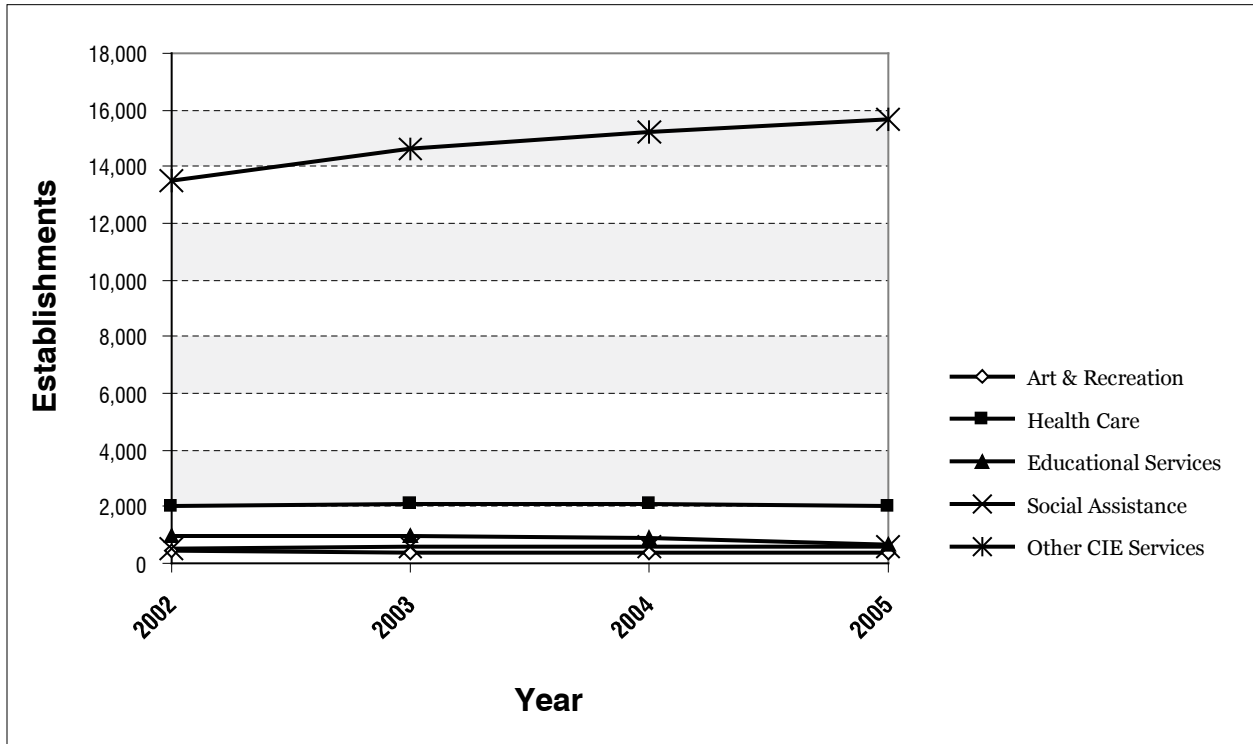
**Note:**

- Annual average includes last quarter of previous year, and first three quarters of current year.
- Other services includes:
  - Museums, historical sites, zoos, and parks
  - Membership associations and organizations
  - Private households
- Private households constitute the majority of other CIE services.

**Source:**

- California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages
- Data not publically available
- Additional calculations by the San Francisco Planning Department

**FIGURE 4.2.4** CULTURAL/INSTITUTIONAL/EDUCATIONAL ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2005



**TABLE 4.3 ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE CATEGORY, 2005**

This table presents the geographic distribution of establishments within San Francisco’s 11 Commerce & Industry Districts, by land use category (see Chapter 1.2 – Data Formats for more on these Districts).

Number of Establishments

	Office	Retail	Industrial	Hotel	Cultural/ Institutional	TOTAL
Bayview	157	235	708	2	94	1,197
Civic Center	641	461	131	69	365	1,669
Financial District	4,361	1,214	695	46	1,007	7,330
Mission	319	512	284	7	322	1,444
North Beach	376	520	142	26	186	1,250
North Central	763	894	224	45	1,062	2,990
Northwest	502	550	250	9	743	2,055
SoMa	1,438	1,063	1,162	42	437	4,147
Southwest	1,269	1,343	877	24	1,496	5,010
Van Ness	569	511	130	45	435	1,690
Unclassified	377	147	224	7	13,273	14,029
<b>TOTAL</b>	<b>10,771</b>	<b>7,450</b>	<b>4,826</b>	<b>320</b>	<b>19,418</b>	<b>42,809</b>

Percentage Distribution by Commerce and Industry District

	Office	Retail	Industrial	Hotel	Cultural/ Institutional	TOTAL
Bayview	1.5	3.2	14.7	0.6	0.5	2.8
Civic Center	6.0	6.2	2.7	21.6	1.9	3.9
Financial District	40.5	16.3	14.4	14.3	5.2	17.1
Mission	3.0	6.9	5.9	2.1	1.7	3.4
North Beach	3.5	7.0	2.9	8.0	1.0	2.9
North Central	7.1	12.0	4.6	13.9	5.5	7.0
Northwest	4.7	7.4	5.2	2.7	3.8	4.8
SoMa	13.4	14.3	24.1	13.1	2.2	9.7
Southwest	11.8	18.0	18.2	7.5	7.7	11.7
Van Ness	5.3	6.9	2.7	13.9	2.2	3.9
Unclassified	3.5	2.0	4.6	2.2	68.4	32.8
<b>TOTAL</b>	<b>100</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Distribution by Land Use Activity

	Office	Retail	Industrial	Hotel	Cultural/ Institutional	TOTAL
Bayview	13.1	19.7	59.2	0.2	7.8	100.0
Civic Center	38.4	27.6	7.9	4.1	21.9	100.0
Financial District	59.5	16.6	9.5	0.6	13.7	100.0
Mission	22.1	35.4	19.6	0.5	22.3	100.0
North Beach	30.1	41.6	11.4	2.0	14.9	100.0
North Central	25.5	29.9	7.5	1.5	35.5	100.0
Northwest	24.4	26.8	12.2	0.4	36.1	100.0
SoMa	34.7	25.6	28.0	1.0	10.5	100.0
Southwest	25.3	26.8	17.5	0.5	29.9	100.0
Van Ness	33.6	30.2	7.7	2.6	25.7	100.0
Unclassified	2.7	1.0	1.6	0.0	94.6	100.0
<b>TOTAL</b>	<b>25.2</b>	<b>17.4</b>	<b>11.3</b>	<b>0.7</b>	<b>45.4</b>	<b>100.0</b>

Note:

- Tables 4.2.1-4 provide detailed information of various components of Office, Retail, Industrial and Cultural/Institutional/Educational, respectively.
- The total number of establishments in San Francisco reflects that there are 25 businesses whose use is unclassified.

Source:

- California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages
- Data not publically available
- Additional calculations by the San Francisco Planning Department

**TABLE 4.4 ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT AND ESTABLISHMENT SIZE, 2005**

This table presents the geographic distribution of establishments within San Francisco's 11 Commerce & Industry Districts, by the size of the establishment (see Chapter 1.2 – Data Formats for more on these Districts).

## Number of Employees

Commerce & Industry District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bayview	497	280	206	139	48	23	3	-	1	1,196
Civic Center	826	304	225	190	60	41	14	3	6	1,669
Financial District	3,639	1,316	942	792	313	221	70	33	4	7,330
Mission	846	286	151	115	30	13	2	1	-	1,443
North Beach	694	215	157	120	40	21	4	1	-	1,250
North Central	1,909	465	332	199	53	20	5	1	7	2,990
Northwest	1,361	347	198	105	25	13	5	-	2	2,055
SoMa	1,973	791	584	480	177	89	27	11	15	4,146
Southwest	3,248	872	461	295	87	36	7	2	1	5,008
Van Ness	1,077	249	188	116	35	20	4	1	1	1,690
Unclassified	13,658	135	97	80	35	18	7	1	-	13,675
<b>TOTAL</b>	<b>29,727</b>	<b>5,259</b>	<b>3,539</b>	<b>2,631</b>	<b>902</b>	<b>514</b>	<b>146</b>	<b>53</b>	<b>35</b>	<b>42,450</b>

## Percentage Distribution by C&amp;I District - Number of Employees

Commerce & Industry District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bayview	1.7	5.3	5.8	5.3	5.3	4.4	2.1	0.0	2.9	2.8
Civic Center	2.8	5.8	6.4	7.2	6.6	8.0	9.7	6.1	15.7	3.9
Financial District	12.2	25.0	26.6	30.1	34.7	42.9	48.0	62.0	10.0	17.3
Mission	2.8	5.4	4.3	4.4	3.3	2.5	1.0	1.9	0.0	3.4
North Beach	2.3	4.1	4.4	4.6	4.4	4.0	2.4	1.9	0.0	2.9
North Central	6.4	8.8	9.4	7.6	5.9	3.9	3.1	1.4	18.6	7.0
Northwest	4.6	6.6	5.6	4.0	2.8	2.5	3.1	0.0	5.7	4.8
SoMa	6.6	15.0	16.5	18.2	19.6	17.4	18.6	19.7	42.9	9.8
Southwest	10.9	16.6	13.0	11.2	9.6	7.0	4.4	3.8	2.9	11.8
Van Ness	3.6	4.7	5.3	4.4	3.9	3.9	2.9	0.9	1.4	4.0
Unclassified	45.9	2.6	2.7	3.1	3.9	3.5	4.6	2.3	0.0	32.2
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## Percentage Distribution by Land Use Activity - Number of Employees

Commerce & Industry District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bayview	41.6	23.4	17.2	11.6	4.0	1.9	0.3	0.0	8.2	100.0
Civic Center	49.5	18.2	13.5	11.4	3.6	2.5	0.9	0.2	44.9	100.0
Financial District	49.6	18.0	12.8	10.8	4.3	3.0	1.0	0.5	0.0	100.0
Mission	58.6	19.8	10.4	8.0	2.1	0.9	0.1	0.1	0.0	100.0
North Beach	55.5	17.2	12.5	9.6	3.2	1.6	0.3	0.1	0.0	100.0
North Central	63.9	15.5	11.1	6.6	1.8	0.7	0.2	0.0	53.1	100.0
Northwest	66.2	16.9	9.6	5.1	1.2	0.6	0.2	0.0	0.1	100.0
SoMa	47.6	19.1	14.1	11.6	4.3	2.2	0.7	0.3	0.4	100.0
Southwest	64.9	17.4	9.2	5.9	1.7	0.7	0.1	0.0	8.2	100.0
Van Ness	63.7	14.7	11.1	6.9	2.1	1.2	0.3	0.0	4.1	100.0
Unclassified	99.9	1.0	0.7	0.6	0.3	0.1	0.0	0.0	0.0	100.0
<b>TOTAL</b>	<b>70.0</b>	<b>12.4</b>	<b>8.3</b>	<b>6.2</b>	<b>2.1</b>	<b>1.2</b>	<b>0.3</b>	<b>0.1</b>	<b>0.1</b>	<b>100.0</b>

## Note:

- Tables 4.2.1-4 provide detailed information of various components of Office, Retail, Industrial and Cultural/Institutional/Educational, respectively.
- The total number of establishments in San Francisco reflects that there are 25 businesses whose use is unclassified.

## Source:

- California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages
- Data not publically available
- Additional calculations by the San Francisco Planning Department



## 5.0 Monetary Transactions

This chapter presents information about trends in monetary transactions that occur in San Francisco. While the 'Employment' and 'Establishments' chapters provide information regarding the quantity and growth of jobs and establishments in San Francisco, this chapter supplies complementary information regarding the city's economic prosperity in monetary terms. The chapter is divided into three sections, each relating to a key source of revenue in the city's economy such as retail sales and permits, annual wages, and government revenues.

Section 5.1 describes total annual wages received by individuals for work in San Francisco from 1996 to 2005, using data supplied by the California Employment Development Department. Section 5.2 presents the State Board of Equalization's data on San Francisco's taxable retail sales and sales tax permits in 2005. Section 5.3 reports city government revenues and expenditures in fiscal years 2004-05. This data is obtained from the City Controller's office. The tables in each section report each indicator's quantity in specific units and annual percentage distribution.

Previous inventories from 1987-2000 also reported businesses' gross receipts by 'Commerce & Industry (C & I) District. From 2001 this data is no longer reported; as of May 25, 2001 the San Francisco Board of Supervisors repealed the gross receipts business tax.

Nominal or current dollars reported for a specified period of time have been adjusted for inflation to obtain constant dollars. The adjustments have been made to control for inflated monetary values, thus enabling better measurement of an indicator's economic performance over time. The adjustments have been made by dividing nominal or current values by the Consumer Price Index (CPI) provided

by the United States Department of Labor, Bureau of Labor Statistics.

### 5.1 Wages by Land Use Activity, 1996 to 2005

This section describes total annual earnings received by persons for work in San Francisco from 1996 to 2005. Persons who received wages include workers who commute into the city and San Francisco residents employed in the city. The California Employment Development Department (EDD) prepares the measure of total annual wages. It includes each employee's total wages as reported by businesses in their payroll records. The earnings of sole proprietors are not reported in these data. Total annual wages are presented in millions of dollars, annual percentage distribution, and percentage change.

This section complements Chapter 3.0, Employment. The employment and wages data in this inventory are derived from the same source, and are organized by 'Land Use Activity'. For an explanation of the Land Use Activity and C&I Districts, refer to Chapter 1.2 - Data Formats.

Previous to 2001 Land Use activities are organized according to North American Industry Classification system (NAICS). From 1995-2000, these were organized according to Standard Classification System (SIC). Both industry classification systems are discussed in chapter 1 – Data Formats. Table 1.2 in Chapter 1 shows the closest match between SIC and NAICS land use activities. It is not possible to get a 100% match as under the NAICS certain industries have been moved from one Land Use Activity to another.

## 5.2 Taxable Sales and Permits, 1998 to 2005

Section 5.2 reports taxable sales in retail stores and the number of sales tax permits issued for retail stores located in San Francisco from 1998 to 2005. Taxable sales and permits in California are reported by the California State Board of Equalization (SBE). Taxable sales revenues and sales tax permits issued for outlets that are not retail stores, including business and personal services, have not been included. Such outlets include the following: non-store retailers (vending machines, sales by telephone) public utilities, government agencies, educational institutions, health services, and advertising agencies.

Taxable sales are measured by transactions subject to sales and use tax, and are reported by type of business for all cities and counties in California on a quarterly basis. Businesses are classified by the SBE according to their principal line of merchandise or service. Taxable sales are reported by type of business, but cannot be broken down by commodity. Those data do not include sales that are not subject to sales or use tax, such as food for home consumption, prescription medicine, sales for resale, and taxable sales disclosed by board audits.

The number of sales tax permits represents the number of businesses operated by all manufacturers, wholesalers, and retailers of tangible personal property, except those dealing in non-taxable commodities. Permits are tabulated semi-annually on January 1 and July 1.

## 5.3 City Revenues and Expenditures, Fiscal Years

Subsection 5.3 presents San Francisco city government revenues and expenditures from fiscal years 2001-02, 2002-03, and 2003-04. The fiscal year ends on June 30th. The data in this subsection is from the Comprehensive Annual Financial Report, prepared by the Office of the Controller, City and County of San Francisco. This data concerns the general fund, special revenue funds, and debt service funds. Table 5.3.1 describes general governmental revenues by

source. Table 5.3.3 describes general governmental expenditures by major function.

This report does not include data previous to fiscal year 1997/98 because the Office of the Controller underwent a major conversion of its financial accounting management information system which resulted in a reorganization of its accounting and budgeting fund structure.

The general fund accounts for resources that are not required to be accounted for in other funds. Special revenue funds are used to account for the proceeds of a specific revenue source, other than expendable trusts or major capital projects, that are legally restricted to expenditures for specified purposes. Now included in the general fund are two major funds/activities that were previously accounted for in special revenue funds: hotel tax and work order funds. All other previous special revenue funds remain in the new fund structure as special revenue funds. The debt service funds account for the accumulation of property taxes and other revenue for periodic payment of interest and principal on general obligation and lease revenue bonds and related authorized costs. There are no changes in the fund structure of this fund type.

Other city funds not included are capital project funds, proprietary fund types, and fiduciary fund types. Proprietary funds consist of enterprise and internal service funds. Fiduciary funds consist of pension trust, non-expendable trust funds, and expendable trust funds.

Table 5.3.1 general governmental revenues are presented by major source while Table 5.3.2 presents them by government function for fiscal year 2004-05. Major revenue sources are property taxes, business taxes, other local taxes, intergovernmental, licenses, fines and penalties, interest and investment income, rents and concessions, and charges for services. The major functions of general governmental expenditures include public protection; public works, transportation, and commerce; human welfare and neighborhood development; community health; culture and recreation; general administration and finance; and debt service.

**TABLE 5.1.1 TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1996 –2005**

This table contains the amount of wages paid to workers in each of the five major non-residential land use categories in San Francisco. Data is presented from 1996-2005, although the 2001 switch in classification systems from SIC to NAICS means that it is inappropriate to directly compare between 1996-2000 data and 2001-2005 data (see Chapter 1.2 Data Formats for a description of land use categories and an SIC-NAICS discussion). Also included is the percentage distribution in any given year and the annual change within each land use category. The data is also presented graphically below in Figure 5.1.1 (a snapshot of job distribution in 2005) and 5.1.2. (a look at 10-year trends).

Nominal (non-adjusted for inflation) Millions of Dollars

Land Use Category	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Office	\$11,331	\$12,439	\$14,468	\$17,567	\$20,739	\$21,199	\$18,034	\$17,219	\$17,619	\$19,229
Retail	\$1,738	\$1,919	\$2,169	\$2,581	\$3,115	\$2,799	\$2,658	\$2,650	\$2,665	\$2,842
Industrial	\$5,278	\$5,711	\$6,012	\$6,436	\$6,420	\$6,226	\$5,646	\$5,537	\$5,550	\$5,551
Hotel	\$434	\$472	\$514	\$536	\$558	\$540	\$500	\$538	\$585	\$613
CIE	\$3,692	\$4,267	\$4,145	\$4,248	\$4,310	\$5,095	\$5,177	\$5,403	\$5,559	\$5,912
<b>TOTAL</b>	<b>\$22,483</b>	<b>\$24,810</b>	<b>\$27,309</b>	<b>\$31,369</b>	<b>\$35,164</b>	<b>\$35,863</b>	<b>\$32,015</b>	<b>\$31,348</b>	<b>\$31,980</b>	<b>\$34,149</b>

Inflation-Adjusted Millions of Dollars (\$2005)

Land Use Category	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Office	\$14,808	\$15,719	\$17,720	\$20,642	\$23,329	\$22,628	\$18,940	\$17,771	\$17,965	\$19,229
Retail	\$2,271	\$2,425	\$2,657	\$3,033	\$3,503	\$2,988	\$2,792	\$2,735	\$2,717	\$2,842
Industrial	\$6,898	\$7,217	\$7,363	\$7,563	\$7,222	\$6,646	\$5,930	\$5,715	\$5,659	\$5,551
Hotel	\$568	\$597	\$630	\$630	\$628	\$576	\$525	\$556	\$596	\$613
CIE	\$4,825	\$5,392	\$5,077	\$4,992	\$4,848	\$5,438	\$5,437	\$5,577	\$5,668	\$5,912
<b>TOTAL</b>	<b>\$29,383</b>	<b>\$31,353</b>	<b>\$33,447</b>	<b>\$36,861</b>	<b>\$39,554</b>	<b>\$38,280</b>	<b>\$33,624</b>	<b>\$32,353</b>	<b>\$32,607</b>	<b>\$34,149</b>

Annual Percentage Distribution

Land Use Category	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Office	50.4	50.1	53.0	56.0	59.0	59.1	56.3	54.9	55.1	56.3
Retail	7.7	7.7	7.9	9.2	8.9	7.8	8.3	8.5	8.3	8.3
Industrial	23.5	23.0	22.0	20.5	18.3	17.4	17.6	17.7	17.4	16.3
Hotel	1.9	1.9	1.9	1.7	1.6	1.5	1.6	1.7	1.8	1.8
CIE	16.4	17.2	15.2	13.5	12.3	14.2	16.2	17.2	17.4	17.3
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Change

Land Use Activity	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2001-02	2003-04	2004-05
Office	6.2	12.7	16.5	13.0	N/A	-16.3	-6.2	1.1	7.0
Retail	6.8	9.5	14.2	15.5	N/A	-6.6	-2.0	-0.7	4.6
Industrial	4.6	2.0	2.7	-4.5	N/A	-10.8	-3.6	-1.0	-1.9
Hotel	5.2	5.4	0.0	-0.4	N/A	-8.8	5.8	7.3	2.8
CIE	11.8	-5.9	-1.7	-2.9	N/A	-0.0	2.6	1.6	4.3
<b>TOTAL</b>	<b>6.7</b>	<b>6.7</b>	<b>10.2</b>	<b>7.3</b>	<b>N/A</b>	<b>-12.2</b>	<b>-3.8</b>	<b>0.8</b>	<b>4.7</b>

**Note:**

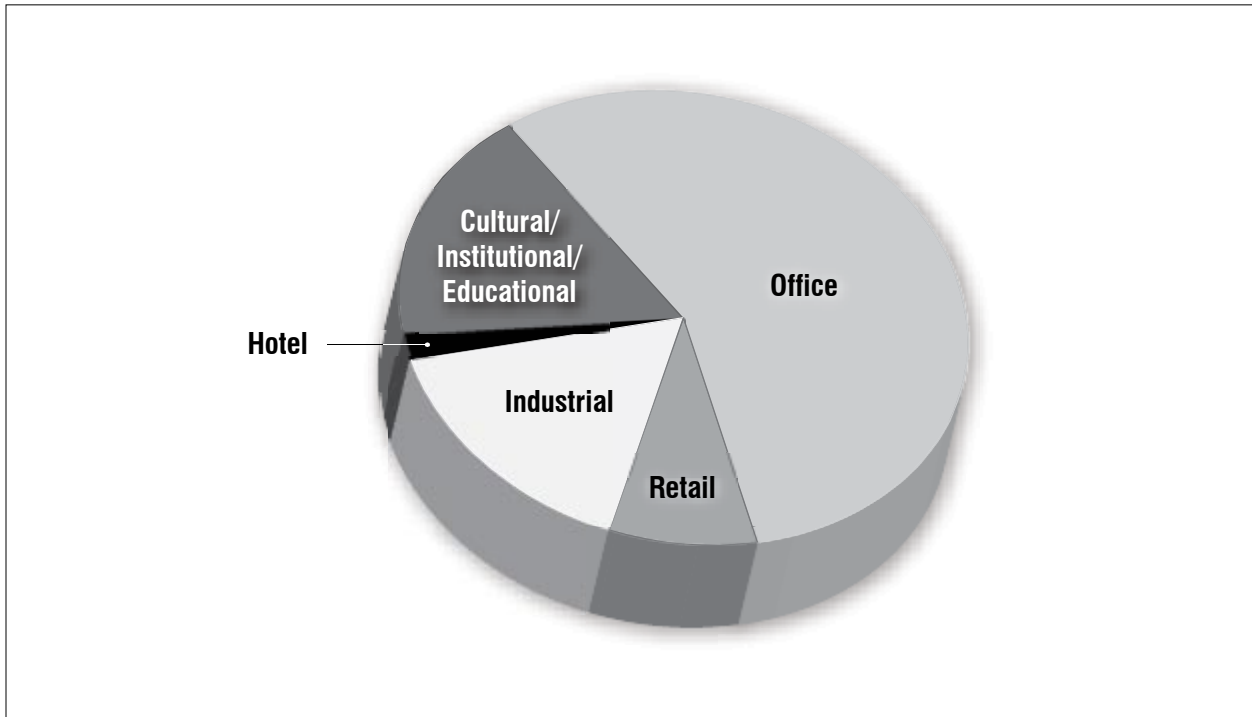
- CIE = Cultural/Institutional/Educational
- 1996-2000 data based on SIC, 2001-2005 based on NAICS.
- N/A = Not Applicable, due to change in classification methodologies. See Chapter 1 for an explanation.
- Annual average includes last quarter of previous year, and first three quarters of current year.

**Source:**

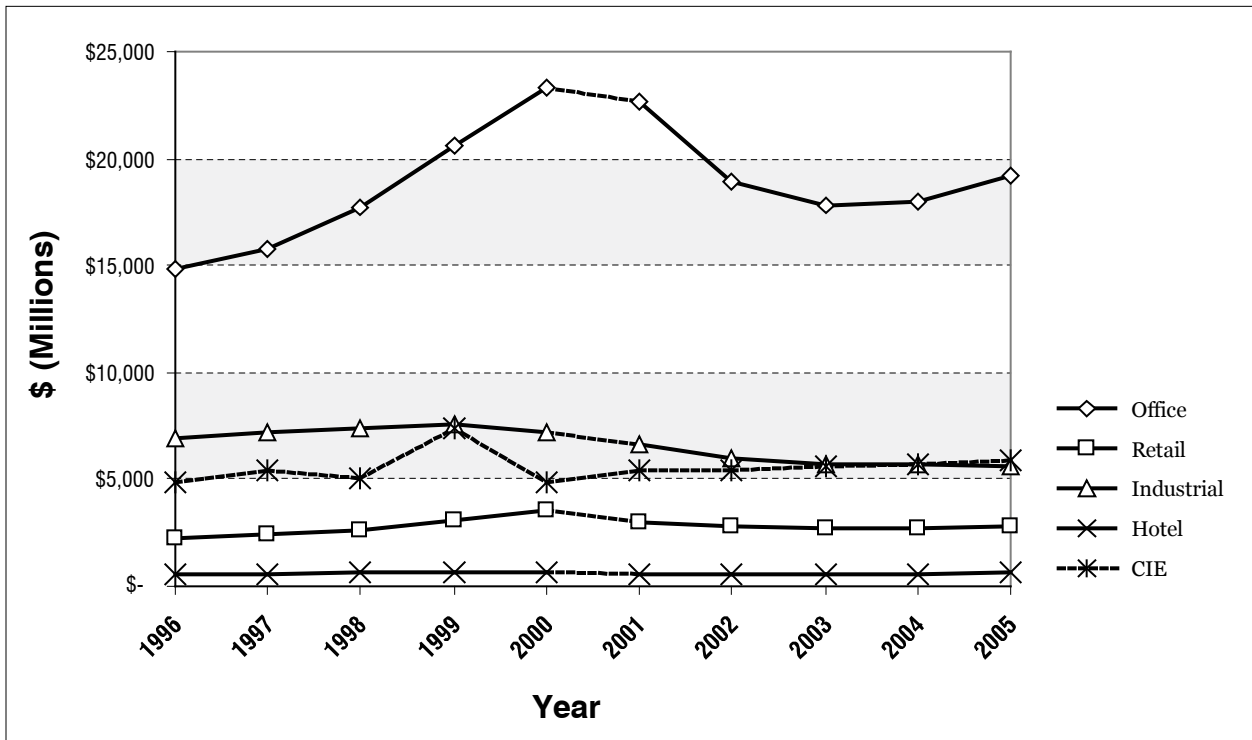
- California Employment Development Department, SF County Employment and payroll by land use categories, Quarterly Census of Employment and Wages
- Data not publically available
- Additional calculations by the San Francisco Planning Department
- CPI-U for the San Francisco-Oakland-San Jose Metropolitan Statistical Area from the US Bureau of Labor Statistics



**FIGURE 5.1.1** TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 2005



**FIGURE 5.1.2** TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1996-2005



**TABLE 5.1.2 ANNUAL WAGES PER WORKER BY LAND USE ACTIVITY, 1996 –2005**

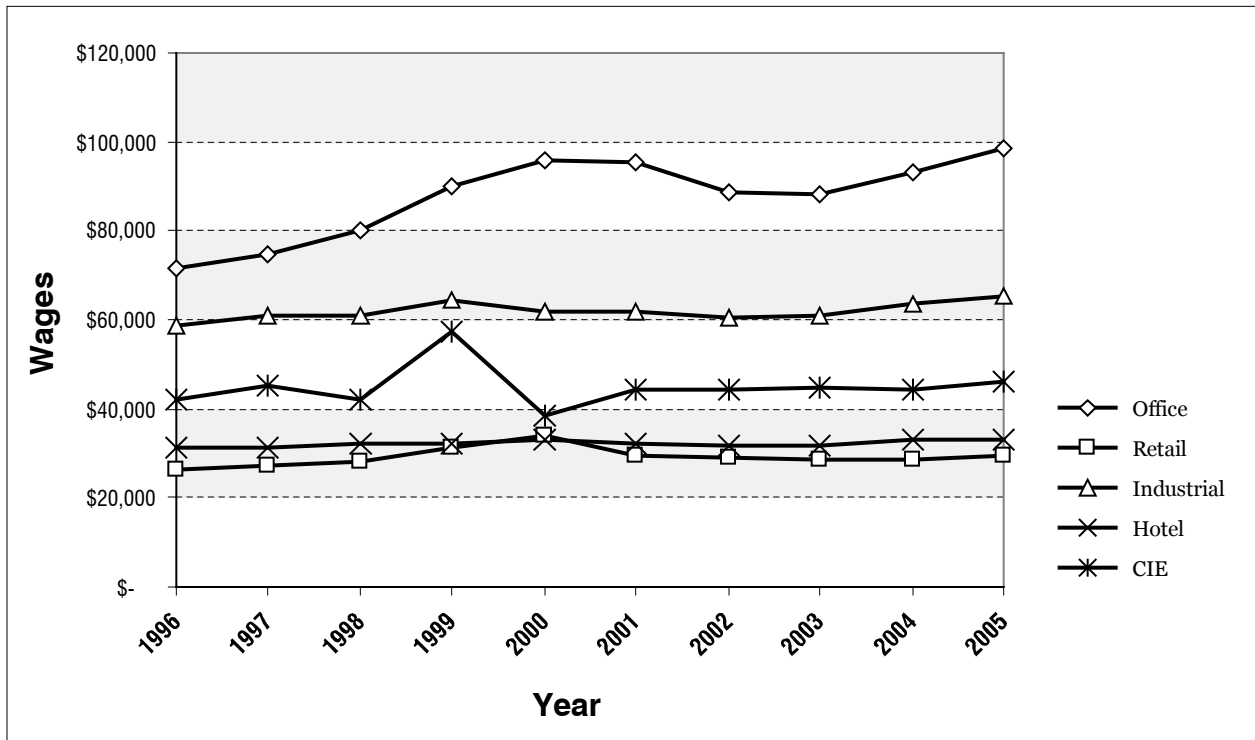
This table conveys the change in pay per worker. It is based on the wages and employment data previously presented in this document. This information is shown graphically in Figure 5.1.3

Wages per Worker (\$2005)

Land Use Category	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Office	\$71,725	\$74,577	\$80,213	\$90,030	\$95,890	\$95,494	\$88,583	\$88,199	\$92,995	\$98,348
Retail	\$26,514	\$27,237	\$28,195	\$31,215	\$33,847	\$29,435	\$28,914	\$28,611	\$28,599	\$29,591
Industrial	\$58,788	\$60,716	\$60,874	\$64,316	\$61,969	\$61,626	\$60,592	\$60,971	\$63,558	\$65,542
Hotel	\$31,231	\$31,557	\$32,287	\$32,263	\$33,270	\$32,071	\$31,877	\$31,867	\$32,965	\$33,285
CIE	\$42,000	\$45,098	\$42,121	\$39,119	\$38,460	\$44,495	\$44,475	\$44,654	\$44,293	\$45,925
<b>TOTAL</b>	<b>\$54,116</b>	<b>\$56,181</b>	<b>\$58,053</b>	<b>\$62,350</b>	<b>\$65,020</b>	<b>\$65,262</b>	<b>\$61,456</b>	<b>\$60,678</b>	<b>\$62,306</b>	<b>\$65,237</b>

Source:  
 • Employees from Table 3.1 of this report  
 • Wages from Table 5.1.1 of this report

**FIGURE 5.1.3 ANNUAL WAGES PER WORKER BY LAND USE ACTIVITY, 1996 –2005**



**TABLE 5.2.1 TAXABLE RETAIL SALES AND ALL OUTLET SALES, 1999 – 2005**

This table conveys taxable sales in San Francisco from 1999-2005. The first table shows the amount of dollars as recorded each year, and the second shows this amount adjusted to reflect inflation. This information is presented graphically in Figure 5.2.1.

Nominal (non-adjusted for inflation) Millions of Dollars

	1999	2000	2001	2002	2003	2004	2005
All Retail Sales	\$7,678	\$8,750	\$7,990	\$7,642	\$7,767	\$8,415	\$8,777
All Outlets	\$12,339	\$14,090	\$12,455	\$11,589	\$11,497	\$12,208	12,574

Inflation-Adjusted Millions of Dollars (\$2005)

	1999	2000	2001	2002	2003	2004	2005
All Retail Sales	\$9,022	\$9,843	\$8,529	\$8,026	\$8,016	\$8,580	\$8,777
All Outlets	\$14,499	\$15,849	\$13,295	\$12,172	\$11,866	\$12,447	\$12,574

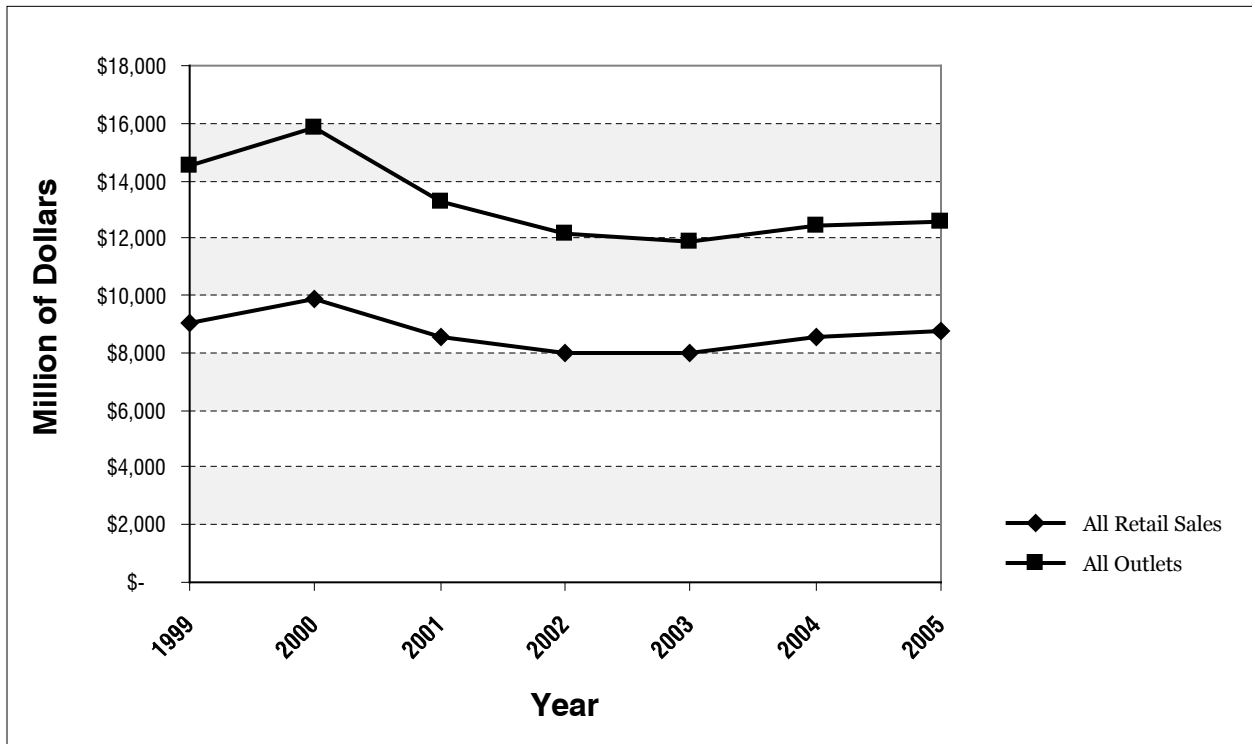
**Note:**

- 2005 data only available for January to June. Full year estimated by doubling total and adjusting by average ratio of January-June v. July-December sales based on existing 2001-2004 data.

**Source:**

- California State Board of Equalization, Taxable Sales in California
- <http://www.boe.ca.gov/news/tsalescont05.htm>
- CPI-U for the San Francisco-Oakland-San Jose Metropolitan Statistical Area from the US Bureau of Labor Statistics
- Additional calculations by the San Francisco Planning Department

**FIGURE 5.2.1 TAXABLE RETAIL SALES AND ALL OUTLET SALES, 1999 – 2005**



**TABLE 5.2.2 TAXABLE RETAIL SALES & SALES TAX PERMITS BY TYPE OF OUTLET, 2005**

This table looks more closely at the type of retail sales that occurred in 2005, as well as the number of sales permits issued in that time.

	Sales Tax Permits	Taxable Sales Transactions (\$)
Apparel Stores	1,228	\$833,169
General Merchandise	259	\$1,141,005
Food Stores	1,075	\$442,394
Eating & Drinking	3,840	\$2,233,332
Home Furnishings & Appliances	1,212	\$555,357
Building Materials and Farm Implements	235	\$390,780
Service Stations	117	\$470,093
Automotive Dealers and Supplies	241	\$475,480
Other Retail Stores	7,711	\$2,235,422
<b>Total Retail Stores</b>	<b>15,918</b>	<b>\$8,777,031</b>
<b>Total Outlets</b>	<b>30,081</b>	<b>\$12,573,831</b>

**Note:**

- 2005 data only available for January to June. Full year estimated by doubling total and adjusting by average ratio of January-June v. July-December sales based on existing 2001-2004 data.
- Other Retail Stores includes Packaged Liquor Stores; Second Hand Merchandise; Farm and Garden Supply Stores; Fuel and Ice Dealers; Mobile homes, trailers, and campers; Boat, motorcycle, and plane dealers; and Specialty store group. In other derivations of B

**Source:**

- California State Board of Equalization, Taxable Sales in California
- <http://www.boe.ca.gov/news/tsalescont05.htm>
- CPI-U for the San Francisco-Oakland-San Jose Metropolitan Statistical Area from the US Bureau of Labor Statistics
- Additional calculations by the San Francisco Planning Department

**TABLE 5.3.1 SAN FRANCISCO GOVERNMENT GENERAL REVENUE BY SOURCE, FISCAL YEAR 2005**

Table 5.3.1 conveys the revenues for the City and County of San Francisco in Fiscal Year 2005. This data is shown graphically in Figure 5.3.1.

Revenue Source	Amount (million dollars)	Percent Distribution
Property Taxes	\$919	30.0%
Business Taxes	\$293	9.6%
Other Local Taxes	\$538	17.6%
Licenses, Fines, Penalties	\$38	1.3%
Interest and Investment Income	\$28	0.9%
Rents and Concessions	\$49	1.6%
Intergovernmental	\$897	29.3%
- Federal	\$349	11.4%
- State	\$523	17.1%
- Other	\$26	0.8%
Charges for Services	\$242	7.9%
Other	\$57	1.9%
<b>TOTAL</b>	<b>\$3,062</b>	<b>100.0%</b>

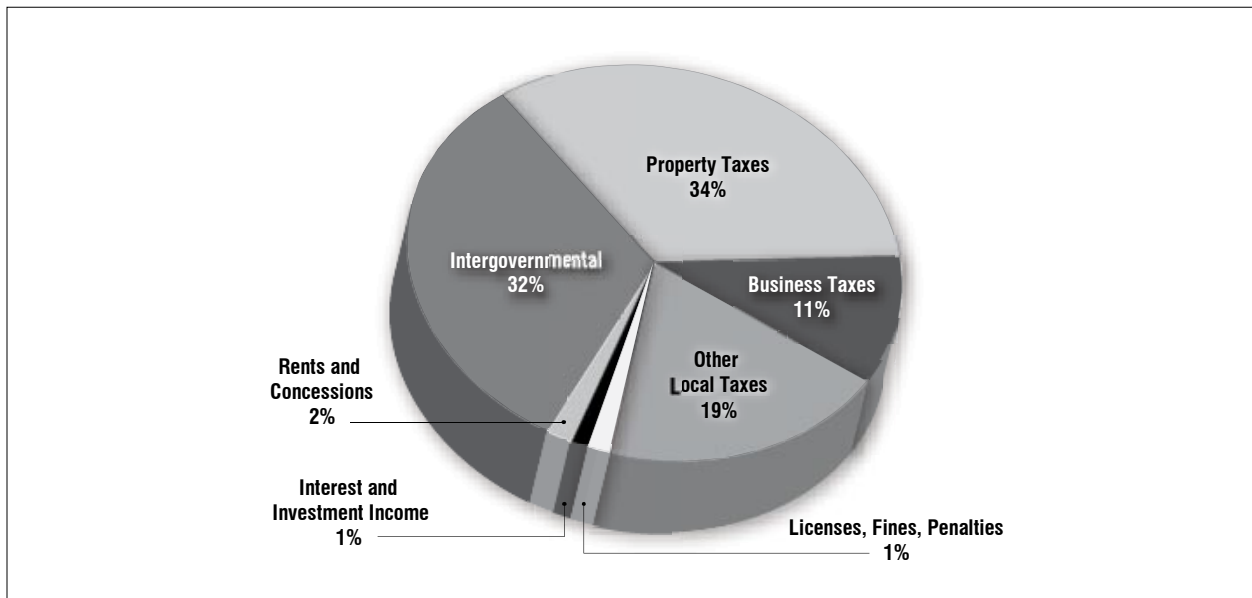
**Note:**

- Fiscal Year 2005 runs from July 1 2004 to June 30 2005

**Source:**

- San Francisco Controller, Comprehensive Annual Financial Report.
- <http://www.sfgov.org/site/uploadedfiles/controller/reports/CAFR/05/BasicFinancialStatements.pdf>

**FIGURE 5.3.1 SAN FRANCISCO GOVERNMENT GENERAL REVENUE BY SOURCE, FISCAL YEAR 2005**



**TABLE 5.3.2 SAN FRANCISCO GOVERNMENT GENERAL EXPENDITURE BY SOURCE, FISCAL YEAR 2005**

Table 5.3.2 conveys the expenditures by the City and County of San Francisco in Fiscal Year 2005. This data is shown graphically in Figure 5.3.2.

Revenue Source	Amount (million dollars)	Percent Distribution
Public Protection	738	26.4
Public Works, Transportation and Commerce	196	7.0
Human Welfare/Neighborhood Development	645	23.1
Community Health	501	17.9
Culture & Recreation	239	8.6
General Admin & Finance	135	4.8
General City Responsibilities	63	2.2
Debt Service	147	5.2
Capital Outlay	130	4.7
<b>TOTAL</b>	<b>2,794</b>	<b>100.0</b>

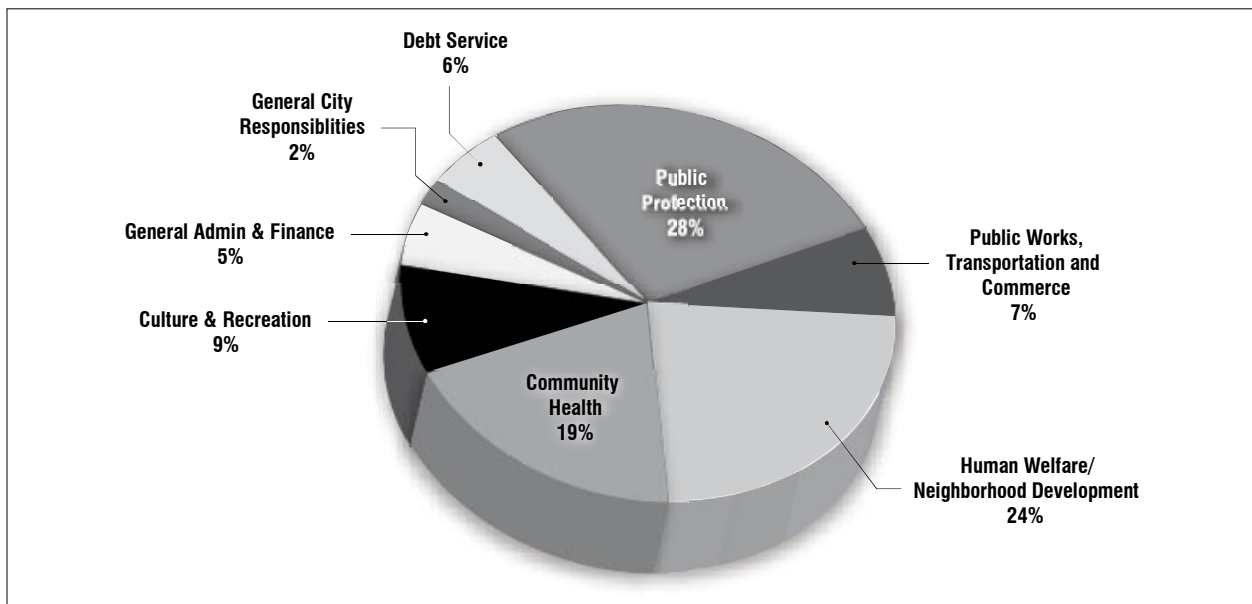
**Note:**

- Fiscal Year 2005 runs from July 1 2004 to June 30 2005

**Source:**

- San Francisco Controller, Comprehensive Annual Financial Report.

**FIGURE 5.3.2 SAN FRANCISCO GOVERNMENT GENERAL EXPENDITURE BY SOURCE, FISCAL YEAR 2005**





## 6.0 Building and Land Use

The tables and graphs in this chapter present information about building permit applications for 1996 through 2005, as well as land use data for 2005. Building permit applications are filed at the City and County of San Francisco Department of Building Inspection (DBI) for construction of new buildings, demolitions, and alterations to existing structures. The number of permits, status of applications, and cost of projects are measures of construction activity in San Francisco. All information for this section was provided by DBI and has been reviewed and tabulated by Planning Department staff.

### 6.1 Building

The discussion of building in San Francisco is presented in five sections.

**Sections 6.1 and 6.2.** Data are reported by the year that a project was filed with the Department of Building Inspection. In past Commerce & Industry Inventories, these tables were presented by Certificate of Final Completion, a later stage in the permit process. Certificates of Final Completion have proven difficult to track accurately. All applications filed may not ultimately lead to completed projects, but trends in the number of building permit applications filed is an important economic indicator. In section 6.1, data are reported by Land Use Activity, in section 6.2, these data are reported by Commerce and Industry (C&I) District. For further information on Land Use Activities and C&I Districts, refer to the Data Formats section in the Introduction. tables in these sections are subdivided into three groups: all building permits, building permits for new construction activity, and building permits for alterations and demolitions. In turn, each group contains tables that report information on permits, total construction cost, and average construction cost by year, land use and C&I District. Annual percentage

distributions and annual percentage changes are reported for numbers of permit applications and total construction costs. Construction cost values are adjusted for inflation using Saylor Inc.'s "Continuing Index for Constructions," where 1983 is designated as the base year.

**Section 6.3.** Permit and construction cost data are cross-tabulated by Land Use Activity and C&I District. This section includes all permit applications filed in 2005.

**Section 6.4** describes permit applications by application status by Land Use Activity and then by C&I District for 2005. These status categories are grouped into the following four major categories: building permit applications which were approved for construction, whether or not a permit has been issued; building permit applications which were canceled, including applications which have been withdrawn, revoked or disapproved; building permit applications where the authorized work has been completed; and "other," which includes applications which have not yet been acted upon, have been abandoned, reinstated, appealed, or for which no information is available.

The construction cost data reported in these tables are the estimated construction cost for each project, as reported by DBI. Total and average construction cost measure the scope, complexity, and extent of construction activity in San Francisco. While total construction cost indicates the size and complexity of construction activity in San Francisco for a particular year, average construction cost relates number of applications to total construction cost, allowing for consideration of construction cost per building permit application. Construction cost values are adjusted for inflation using Saylor Inc.'s "Continuing Index for Constructions," where 1983 is designated as the base year (1983=100).



**Section 6.5** reports total office space in San Francisco from 1996 to 2005. It includes absolute numbers as well as percentage changes over time. These data do not come from DBI, but rather from Cushman-Wakefield realtors.

## 6.2 Land Use

Section 6.2 reports land use activity in San Francisco. Table 6.6 provides details on the amount of square footage for each land use, as a predominant use on each parcel of land in 21 “plan areas” in San Francisco. These are areas where the Planning Department is conducting or has conducted planning processes.

Land use, for this section, is determined by incorporating both the business type on the parcel and the location of that parcel. Business data are culled from the Dun & Bradstreet databases. Dun & Bradstreet is a firm that conducts national surveys of existing businesses, gathering information which includes number of employees, square footage of businesses, and a industry classification system which best classifies those businesses.

Land Use is also determined by the location of a given parcel. The impact of location on land use classification is illustrated by the following example. If an establishment with a NAICS (North American Industry classification System) code of 236 (Construction) is in the Financial District, it will be classified as ‘Office’ use. If an establishment with the same NAICS code is located in South of Market or the North East Mission Industrial Zone, it will be classified as Industrial. Construction is generally considered part of the Industrial land use classification. In the above scenario, however, the Financial District location of a construction business indicates that the business is conducting management, information, or professional services in more of an office setting and should therefore be assigned ‘Office’ land use classification.

The NAICS code for land uses under Office, Retail, Industrial, Hotel (Visitor), and Cultural/Institutional/Educational Land Use Categories are noted in Table 1.2, Chapter 1.

**TABLE 6.1.1.A ALL BUILDING PERMITS BY LAND USE CATEGORY – by Year Filed, 1996-2005**

This table presents the number of building permits filed by land use category from 1996-2005 (see Chapter 1.2 – Data Formats for a definition of land use categories). All building permits include new construction, alteration, and demolitions. Also included is the percentage distribution in any given year and the annual change within each land use category.

## Number of Permits

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	3,117	1,984	284	516	115	17,677	628	24,321
1997	3,526	1,975	271	547	151	18,113	726	25,309
1998	3,825	2,119	224	532	173	18,128	828	25,829
1999	4,130	2,136	284	553	172	18,416	883	26,574
2000	5,344	1,790	345	419	248	18,072	1,213	27,431
2001	4,195	1,787	315	452	191	17,388	933	25,261
2002	3,181	1,745	239	512	184	19,426	625	25,912
2003	3,581	1,753	211	432	196	19,712	766	26,651
2004	3,813	1,887	176	364	183	19,930	724	27,077
2005	4,202	1,661	185	356	144	19,508	779	26,835
<b>TOTAL</b>	<b>38,914</b>	<b>18,837</b>	<b>2,534</b>	<b>4,683</b>	<b>1,757</b>	<b>186,370</b>	<b>8,105</b>	<b>261,200</b>

## Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	12.8	8.2	1.2	2.1	0.5	72.7	2.6	100.0
1997	13.9	7.8	1.1	2.2	0.6	71.6	2.9	100.0
1998	14.8	8.2	0.9	2.1	0.7	70.2	3.2	100.0
1999	15.5	8.0	1.1	2.1	0.6	69.3	3.3	100.0
2000	19.5	6.5	1.3	1.5	0.9	65.9	4.4	100.0
2001	16.6	7.1	1.2	1.8	0.8	68.8	3.7	100.0
2002	12.3	6.7	0.9	2.0	0.7	75.0	2.4	100.0
2003	13.4	6.6	0.8	1.6	0.7	74.0	2.9	100.0
2004	14.1	7.0	0.6	1.3	0.7	73.6	2.7	100.0
2005	15.7	6.2	0.7	1.3	0.5	72.7	2.9	100.0
<b>1996-2005</b>	<b>14.9</b>	<b>7.2</b>	<b>1.0</b>	<b>1.8</b>	<b>0.7</b>	<b>71.4</b>	<b>3.1</b>	<b>100.0</b>

## Percentage Change by Land Use Activity

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996-1997	13.1	-0.5	-4.6	6.0	31.3	2.5	15.6	4.1
1997-1998	8.5	7.3	-17.3	-2.7	14.6	0.1	14.0	2.1
1998-1999	8.0	0.8	26.8	3.9	-0.6	1.6	6.6	2.9
1999-2000	29.4	-16.2	21.5	-24.2	44.2	-1.9	37.4	3.2
2000-2001	-21.5	-0.2	-8.7	7.9	-23.0	-3.8	-23.1	-7.9
2001-2002	-24.2	-2.4	-24.1	13.3	-3.7	11.7	-33.0	2.6
2002-2003	12.6	0.5	-11.7	-15.6	6.5	1.5	22.6	2.9
2003-2004	6.5	7.6	-16.6	-15.7	-6.6	1.1	-5.5	1.6
2004-2005	10.2	-12.0	5.1	-2.2	-21.3	-2.1	7.6	-0.9
<b>1996-2005</b>	<b>34.8</b>	<b>-16.3</b>	<b>-34.9</b>	<b>-31.0</b>	<b>25.2</b>	<b>10.4</b>	<b>24.0</b>	<b>10.3</b>

## Note:

- CIE = Cultural/Institutional/Educational

## Source:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.1.1.B TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY LAND USE CATEGORY – by Year Filed, 1996-2005**

This table presents the total cost of construction associated with building permits filed by land use category from 1996-2005. For consistency with previous C&I reports, costs are adjusted for inflation, with 1983 being the base year. Also included is the percentage distribution in any given year and the annual change within each land use category.

## Total Construction Cost in Thousands (Inflation Adjusted \$1983)

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	237,317	80,879	15,680	34,441	41,321	235,485	8,436	653,559
1997	180,396	89,133	21,390	52,181	15,712	408,639	9,389	776,841
1998	943,559	103,408	15,245	73,131	77,874	574,789	5,711	1,793,717
1999	330,270	323,704	25,733	47,694	25,769	515,561	6,578	1,275,310
2000	827,426	236,699	74,319	130,103	124,006	515,867	14,637	1,923,057
2001	233,256	76,120	29,060	135,717	21,231	510,984	12,429	1,018,798
2002	179,323	66,935	18,942	63,152	86,498	628,357	3,129	1,046,337
2003	156,504	85,382	9,708	67,649	4,399	488,554	3,398	815,595
2004	186,497	56,203	12,622	120,892	2,770	620,579	8,174	1,007,737
2005	210,249	49,522	7,951	32,409	16,249	901,855	4,382	1,222,617

## Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	36.3	12.4	2.4	5.3	6.3	36.0	1.3	100.0
1997	23.2	11.5	2.8	6.7	2.0	52.6	1.2	100.0
1998	52.6	5.8	0.8	4.1	4.3	32.0	0.3	100.0
1999	25.9	25.4	2.0	3.7	2.0	40.4	0.5	100.0
2000	43.0	12.3	3.9	6.8	6.4	26.8	0.8	100.0
2001	22.9	7.5	2.9	13.3	2.1	50.2	1.2	100.0
2002	17.1	6.4	1.8	6.0	8.3	60.1	0.3	100.0
2003	19.2	10.5	1.2	8.3	0.5	59.9	0.4	100.0
2004	18.5	5.6	1.3	12.0	0.3	61.6	0.8	100.0
2005	17.2	4.1	0.7	2.7	1.3	73.8	0.4	100.0

## Percentage Change by Land Use Activity

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996-1997	-24.0	10.2	36.4	51.5	-62.0	73.5	11.3	18.9
1997-1998	423.0	16.0	-28.7	40.1	395.6	40.7	-39.2	130.9
1998-1999	-65.0	213.0	68.8	-34.8	-66.9	-10.3	15.2	-28.9
1999-2000	150.5	-26.9	188.8	172.8	381.2	0.1	122.5	50.8
2000-2001	-71.8	-67.8	-60.9	4.3	-82.9	-0.9	-15.1	-47.0
2001-2002	-23.1	-12.1	-34.8	-53.5	307.4	23.0	-74.8	2.7
2002-2003	-12.7	27.6	-48.7	7.1	-94.9	-22.2	8.6	-22.1
2003-2004	19.2	-34.2	30.0	78.7	-37.0	27.0	140.6	23.6
2004-2005	12.7	-11.9	-37.0	-73.2	486.5	45.3	-46.4	21.3
<b>1996-2005</b>	<b>-11.4</b>	<b>-38.8</b>	<b>-49.3</b>	<b>-5.9</b>	<b>-60.7</b>	<b>283.0</b>	<b>-48.1</b>	<b>87.1</b>

**Note:**

- CIE = Cultural/Institutional/Educational

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.1.1.C AVERAGE CONSTRUCTION COST FOR ALL BUILDING PERMITS BY LAND USE CATEGORY – by Year Filed, 1996-2005**

This table presents the average construction cost for all building permits filed by land use category. It represents the total costs (Table 6.1.1.A) divided by the total permits (Table 6.1.1.B).

Constant Thousands of Dollars (1983=100)

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	76	41	55	67	359	13	13	27
1997	51	45	79	95	104	23	13	31
1998	247	49	68	137	450	32	7	69
1999	80	152	91	86	150	28	7	48
2000	155	132	215	311	500	29	12	70
2001	56	43	92	300	111	29	13	40
2002	56	38	79	123	470	32	5	40
2003	44	49	46	157	22	25	4	31
2004	49	30	72	332	15	31	11	37
2005	50	30	43	91	113	46	6	46
<b>10 YEAR AVERAGE</b>	<b>90</b>	<b>62</b>	<b>91</b>	<b>162</b>	<b>237</b>	<b>29</b>	<b>9</b>	<b>44</b>

**Note:**

- CIE = Cultural/Institutional/Educational

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.1.2.A BUILDING PERMITS FOR NEW CONSTRUCTION BY LAND USE CATEGORY – by Year Filed, 1996-2005**

This table presents the number of building permits filed for new construction by land use category from 1996-2005. Also included is the percentage distribution in any given year and the annual change within each land use category.

**Number of Permits**

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	5	46	12	7	1	232	2	305
1997	2	28	5	21	0	300	0	356
1998	8	23	17	12	2	384	1	447
1999	9	28	15	9	1	422	1	485
2000	36	25	13	8	2	342	4	430
2001	6	27	10	17	1	250	2	313
2002	8	23	8	6	2	216	2	265
2003	4	16	5	11	0	252	0	288
2004	2	16	7	9	0	189	2	225
2005	6	10	4	5	0	259	0	284
<b>TOTAL</b>	<b>86</b>	<b>242</b>	<b>96</b>	<b>105</b>	<b>9</b>	<b>2,846</b>	<b>14</b>	<b>3,398</b>

**Annual Percentage Distribution by Land Use Activity**

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	1.6	15.1	3.9	2.3	0.3	76.1	0.7	100.0
1997	0.6	7.9	1.4	5.9	0.0	84.3	0.0	100.0
1998	1.8	5.1	3.8	2.7	0.4	85.9	0.2	100.0
1999	1.9	5.8	3.1	1.9	0.2	87.0	0.2	100.0
2000	8.4	5.8	3.0	1.9	0.5	79.5	0.9	100.0
2001	1.9	8.6	3.2	5.4	0.3	79.9	0.6	100.0
2002	3.0	8.7	3.0	2.3	0.8	81.5	0.8	100.0
2003	1.4	5.6	1.7	3.8	0.0	87.5	0.0	100.0
2004	0.9	7.1	3.1	4.0	0.0	84.0	0.9	100.0
2005	2.1	3.5	1.4	1.8	0.0	91.2	0.0	100.0
<b>1996-2005</b>	<b>2.5</b>	<b>7.1</b>	<b>2.8</b>	<b>3.1</b>	<b>0.3</b>	<b>83.8</b>	<b>0.4</b>	<b>100.0</b>

**Percentage Change by Land Use Activity**

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996-1997	-60.0	-39.1	-58.3	200.0	-100.0	29.3	-100.0	16.7
1997-1998	300.0	-17.9	240.0	-42.9	-	28.0	-	25.6
1998-1999	12.5	21.7	-11.8	-25.0	-50.0	9.9	0.0	8.5
1999-2000	300.0	-10.7	-13.3	-11.1	100.0	-19.0	300.0	-11.3
2000-2001	-83.3	8.0	-23.1	112.5	-50.0	-26.9	-50.0	-27.2
2001-2002	33.3	-14.8	-20.0	-64.7	100.0	-13.6	0.0	-15.3
2002-2003	-50.0	-30.4	-37.5	83.3	-100.0	16.7	-100.0	8.7
2003-2004	-50.0	0.0	40.0	-18.2	-	-25.0	-	-21.9
2004-2005	200.0	-37.5	-42.9	-44.4	-	37.0	-100.0	26.2
<b>1996-2005</b>	<b>20.0</b>	<b>-78.3</b>	<b>-66.7</b>	<b>-28.6</b>	<b>-100.0</b>	<b>11.6</b>	<b>-100.0</b>	<b>-6.9</b>

**Note:**

- CIE = Cultural/Institutional/Educational

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.1.2.B TOTAL CONSTRUCTION COST FOR NEW CONSTRUCTION BY LAND USE CATEGORY – by Year Filed, 1996-2005**

This table presents the total cost of new construction associated with building permits filed by land use category from 1996-2005. For consistency with previous C&I reports, costs are adjusted for inflation, with 1983 being the base year. Also included is the percentage distribution in any given year and the annual change within each land use category.

## Total Construction Cost in Thousands (Inflation Adjusted \$1983)

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	56,021	8,159	3,681	4,828	25,595	100,148	11	198,444
1997	1,800	21,906	4,065	20,981	0	268,559	0	317,309
1998	61,158	28,546	6,430	22,134	43,665	401,616	487	564,037
1999	69,095	34,691	8,623	10,148	12,164	296,264	0	430,985
2000	485,719	161,636	25,607	89,541	30,029	268,354	4,382	1,065,268
2001	13,458	24,204	13,110	105,377	2,879	284,073	0	443,100
2002	27,341	20,471	9,725	30,200	76,341	338,534	0	502,611
2003	1,218	34,792	1,685	20,783	0	199,517	0	257,995
2004	17,636	9,488	2,500	15,867	0	369,527	108	415,126
2005	13,625	4,274	460	7,791	0	633,955	0	660,105
<b>TOTAL</b>	<b>747,070</b>	<b>348,167</b>	<b>75,885</b>	<b>327,650</b>	<b>190,674</b>	<b>3,160,546</b>	<b>4,988</b>	<b>4,854,979</b>

## Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	28.2	4.1	1.9	2.4	12.9	50.5	0.0	100.0
1997	0.6	6.9	1.3	6.6	0.0	84.6	0.0	100.0
1998	10.8	5.1	1.1	3.9	7.7	71.2	0.1	100.0
1999	16.0	8.0	2.0	2.4	2.8	68.7	0.0	100.0
2000	45.6	15.2	2.4	8.4	2.8	25.2	0.4	100.0
2001	3.0	5.5	3.0	23.8	0.6	64.1	0.0	100.0
2002	5.4	4.1	1.9	6.0	15.2	67.4	0.0	100.0
2003	0.5	13.5	0.7	8.1	0.0	77.3	0.0	100.0
2004	4.2	2.3	0.6	3.8	0.0	89.0	0.0	100.0
2005	2.1	0.6	0.1	1.2	0.0	96.0	0.0	100.0
<b>1996-2005</b>	<b>15.4</b>	<b>7.2</b>	<b>1.6</b>	<b>6.7</b>	<b>3.9</b>	<b>65.1</b>	<b>0.1</b>	<b>100.0</b>

## Percentage Change by Land Use Activity

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996-1997	-96.8	168.5	10.4	334.5	-100.0	168.2	-100.0	59.9
1997-1998	3298.1	30.3	58.2	5.5	-	49.5	-	77.8
1998-1999	13.0	21.5	34.1	-54.2	-72.1	-26.2	-100.0	-23.6
1999-2000	603.0	365.9	197.0	782.4	146.9	-9.4	-	147.2
2000-2001	-97.2	-85.0	-48.8	17.7	-90.4	5.9	-100.0	-58.4
2001-2002	103.2	-15.4	-25.8	-71.3	2551.9	19.2	-	13.4
2002-2003	-95.5	70.0	-82.7	-31.2	-100.0	-41.1	-	-48.7
2003-2004	1348.0	-72.7	48.4	-23.7	-	85.2	-	60.9
2004-2005	-22.7	-55.0	-81.6	-50.9	-	71.6	-100.0	59.0
<b>1996-2005</b>	<b>-75.7</b>	<b>-47.6</b>	<b>-87.5</b>	<b>61.4</b>	<b>-100.0</b>	<b>533.0</b>	<b>-100.0</b>	<b>232.6</b>

## Note:

- CIE = Cultural/Institutional/Educational

## Source:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.1.2.C AVERAGE CONSTRUCTION COST FOR NEW CONSTRUCTION BY LAND USE CATEGORY – by Year Filed, 1996-2005**

This table presents the average cost of new construction for all building permits filed by land use category. It represents the total costs (Table 6.1.2.A) divided by the total permits (Table 6.1.2.B).

Constant Thousands of Dollars (1983=100)

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	11,204	177	307	690	25,595	432	5	651
1997	900	782	813	999	-	895	-	891
1998	7,645	1,241	378	1,845	21,833	1,046	487	1,262
1999	7,677	1,239	575	1,128	12,164	702	0	889
2000	13,492	6,465	1,970	11,193	15,015	785	1,095	2,477
2001	2,243	896	1,311	6,199	2,879	1,136	0	1,416
2002	3,418	890	1,216	5,033	38,170	1,567	0	1,897
2003	304	2,175	337	1,889	-	792	-	896
2004	8,818	593	357	1,763	-	1,955	54	1,845
2005	2,271	427	115	1,558	-	2,448	-	2,324
<b>10 YEAR AVERAGE</b>	<b>8,687</b>	<b>1,439</b>	<b>790</b>	<b>3,120</b>	<b>21,186</b>	<b>1,111</b>	<b>356</b>	<b>1,429</b>

**Note:**

- CIE = Cultural/Institutional/Educational

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.1.3.A BUILDING PERMITS FOR ALTERNATION AND DEMOLITION BY LAND USE CATEGORY – by Year Filed, 1996-2005**

This table presents the number of building permits filed for alternations and demolitions by land use category from 1996-2005. Also included is the percentage distribution in any given year and the annual change within each land use category.

## Number of Permits

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	3,112	1,938	272	509	114	17,445	196	23,586
1997	3,524	1,947	266	526	151	17,813	267	24,494
1998	3,817	2,096	207	520	171	17,744	283	24,838
1999	4,121	2,108	269	544	171	17,993	269	25,475
2000	5,308	1,765	332	411	246	17,730	645	26,437
2001	4,189	1,760	305	435	190	17,138	444	24,461
2002	3,173	1,722	231	506	182	19,210	284	25,308
2003	3,577	1,737	206	421	196	19,460	267	25,864
2004	3,811	1,871	169	355	183	19,741	273	26,403
2005	4,196	1,651	181	351	144	19,249	379	26,151
<b>TOTAL</b>	<b>38,828</b>	<b>18,595</b>	<b>2,438</b>	<b>4,578</b>	<b>1,748</b>	<b>183,523</b>	<b>3,307</b>	<b>253,017</b>

## Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	13.2	8.2	1.2	2.2	0.5	74.0	0.8	100.0
1997	14.4	7.9	1.1	2.1	0.6	72.7	1.1	100.0
1998	15.4	8.4	0.8	2.1	0.7	71.4	1.1	100.0
1999	16.2	8.3	1.1	2.1	0.7	70.6	1.1	100.0
2000	20.1	6.7	1.3	1.6	0.9	67.1	2.4	100.0
2001	17.1	7.2	1.2	1.8	0.8	70.1	1.8	100.0
2002	12.5	6.8	0.9	2.0	0.7	75.9	1.1	100.0
2003	13.8	6.7	0.8	1.6	0.8	75.2	1.0	100.0
2004	14.4	7.1	0.6	1.3	0.7	74.8	1.0	100.0
2005	16.0	6.3	0.7	1.3	0.6	73.6	1.4	100.0
<b>1996-2005</b>	<b>15.3</b>	<b>7.3</b>	<b>1.0</b>	<b>1.8</b>	<b>0.7</b>	<b>72.5</b>	<b>1.3</b>	<b>100.0</b>

## Percentage Change by Land Use Activity

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996-1997	13.2	0.5	-2.2	3.3	32.5	2.1	36.2	3.8
1997-1998	8.3	7.7	-22.2	-1.1	13.2	-0.4	6.0	1.4
1998-1999	8.0	0.6	30.0	4.6	0.0	1.4	-4.9	2.6
1999-2000	28.8	-16.3	23.4	-24.4	43.9	-1.5	139.8	3.8
2000-2001	-21.1	-0.3	-8.1	5.8	-22.8	-3.3	-31.2	-7.5
2001-2002	-24.3	-2.2	-24.3	16.3	-4.2	12.1	-36.0	3.5
2002-2003	12.7	0.9	-10.8	-16.8	7.7	1.3	-6.0	2.2
2003-2004	6.5	7.7	-18.0	-15.7	-6.6	1.4	2.2	2.1
2004-2005	10.1	-11.8	7.1	-1.1	-21.3	-2.5	38.8	-1.0
<b>1996-2005</b>	<b>34.8</b>	<b>-14.8</b>	<b>-33.5</b>	<b>-31.0</b>	<b>26.3</b>	<b>10.3</b>	<b>93.4</b>	<b>10.9</b>

## Note:

- CIE = Cultural/Institutional/Educational

## Source:

- San Francisco Planning Department
- Department of Building Inspection



**TABLE 6.1.3.B TOTAL CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE CATEGORY – by Year Filed, 1996-2005**

This table presents the total cost of construction associated with building permits filed for alterations and demolitions by land use category from 1996-2005. For consistency with previous C&I reports, costs are adjusted for inflation, with 1983 being the base year. Also included is the percentage distribution in any given year and the annual change within each land use category.

## Total Construction Cost in Thousands (Inflation Adjusted \$1983)

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	181,297	72,719	11,999	29,613	15,726	135,337	5,586	452,277
1997	178,596	67,227	17,325	31,200	15,712	140,081	2,044	452,187
1998	882,401	74,861	8,815	50,997	34,208	173,172	675	1,225,130
1999	261,175	289,013	17,111	37,546	13,605	219,297	759	838,506
2000	341,707	75,063	48,712	40,562	93,976	247,513	3,830	851,364
2001	219,798	51,916	15,951	30,340	18,352	226,912	1,711	564,979
2002	151,983	46,464	9,217	32,952	10,157	289,823	625	541,222
2003	155,286	50,590	8,023	46,866	4,399	289,037	779	554,981
2004	168,861	46,714	10,122	105,026	2,770	251,052	500	585,046
2005	196,625	45,248	7,491	24,618	16,249	267,900	1,491	559,622
<b>TOTAL</b>	<b>2,737,729</b>	<b>819,818</b>	<b>154,766</b>	<b>429,720</b>	<b>225,155</b>	<b>2,240,124</b>	<b>18,001</b>	<b>6,625,313</b>

## Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	40.1	16.1	2.7	6.5	3.5	29.9	1.2	100.0
1997	39.5	14.9	3.8	6.9	3.5	31.0	0.5	100.0
1998	72.0	6.1	0.7	4.2	2.8	14.1	0.1	100.0
1999	31.1	34.5	2.0	4.5	1.6	26.2	0.1	100.0
2000	40.1	8.8	5.7	4.8	11.0	29.1	0.4	100.0
2001	38.9	9.2	2.8	5.4	3.2	40.2	0.3	100.0
2002	28.1	8.6	1.7	6.1	1.9	53.5	0.1	100.0
2003	28.0	9.1	1.4	8.4	0.8	52.1	0.1	100.0
2004	28.9	8.0	1.7	18.0	0.5	42.9	0.1	100.0
2005	35.1	8.1	1.3	4.4	2.9	47.9	0.3	100.0
<b>1996-2005</b>	<b>40.5</b>	<b>12.1</b>	<b>2.3</b>	<b>6.7</b>	<b>3.3</b>	<b>34.9</b>	<b>0.3</b>	<b>100.0</b>

## Percentage Change by Land Use Activity

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996-1997	-1.5	-7.6	44.4	5.4	-0.1	3.5	-63.4	-0.0
1997-1998	394.1	11.4	-49.1	63.5	117.7	23.6	-67.0	170.9
1998-1999	-70.4	286.1	94.1	-26.4	-60.2	26.6	12.4	-31.6
1999-2000	30.8	-74.0	184.7	8.0	590.8	12.9	404.7	1.5
2000-2001	-35.7	-30.8	-67.3	-25.2	-80.5	-8.3	-55.3	-33.6
2001-2002	-30.9	-10.5	-42.2	8.6	-44.7	27.7	-63.5	-4.2
2002-2003	2.2	8.9	-13.0	42.2	-56.7	-0.3	24.6	2.5
2003-2004	8.7	-7.7	26.2	124.1	-37.0	-13.1	-35.7	5.4
2004-2005	16.4	-3.1	-26.0	-76.6	486.5	6.7	198.0	-4.3
<b>1996-2005</b>	<b>8.5</b>	<b>-37.8</b>	<b>-37.6</b>	<b>-16.9</b>	<b>3.3</b>	<b>98.0</b>	<b>-73.3</b>	<b>23.7</b>

## Note:

- CIE = Cultural/Institutional/Educational

## Source:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.1.3.C** AVERAGE CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE CATEGORY – by Year Filed, 1996-2005

This table presents the average construction cost for all building permits filed for alterations and demolitions by land use category. It represents the total costs (Table 6.1.3.A) divided by the total permits (Table 6.1.3.B).

Constant Thousands of Dollars (1983=100)

Year	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
1996	58	38	44	58	138	8	29	19
1997	51	35	65	59	104	8	8	18
1998	231	36	43	98	200	10	2	49
1999	63	137	64	69	80	12	3	33
2000	64	43	147	99	382	14	6	32
2001	52	29	52	70	97	13	4	23
2002	48	27	40	65	56	15	2	21
2003	43	29	39	111	22	15	3	21
2004	44	25	60	296	15	13	2	22
2005	47	27	41	70	113	14	4	21
<b>10 YEAR AVERAGE</b>	<b>71</b>	<b>44</b>	<b>63</b>	<b>94</b>	<b>129</b>	<b>12</b>	<b>5</b>	<b>26</b>

**Note:**

- CIE = Cultural/Institutional/Educational

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.2.1.A ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT – by Year Filed, 1996-2005**

This table presents the number of building permits filed by Commerce & Industry District from 1996-2005 (see Chapter 1.2 – Data Formats for a definition of Commerce & Industry Districts). All building permits include new construction, alteration, and demolitions. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Number of Permits

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	571	615	600	667	779	1,023	831	765	651	702
Civic Center	598	681	613	780	951	853	738	858	850	801
Financial	2,535	2,932	2,990	3,255	4,150	3,301	2,604	2,965	3,363	3,724
Mission	1,587	1,550	1,785	1,800	2,001	1,867	2,127	2,129	2,042	2,004
North Beach	715	682	753	751	791	714	888	814	788	842
North Central	3,222	3,235	3,298	3,315	3,355	2,914	3,581	3,781	3,575	3,602
North West	2,293	2,365	2,300	2,291	2,433	2,117	2,285	2,461	2,575	2,477
Soma	1,860	1,957	2,248	2,482	2,517	2,113	2,053	2,035	2,038	2,116
South West	9,258	9,538	9,422	9,199	9,028	8,865	9,574	9,549	9,902	9,372
Van Ness	940	1,020	1,012	1,089	1,158	1,086	1,032	1,144	1,140	1,063
Unclassified	742	734	808	945	268	408	199	150	153	132
<b>TOTAL</b>	<b>24,321</b>	<b>25,309</b>	<b>25,829</b>	<b>26,574</b>	<b>27,431</b>	<b>25,261</b>	<b>25,912</b>	<b>26,651</b>	<b>27,077</b>	<b>26,835</b>

Annual Percentage Distribution by C&I District

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	2.3	2.4	2.3	2.5	2.8	4.0	3.2	2.9	2.4	2.6
Civic Center	2.5	2.7	2.4	2.9	3.5	3.4	2.8	3.2	3.1	3.0
Financial	10.4	11.6	11.6	12.2	15.1	13.1	10.0	11.1	12.4	13.9
Mission	6.5	6.1	6.9	6.8	7.3	7.4	8.2	8.0	7.5	7.5
North Beach	2.9	2.7	2.9	2.8	2.9	2.8	3.4	3.1	2.9	3.1
North Central	13.2	12.8	12.8	12.5	12.2	11.5	13.8	14.2	13.2	13.4
North West	9.4	9.3	8.9	8.6	8.9	8.4	8.8	9.2	9.5	9.2
Soma	7.6	7.7	8.7	9.3	9.2	8.4	7.9	7.6	7.5	7.9
South West	38.1	37.7	36.5	34.6	32.9	35.1	36.9	35.8	36.6	34.9
Van Ness	3.9	4.0	3.9	4.1	4.2	4.3	4.0	4.3	4.2	4.0
Unclassified	3.1	2.9	3.1	3.6	1.0	1.6	0.8	0.6	0.6	0.5
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Change by C&I District

C&I Districts	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	1996-2005
Bay View	7.7	-2.4	11.2	16.8	31.3	-18.8	-7.9	-14.9	7.8	22.9
Civic Center	13.9	-10.0	27.2	21.9	-10.3	-13.5	16.3	-0.9	-5.8	33.9
Financial	15.7	2.0	8.9	27.5	-20.5	-21.1	13.9	13.4	10.7	46.9
Mission	-2.3	15.2	0.8	11.2	-6.7	13.9	0.1	-4.1	-1.9	26.3
North Beach	-4.6	10.4	-0.3	5.3	-9.7	24.4	-8.3	-3.2	6.9	17.8
North Central	0.4	1.9	0.5	1.2	-13.1	22.9	5.6	-5.4	0.8	11.8
North West	3.1	-2.7	-0.4	6.2	-13.0	7.9	7.7	4.6	-3.8	8.0
Soma	5.2	14.9	10.4	1.4	-16.1	-2.8	-0.9	0.1	3.8	13.8
South West	3.0	-1.2	-2.4	-1.9	-1.8	8.0	-0.3	3.7	-5.4	1.2
Van Ness	8.5	-0.8	7.6	6.3	-6.2	-5.0	10.9	-0.3	-6.8	13.1
Unclassified	-1.1	10.1	17.0	-71.6	52.2	-51.2	-24.6	2.0	-13.7	-82.2
<b>TOTAL</b>	<b>4.1</b>	<b>2.1</b>	<b>2.9</b>	<b>3.2</b>	<b>-7.9</b>	<b>2.6</b>	<b>2.9</b>	<b>1.6</b>	<b>-0.9</b>	<b>10.3</b>

Source:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.2.1.B TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT – by Year Filed, 1996-2005**

This table presents the total cost of construction associated with building permits filed by Commerce & Industry District from 1996-2005. For consistency with previous C&I reports, costs are adjusted for inflation, with 1983 being the base year. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Total Construction Cost in Thousands (Inflation Adjusted \$1983)

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	7,211	12,118	26,454	45,184	139,064	39,034	22,039	24,288	26,638	68,911
Civic Center	29,420	46,200	78,334	37,821	77,535	91,014	76,318	51,815	44,643	37,247
Financial	197,188	209,973	340,034	311,004	639,353	199,284	269,136	189,814	335,011	334,856
Mission	19,449	27,016	74,898	42,758	87,586	43,060	46,891	43,451	38,903	50,569
North Beach	19,576	22,317	53,882	29,259	27,976	17,654	69,510	23,739	24,274	16,853
North Central	97,212	68,532	51,618	108,873	79,242	67,449	68,143	75,805	75,600	64,020
North West	35,343	49,586	33,316	54,345	58,529	61,017	42,026	38,631	41,461	40,921
Soma	83,557	185,046	946,727	397,591	523,482	223,719	252,158	136,431	164,524	385,033
South West	97,458	105,699	130,741	185,417	220,112	166,320	164,656	168,559	208,312	149,324
Van Ness	54,593	31,612	42,991	32,395	48,230	51,155	32,851	41,485	37,462	73,567
Unclassified	12,553	18,742	14,721	30,664	21,948	59,091	2,608	21,577	10,909	1,316
<b>TOTAL</b>	<b>653,559</b>	<b>776,841</b>	<b>1,793,717</b>	<b>1,275,310</b>	<b>1,923,057</b>	<b>1,018,798</b>	<b>1,046,337</b>	<b>815,595</b>	<b>1,007,737</b>	<b>1,222,617</b>

Annual Percentage Distribution by C&I District

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	1.1	1.6	1.5	3.5	7.2	3.8	2.1	3.0	2.6	5.6
Civic Center	4.5	5.9	4.4	3.0	4.0	8.9	7.3	6.4	4.4	3.0
Financial	30.2	27.0	19.0	24.4	33.2	19.6	25.7	23.3	33.2	27.4
Mission	3.0	3.5	4.2	3.4	4.6	4.2	4.5	5.3	3.9	4.1
North Beach	3.0	2.9	3.0	2.3	1.5	1.7	6.6	2.9	2.4	1.4
North Central	14.9	8.8	2.9	8.5	4.1	6.6	6.5	9.3	7.5	5.2
North West	5.4	6.4	1.9	4.3	3.0	6.0	4.0	4.7	4.1	3.3
Soma	12.8	23.8	52.8	31.2	27.2	22.0	24.1	16.7	16.3	31.5
South West	14.9	13.6	7.3	14.5	11.4	16.3	15.7	20.7	20.7	12.2
Van Ness	8.4	4.1	2.4	2.5	2.5	5.0	3.1	5.1	3.7	6.0
Unclassified	1.9	2.4	0.8	2.4	1.1	5.8	0.2	2.6	1.1	0.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Change by C&I District

C&I Districts	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	1996-2005
Bay View	68.1	118.3	70.8	207.8	-71.9	-43.5	10.2	9.7	158.7	855.7
Civic Center	57.0	69.6	-51.7	105.0	17.4	-16.1	-32.1	-13.8	-16.6	26.6
Financial	6.5	61.9	-8.5	105.6	-68.8	35.1	-29.5	76.5	-0.0	69.8
Mission	38.9	177.2	-42.9	104.8	-50.8	8.9	-7.3	-10.5	30.0	160.0
North Beach	14.0	141.4	-45.7	-4.4	-36.9	293.7	-65.8	2.3	-30.6	-13.9
North Central	-29.5	-24.7	110.9	-27.2	-14.9	1.0	11.2	-0.3	-15.3	-34.1
North West	40.3	-32.8	63.1	7.7	4.3	-31.1	-8.1	7.3	-1.3	15.8
Soma	121.5	411.6	-58.0	31.7	-57.3	12.7	-45.9	20.6	134.0	360.8
South West	8.5	23.7	41.8	18.7	-24.4	-1.0	2.4	23.6	-28.3	53.2
Van Ness	-42.1	36.0	-24.6	48.9	6.1	-35.8	26.3	-9.7	96.4	34.8
Unclassified	49.3	-21.5	108.3	-28.4	169.2	-95.6	727.4	-49.4	-87.9	-89.5
<b>TOTAL</b>	<b>18.9</b>	<b>130.9</b>	<b>-28.9</b>	<b>50.8</b>	<b>-47.0</b>	<b>2.7</b>	<b>-22.1</b>	<b>23.6</b>	<b>21.3</b>	<b>87.1</b>

Source:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.2.1.C AVERAGE CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT – by Year Filed, 1996-2005**

This table presents the average construction cost for all building permits filed by Commerce & Industry District. It represents the total costs (Table 6.2.1.A) divided by the total permits (Table 6.2.1.B).

Constant Thousands of Dollars (1983=100)

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	13	20	44	68	179	38	27	32	41	98
Civic Center	49	68	128	48	82	107	103	60	53	47
Financial	78	72	114	96	154	60	103	64	100	90
Mission	12	17	42	24	44	23	22	20	19	25
North Beach	27	33	72	39	35	25	78	29	31	20
North Central	30	21	16	33	24	23	19	20	21	18
North West	15	21	14	24	24	29	18	16	16	17
Soma	45	95	421	160	208	106	123	67	81	182
South West	11	11	14	20	24	19	17	18	21	16
Van Ness	58	31	42	30	42	47	32	36	33	69
Unclassified	17	26	18	32	82	145	13	144	71	10
<b>CITYWIDE AVERAGE</b>	<b>27</b>	<b>31</b>	<b>69</b>	<b>48</b>	<b>70</b>	<b>40</b>	<b>40</b>	<b>31</b>	<b>37</b>	<b>46</b>

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.2.2.A BUILDING PERMITS FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT – by Year Filed, 1996-2005**

This table presents the number of building permits filed for new construction by Commerce & Industry District from 1996-2005. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

## Number of Permits

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	8	12	28	44	40	38	30	8	23	34
Civic Center	3	7	5	3	8	4	7	4	4	4
Financial	3	7	11	4	19	5	1	3	6	9
Mission	20	39	69	38	50	21	26	33	22	30
North Beach	5	7	14	4	6	3	23	6	5	4
North Central	36	28	23	61	23	20	13	17	16	41
North West	20	34	29	54	33	31	17	16	8	10
Soma	44	61	100	71	79	36	25	39	31	38
South West	127	143	155	194	154	147	115	109	101	86
Van Ness	5	13	9	9	12	6	4	8	6	23
Unclassified	34	5	4	3	6	2	4	45	3	5
<b>TOTAL</b>	<b>305</b>	<b>356</b>	<b>447</b>	<b>485</b>	<b>430</b>	<b>313</b>	<b>265</b>	<b>288</b>	<b>225</b>	<b>284</b>

## Annual Percentage Distribution by C&amp;I District

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	2.6	3.4	6.3	9.1	9.3	12.1	11.3	2.8	10.2	12.0
Civic Center	1.0	2.0	1.1	0.6	1.9	1.3	2.6	1.4	1.8	1.4
Financial	1.0	2.0	2.5	0.8	4.4	1.6	0.4	1.0	2.7	3.2
Mission	6.6	11.0	15.4	7.8	11.6	6.7	9.8	11.5	9.8	10.6
North Beach	1.6	2.0	3.1	0.8	1.4	1.0	8.7	2.1	2.2	1.4
North Central	11.8	7.9	5.1	12.6	5.3	6.4	4.9	5.9	7.1	14.4
North West	6.6	9.6	6.5	11.1	7.7	9.9	6.4	5.6	3.6	3.5
Soma	14.4	17.1	22.4	14.6	18.4	11.5	9.4	13.5	13.8	13.4
South West	41.6	40.2	34.7	40.0	35.8	47.0	43.4	37.8	44.9	30.3
Van Ness	1.6	3.7	2.0	1.9	2.8	1.9	1.5	2.8	2.7	8.1
Unclassified	11.1	1.4	0.9	0.6	1.4	0.6	1.5	15.6	1.3	1.8
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## Percentage Change by C&amp;I District

C&I Districts	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	1996-2005
Bay View	50.0	133.3	57.1	-9.1	-5.0	-21.1	-73.3	187.5	47.8	325.0
Civic Center	133.3	-28.6	-40.0	166.7	-50.0	75.0	-42.9	0.0	0.0	33.3
Financial	133.3	57.1	-63.6	375.0	-73.7	-80.0	200.0	100.0	50.0	200.0
Mission	95.0	76.9	-44.9	31.6	-58.0	23.8	26.9	-33.3	36.4	50.0
North Beach	40.0	100.0	-71.4	50.0	-50.0	666.7	-73.9	-16.7	-20.0	-20.0
North Central	-22.2	-17.9	165.2	-62.3	-13.0	-35.0	30.8	-5.9	156.3	13.9
North West	70.0	-14.7	86.2	-38.9	-6.1	-45.2	-5.9	-50.0	25.0	-50.0
Soma	38.6	63.9	-29.0	11.3	-54.4	-30.6	56.0	-20.5	22.6	-13.6
South West	12.6	8.4	25.2	-20.6	-4.5	-21.8	-5.2	-7.3	-14.9	-32.3
Van Ness	160.0	-30.8	0.0	33.3	-50.0	-33.3	100.0	-25.0	283.3	360.0
Unclassified	-85.3	-20.0	-25.0	100.0	-66.7	100.0	1025.0	-93.3	66.7	-85.3
<b>TOTAL</b>	<b>16.7</b>	<b>25.6</b>	<b>8.5</b>	<b>-11.3</b>	<b>-27.2</b>	<b>-15.3</b>	<b>8.7</b>	<b>-21.9</b>	<b>26.2</b>	<b>-6.9</b>

## Source:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.2.2.B TOTAL CONSTRUCTION COST FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT – by Year Filed, 1996-2005**

This table presents the total cost of new construction associated with building permits filed by Commerce & Industry District from 1996-2005. For consistency with previous C&I reports, costs are adjusted for inflation, with 1983 being the base year. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

## Total Construction Cost in Thousands (Inflation Adjusted \$1983)

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	2,232	6,452	20,118	33,003	111,560	25,716	7,908	8,488	12,786	57,640
Civic Center	4,633	25,277	13,187	4,734	14,173	41,941	50,685	13,011	6,579	16,590
Financial	42,464	52,593	138,372	79,800	305,853	35,501	106,337	21,546	192,254	151,456
Mission	6,200	11,582	57,842	19,003	35,149	11,632	19,940	18,060	18,335	25,690
North Beach	2,861	2,426	31,344	12,894	5,567	1,054	50,840	3,456	3,882	2,260
North Central	65,244	30,909	8,614	57,420	15,852	8,862	12,182	22,068	27,971	6,065
North West	12,032	23,989	8,452	23,634	18,486	28,988	5,297	7,299	3,675	6,550
Soma	22,026	115,495	211,302	111,307	399,808	144,524	185,276	66,333	94,819	313,439
South West	25,308	34,933	51,098	67,576	126,396	71,340	55,350	59,611	33,341	26,144
Van Ness	13,731	12,233	22,863	5,694	15,917	21,781	8,325	22,021	13,106	53,606
Unclassified	1,712	1,420	847	15,919	16,507	51,762	471	16,100	8,377	665
<b>TOTAL</b>	<b>198,444</b>	<b>317,309</b>	<b>564,037</b>	<b>430,985</b>	<b>1,065,268</b>	<b>443,100</b>	<b>502,611</b>	<b>257,995</b>	<b>415,126</b>	<b>660,105</b>

## Annual Percentage Distribution by C&amp;I District

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	1.1	2.0	3.6	7.7	10.5	5.8	1.6	3.3	3.1	8.7
Civic Center	2.3	8.0	2.3	1.1	1.3	9.5	10.1	5.0	1.6	2.5
Financial	21.4	16.6	24.5	18.5	28.7	8.0	21.2	8.4	46.3	22.9
Mission	3.1	3.7	10.3	4.4	3.3	2.6	4.0	7.0	4.4	3.9
North Beach	1.4	0.8	5.6	3.0	0.5	0.2	10.1	1.3	0.9	0.3
North Central	32.9	9.7	1.5	13.3	1.5	2.0	2.4	8.6	6.7	0.9
North West	6.1	7.6	1.5	5.5	1.7	6.5	1.1	2.8	0.9	1.0
Soma	11.1	36.4	37.5	25.8	37.5	32.6	36.9	25.7	22.8	47.5
South West	12.8	11.0	9.1	15.7	11.9	16.1	11.0	23.1	8.0	4.0
Van Ness	6.9	3.9	4.1	1.3	1.5	4.9	1.7	8.5	3.2	8.1
Unclassified	0.9	0.4	0.2	3.7	1.5	11.7	0.1	6.2	2.0	0.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## Percentage Change by C&amp;I District

C&I Districts	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	1996-2005
Bay View	189.0	211.8	64.0	238.0	-76.9	-69.2	7.3	50.6	350.8	2482.0
Civic Center	445.5	-47.8	-64.1	199.4	195.9	20.8	-74.3	-49.4	152.2	258.0
Financial	23.9	163.1	-42.3	283.3	-88.4	199.5	-79.7	792.3	-21.2	256.7
Mission	86.8	399.4	-67.1	85.0	-66.9	71.4	-9.4	1.5	40.1	314.3
North Beach	-15.2	1192.0	-58.9	-56.8	-81.1	4725.7	-93.2	12.3	-41.8	-21.0
North Central	-52.6	-72.1	566.6	-72.4	-44.1	37.5	81.2	26.7	-78.3	-90.7
North West	99.4	-64.8	179.6	-21.8	56.8	-81.7	37.8	-49.6	78.2	-45.6
Soma	424.4	83.0	-47.3	259.2	-63.9	28.2	-64.2	42.9	230.6	1323.0
South West	38.0	46.3	32.2	87.0	-43.6	-22.4	7.7	-44.1	-21.6	3.3
Van Ness	-10.9	86.9	-75.1	179.5	36.8	-61.8	164.5	-40.5	309.0	290.4
Unclassified	-17.1	-40.4	1779.7	3.7	213.6	-99.1	3318.8	-48.0	-92.1	-61.2
<b>TOTAL</b>	<b>59.9</b>	<b>77.8</b>	<b>-23.6</b>	<b>147.2</b>	<b>-58.4</b>	<b>13.4</b>	<b>-48.7</b>	<b>60.9</b>	<b>59.0</b>	<b>232.6</b>

## Source:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.2.2.C** AVERAGE CONSTRUCTION COST FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT – by Year Filed, 1996-2005

This table presents the average cost of new construction for all building permits filed by Commerce & Industry District. It represents the total costs (Table 6.2.2.A) divided by the total permits (Table 6.2.2.B).

Constant Thousands of Dollars (1983=100)

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bayview	279	538	718	750	2,789	677	264	1,061	556	1,695
Civic Center	1,544	3,611	2,637	1,578	1,772	10,485	7,241	3,253	1,645	4,147
Financial	14,155	7,513	12,579	19,950	16,098	7,100	106,337	7,182	32,042	16,828
Mission	310	297	838	500	703	554	767	547	833	856
North Beach	572	347	2,239	3,223	928	351	2,210	576	776	565
North Central	1,812	1,104	375	941	689	443	937	1,298	1,748	148
Northwest	602	706	291	438	560	935	312	456	459	655
Soma	501	1,893	2,113	1,568	5,061	4,015	7,411	1,701	3,059	8,248
Southwest	199	244	330	348	821	485	481	547	330	304
Van Ness	2,746	941	2,540	633	1,326	3,630	2,081	2,753	2,184	2,331
Unclassified	50	284	212	5,306	2,751	25,881	118	358	2,792	133
<b>CITYWIDE AVERAGE</b>	<b>651</b>	<b>891</b>	<b>1,262</b>	<b>889</b>	<b>2,477</b>	<b>1,416</b>	<b>1,897</b>	<b>896</b>	<b>1,845</b>	<b>2,324</b>

**Source:**

- San Francisco Planning Department
- Department of Building Inspection



**TABLE 6.2.3.A BUILDING PERMITS FOR ALTERNATION AND DEMOLITION BY COMMERCE & INDUSTRY DISTRICT – by Year Filed, 1996-2005**

This table presents the number of building permits filed for alternations and demolitions by Commerce & Industry District from 1996-2005. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Number of Permits

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	550	589	554	605	719	956	788	748	617	656
Civic Center	567	642	577	726	919	819	701	814	819	764
Financial	2,472	2,827	2,874	3,148	4,015	3,198	2,526	2,886	3,267	3,629
Mission	1,550	1,496	1,703	1,737	1,923	1,820	2,087	2,062	2,003	1,954
North Beach	697	649	721	721	743	688	841	774	757	829
North Central	3,139	3,161	3,221	3,206	3,285	2,853	3,537	3,703	3,515	3,510
North West	2,243	2,305	2,253	2,214	2,360	2,065	2,254	2,400	2,550	2,453
Soma	1,751	1,843	2,053	2,259	2,332	1,981	1,951	1,917	1,923	2,000
South West	9,054	9,325	9,165	8,918	8,788	8,642	9,420	9,355	9,717	9,214
Van Ness	912	991	966	1,044	1,103	1,054	1,008	1,109	1,095	1,025
Unclassified	651	666	751	897	250	385	195	96	140	117
<b>TOTAL</b>	<b>23,586</b>	<b>24,494</b>	<b>24,838</b>	<b>25,475</b>	<b>26,437</b>	<b>24,461</b>	<b>25,308</b>	<b>25,864</b>	<b>26,403</b>	<b>26,151</b>

Annual Percentage Distribution by C&I District

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	2.3	2.4	2.2	2.4	2.7	3.9	3.1	2.9	2.3	2.5
Civic Center	2.4	2.6	2.3	2.8	3.5	3.3	2.8	3.1	3.1	2.9
Financial	10.5	11.5	11.6	12.4	15.2	13.1	10.0	11.2	12.4	13.9
Mission	6.6	6.1	6.9	6.8	7.3	7.4	8.2	8.0	7.6	7.5
North Beach	3.0	2.6	2.9	2.8	2.8	2.8	3.3	3.0	2.9	3.2
North Central	13.3	12.9	13.0	12.6	12.4	11.7	14.0	14.3	13.3	13.4
North West	9.5	9.4	9.1	8.7	8.9	8.4	8.9	9.3	9.7	9.4
Soma	7.4	7.5	8.3	8.9	8.8	8.1	7.7	7.4	7.3	7.6
South West	38.4	38.1	36.9	35.0	33.2	35.3	37.2	36.2	36.8	35.2
Van Ness	3.9	4.0	3.9	4.1	4.2	4.3	4.0	4.3	4.1	3.9
Unclassified	2.8	2.7	3.0	3.5	0.9	1.6	0.8	0.4	0.5	0.4
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Change by C&I District

C&I Districts	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	1996-2005
Bay View	7.1	-5.9	9.2	18.8	33.0	-17.6	-5.1	-17.5	6.3	19.3
Civic Center	13.2	-10.1	25.8	26.6	-10.9	-14.4	16.1	0.6	-6.7	34.7
Financial	14.4	1.7	9.5	27.5	-20.3	-21.0	14.3	13.2	11.1	46.8
Mission	-3.5	13.8	2.0	10.7	-5.4	14.7	-1.2	-2.9	-2.4	26.1
North Beach	-6.9	11.1	0.0	3.1	-7.4	22.2	-8.0	-2.2	9.5	18.9
North Central	0.7	1.9	-0.5	2.5	-13.2	24.0	4.7	-5.1	-0.1	11.8
North West	2.8	-2.3	-1.7	6.6	-12.5	9.2	6.5	6.3	-3.8	9.4
Soma	5.3	11.4	10.0	3.2	-15.1	-1.5	-1.7	0.3	4.0	14.2
South West	3.0	-1.7	-2.7	-1.5	-1.7	9.0	-0.7	3.9	-5.2	1.8
Van Ness	8.7	-2.5	8.1	5.7	-4.4	-4.4	10.0	-1.3	-6.4	12.4
Unclassified	2.3	12.8	19.4	-72.1	54.0	-49.4	-50.8	45.8	-16.4	-82.0
<b>TOTAL</b>	<b>3.8</b>	<b>1.4</b>	<b>2.6</b>	<b>3.8</b>	<b>-7.5</b>	<b>3.5</b>	<b>2.2</b>	<b>2.1</b>	<b>-1.0</b>	<b>10.9</b>

Source:  
 • San Francisco Planning Department  
 • Department of Building Inspection

**TABLE 6.2.3.B TOTAL CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE & INDUSTRY DISTRICT – by Year Filed, 1996-2005**

This table presents the total cost of construction associated with building permits filed for alterations and demolitions by Commerce & Industry District from 1996-2005. For consistency with previous C&I reports, costs are adjusted for inflation, with 1983 being the base year. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

## Total Construction Cost in Thousands (Inflation Adjusted \$1983)

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	4,945	5,534	6,308	12,011	27,301	12,591	13,980	15,632	8,229	11,028
Civic Center	24,647	20,754	65,046	32,980	63,235	49,009	25,538	38,673	37,850	20,561
Financial	154,479	157,090	199,346	230,939	331,635	163,343	162,336	167,946	142,264	183,126
Mission	13,164	15,281	17,004	23,550	52,392	31,229	26,920	25,088	20,537	24,845
North Beach	16,705	19,834	22,501	16,322	22,116	16,531	18,593	20,206	20,329	14,581
North Central	31,715	37,435	42,493	51,157	62,977	58,463	55,893	53,492	47,507	57,844
North West	23,188	21,758	24,818	30,384	39,555	31,668	36,688	31,010	37,720	34,349
Soma	61,263	69,270	734,697	283,454	121,360	76,097	65,617	69,516	69,449	70,364
South West	70,641	69,661	79,176	117,249	93,473	94,626	109,024	108,678	174,384	122,371
Van Ness	40,811	18,558	19,987	26,637	31,914	29,325	24,495	19,396	24,278	19,934
Unclassified	10,721	17,012	13,753	13,822	5,407	2,097	2,137	5,345	2,499	620
<b>TOTAL</b>	<b>452,277</b>	<b>452,187</b>	<b>1,225,130</b>	<b>838,506</b>	<b>851,364</b>	<b>564,979</b>	<b>541,222</b>	<b>554,981</b>	<b>585,046</b>	<b>559,622</b>

## Annual Percentage Distribution by C&amp;I District

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	1.1	1.2	0.5	1.4	3.2	2.2	2.6	2.8	1.4	2.0
Civic Center	5.4	4.6	5.3	3.9	7.4	8.7	4.7	7.0	6.5	3.7
Financial	34.2	34.7	16.3	27.5	39.0	28.9	30.0	30.3	24.3	32.7
Mission	2.9	3.4	1.4	2.8	6.2	5.5	5.0	4.5	3.5	4.4
North Beach	3.7	4.4	1.8	1.9	2.6	2.9	3.4	3.6	3.5	2.6
North Central	7.0	8.3	3.5	6.1	7.4	10.3	10.3	9.6	8.1	10.3
North West	5.1	4.8	2.0	3.6	4.6	5.6	6.8	5.6	6.4	6.1
Soma	13.5	15.3	60.0	33.8	14.3	13.5	12.1	12.5	11.9	12.6
South West	15.6	15.4	6.5	14.0	11.0	16.7	20.1	19.6	29.8	21.9
Van Ness	9.0	4.1	1.6	3.2	3.7	5.2	4.5	3.5	4.1	3.6
Unclassified	2.4	3.8	1.1	1.6	0.6	0.4	0.4	1.0	0.4	0.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## Percentage Change by C&amp;I District

C&I Districts	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	1996-2005
Bay View	11.9	14.0	90.4	127.3	-53.9	11.0	11.8	-47.4	34.0	123.0
Civic Center	-15.8	213.4	-49.3	91.7	-22.5	-47.9	51.4	-2.1	-45.7	-16.6
Financial	1.7	26.9	15.8	43.6	-50.7	-0.6	3.5	-15.3	28.7	18.5
Mission	16.1	11.3	38.5	122.5	-40.4	-13.8	-6.8	-18.1	21.0	88.7
North Beach	18.7	13.4	-27.5	35.5	-25.3	12.5	8.7	0.6	-28.3	-12.7
North Central	18.0	13.5	20.4	23.1	-7.2	-4.4	-4.3	-11.2	21.8	82.4
North West	-6.2	14.1	22.4	30.2	-19.9	15.9	-15.5	21.6	-8.9	48.1
Soma	13.1	960.6	-61.4	-57.2	-37.3	-13.8	5.9	-0.1	1.3	14.9
South West	-1.4	13.7	48.1	-20.3	1.2	15.2	-0.3	60.5	-29.8	73.2
Van Ness	-54.5	7.7	33.3	19.8	-8.1	-16.5	-20.8	25.2	-17.9	-51.2
Unclassified	58.7	-19.2	0.5	-60.9	-61.2	1.9	150.1	-53.2	-75.2	-94.2
<b>TOTAL</b>	<b>-0.0</b>	<b>170.9</b>	<b>-31.6</b>	<b>1.5</b>	<b>-33.6</b>	<b>-4.2</b>	<b>2.5</b>	<b>5.4</b>	<b>-4.3</b>	<b>23.7</b>

## Source:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.2.3.C AVERAGE CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE & INDUSTRY DISTRICT – by Year Filed, 1996-2005**

This table presents the average construction cost for all building permits filed for alterations and demolitions by Commerce & Industry District. It represents the total costs (Table 6.2.3.A) divided by the total permits (Table 6.2.3.B).

Constant Thousands of Dollars (1983=100)

C&I Districts	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bay View	9	9	11	20	38	13	18	21	13	17
Civic Center	43	32	113	45	69	60	36	48	46	27
Financial	62	56	69	73	83	51	64	58	44	50
Mission	8	10	10	14	27	17	13	12	10	13
North Beach	24	31	31	23	30	24	22	26	27	18
North Central	10	12	13	16	19	20	16	14	14	16
North West	10	9	11	14	17	15	16	13	15	14
Soma	35	38	358	125	52	38	34	36	36	35
South West	8	7	9	13	11	11	12	12	18	13
Van Ness	45	19	21	26	29	28	24	17	22	19
Unclassified	16	26	18	15	22	5	11	56	18	5
<b>CITYWIDE AVERAGE</b>	<b>19</b>	<b>18</b>	<b>49</b>	<b>33</b>	<b>32</b>	<b>23</b>	<b>21</b>	<b>21</b>	<b>22</b>	<b>21</b>

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.3.A PERMIT APPLICATIONS BY COMMERCE & INDUSTRY DISTRICT AND LAND USE CATEGORY, 2005**

This table presents the permit applications for 2005 by both Commerce & Industry District and Land Use Category. Also included is the percentage distribution in any given by both land use category and Commerce & Industry District.

## Number of Permits

C&I District	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
Bay View	39	43	50	14	1	467	88	702
Civic Center	183	129	8	53	45	338	45	801
Financial	2,880	343	8	47	47	295	104	3,724
Mission	87	109	23	26	7	1,707	45	2,004
North Beach	70	118	2	6	8	626	12	842
North Central	130	185	10	56	6	3,136	79	3,602
North West	60	90	4	23	0	2,270	30	2,477
Soma	503	277	60	44	19	1,085	128	2,116
South West	152	270	18	69	2	8,715	146	9,372
Van Ness	91	92	2	18	9	827	24	1,063
Unclassified	7	5	0	0	0	42	78	132
<b>TOTAL</b>	<b>4,202</b>	<b>1,661</b>	<b>185</b>	<b>356</b>	<b>144</b>	<b>19,508</b>	<b>779</b>	<b>26,835</b>

## Annual Percentage Distribution by C&amp;I District

C&I District	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
Bay View	0.9	2.6	27.0	3.9	0.7	2.4	11.3	2.6
Civic Center	4.4	7.8	4.3	14.9	31.3	1.7	5.8	3.0
Financial	68.5	20.7	4.3	13.2	32.6	1.5	13.4	13.9
Mission	2.1	6.6	12.4	7.3	4.9	8.8	5.8	7.5
North Beach	1.7	7.1	1.1	1.7	5.6	3.2	1.5	3.1
North Central	3.1	11.1	5.4	15.7	4.2	16.1	10.1	13.4
North West	1.4	5.4	2.2	6.5	0.0	11.6	3.9	9.2
Soma	12.0	16.7	32.4	12.4	13.2	5.6	16.4	7.9
South West	3.6	16.3	9.7	19.4	1.4	44.7	18.7	34.9
Van Ness	2.2	5.5	1.1	5.1	6.3	4.2	3.1	4.0
Unclassified	0.2	0.3	0.0	0.0	0.0	0.2	10.0	0.5
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## Annual Percentage Distribution by Land Use Activity

C&I District	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
Bay View	5.6	6.1	7.1	2.0	0.1	66.5	12.5	100.0
Civic Center	22.8	16.1	1.0	6.6	5.6	42.2	5.6	100.0
Financial	77.3	9.2	0.2	1.3	1.3	7.9	2.8	100.0
Mission	4.3	5.4	1.1	1.3	0.3	85.2	2.2	100.0
North Beach	8.3	14.0	0.2	0.7	1.0	74.3	1.4	100.0
North Central	3.6	5.1	0.3	1.6	0.2	87.1	2.2	100.0
North West	2.4	3.6	0.2	0.9	0.0	91.6	1.2	100.0
Soma	23.8	13.1	2.8	2.1	0.9	51.3	6.0	100.0
South West	1.6	2.9	0.2	0.7	0.0	93.0	1.6	100.0
Van Ness	8.6	8.7	0.2	1.7	0.8	77.8	2.3	100.0
Unclassified	5.3	3.8	0.0	0.0	0.0	31.8	59.1	100.0
<b>TOTAL</b>	<b>15.7</b>	<b>6.2</b>	<b>0.7</b>	<b>1.3</b>	<b>0.5</b>	<b>72.7</b>	<b>2.9</b>	<b>100.0</b>

## Note:

- CIE = Cultural/Institutional/Educational

## Source:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.3.B TOTAL CONSTRUCTION COST OF ALL PERMITS BY COMMERCE & INDUSTRY DISTRICT AND LAND USE CATEGORY, 2005**

This table presents the total construction cost for all permit applications for 2005 by both Commerce & Industry District and Land Use Category. Also included is the percentage distribution in any given by both land use category and Commerce & Industry District.

Total Construction Costs ( In 2005 \$ 000s )

C&I District	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
Bay View	1,943	1,141	4,019	5,426	3	121,498	763	134,792
Civic Center	24,095	13,643	71	3,605	4,588	26,490	364	72,856
Financial	269,325	33,792	207	5,312	19,944	325,859	546	654,984
Mission	2,676	2,271	1,187	3,356	6,060	83,260	104	98,914
North Beach	7,246	4,872	71	174	623	19,953	25	32,964
North Central	8,420	7,620	1,377	9,717	145	97,471	474	125,225
North West	7,847	7,353	123	1,501	0	63,139	78	80,041
Soma	39,808	17,147	7,066	4,549	329	680,963	3,269	753,132
South West	45,850	7,189	1,286	26,345	37	208,848	2,525	292,080
Van Ness	3,870	1,652	145	3,408	54	134,717	53	143,899
Unclassified	170	187	0	0	0	1,846	371	2,574
<b>TOTAL</b>	<b>411,251</b>	<b>96,866</b>	<b>15,552</b>	<b>63,393</b>	<b>31,783</b>	<b>1,764,044</b>	<b>8,571</b>	<b>2,391,461</b>

Percentage Distribution by C&I District

C&I District	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
Bay View	0.5	1.2	25.8	8.6	0.0	6.9	8.9	5.6
Civic Center	5.9	14.1	0.5	5.7	14.4	1.5	4.2	3.0
Financial	65.5	34.9	1.3	8.4	62.7	18.5	6.4	27.4
Mission	0.7	2.3	7.6	5.3	19.1	4.7	1.2	4.1
North Beach	1.8	5.0	0.5	0.3	2.0	1.1	0.3	1.4
North Central	2.0	7.9	8.9	15.3	0.5	5.5	5.5	5.2
North West	1.9	7.6	0.8	2.4	0.0	3.6	0.9	3.3
Soma	9.7	17.7	45.4	7.2	1.0	38.6	38.1	31.5
South West	11.1	7.4	8.3	41.6	0.1	11.8	29.5	12.2
Van Ness	0.9	1.7	0.9	5.4	0.2	7.6	0.6	6.0
Unclassified	0.0	0.2	0.0	0.0	0.0	0.1	4.3	0.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Distribution by Land Use Category

C&I District	Office	Retail	Industrial	CIE	Hotel	Residential	Other	TOTAL
Bay View	1.4	0.8	3.0	4.0	0.0	90.1	0.6	100.0
Civic Center	33.1	18.7	0.1	4.9	6.3	36.4	0.5	100.0
Financial	41.1	5.2	0.0	0.8	3.0	49.8	0.1	100.0
Mission	2.7	2.3	1.2	3.4	6.1	84.2	0.1	100.0
North Beach	22.0	14.8	0.2	0.5	1.9	60.5	0.1	100.0
North Central	6.7	6.1	1.1	7.8	0.1	77.8	0.4	100.0
North West	9.8	9.2	0.2	1.9	0.0	78.9	0.1	100.0
Soma	5.3	2.3	0.9	0.6	0.0	90.4	0.4	100.0
South West	15.7	2.5	0.4	9.0	0.0	71.5	0.9	100.0
Van Ness	2.7	1.1	0.1	2.4	0.0	93.6	0.0	100.0
Unclassified	6.6	7.3	0.0	0.0	0.0	71.7	14.4	100.0
<b>TOTAL</b>	<b>17.2</b>	<b>4.1</b>	<b>0.7</b>	<b>2.7</b>	<b>1.3</b>	<b>73.8</b>	<b>0.4</b>	<b>100.0</b>

**Note:**

- CIE = Cultural/Institutional/Educational

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.3.C AVERAGE CONSTRUCTION COST OF ALL PERMITS BY COMMERCE & INDUSTRY DISTRICT AND LAND USE CATEGORY, 2005**

This table presents the average construction cost for all permit applications for 2005 by both Commerce & Industry District and Land Use Category. It represents the total costs (Table 6.3.A) divided by the total permits (Table 6.3.B).

## Average Construction Costs

C&I District	Office	Retail	Industrial	CIE	Hotel	Residential	Other	AVERAGE
Bayview	50	27	80	388	3	260	9	192
Civic Center	132	106	9	68	102	78	8	91
Financial	94	99	26	113	424	1,105	5	176
Mission	31	21	52	129	866	49	2	49
North Beach	104	41	36	29	78	32	2	39
North Central	65	41	138	174	24	31	6	35
Northwest	131	82	31	65	-	28	3	32
Soma	79	62	118	103	17	628	26	356
Southwest	302	27	71	382	19	24	17	31
Van Ness	43	18	73	189	6	163	2	135
Unclassified	24	37	-	-	-	44	5	19
<b>CITYWIDE AVERAGE</b>	<b>98</b>	<b>58</b>	<b>84</b>	<b>178</b>	<b>221</b>	<b>90</b>	<b>11</b>	<b>89</b>

**Note:**

- CIE = Cultural/Institutional/Educational

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.4.1.A ALL BUILDING PERMITS BY LAND USE CATEGORY AND PERMIT STATUS, 2005**

This table presents the status of building permits by Land Use Category. Also included is the percentage distribution by Land Use Category and by permit status.

Number of Permits

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	10	4	2,527	1,553	108	4,202
Retail	9	6	792	756	98	1,661
Industrial	3	0	65	101	16	185
CIE	10	0	146	176	24	356
Hotel	0	0	53	84	7	144
Residential	105	14	10,288	8,249	852	19,508
Other	17	4	205	353	200	779
<b>TOTAL</b>	<b>154</b>	<b>28</b>	<b>14,076</b>	<b>11,272</b>	<b>1,305</b>	<b>26,835</b>

Percentage Distribution by C&I District

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	6.5	14.3	18.0	13.8	8.3	15.7
Retail	5.8	21.4	5.6	6.7	7.5	6.2
Industrial	1.9	0.0	0.5	0.9	1.2	0.7
CIE	6.5	0.0	1.0	1.6	1.8	1.3
Hotel	0.0	0.0	0.4	0.7	0.5	0.5
Residential	68.2	50.0	73.1	73.2	65.3	72.7
Other	11.0	14.3	1.5	3.1	15.3	2.9
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Distribution by Land Use Category

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	0.2	0.1	60.1	37.0	2.6	100.0
Retail	0.5	0.4	47.7	45.5	5.9	100.0
Industrial	1.6	0.0	35.1	54.6	8.6	100.0
CIE	2.8	0.0	41.0	49.4	6.7	100.0
Hotel	0.0	0.0	36.8	58.3	4.9	100.0
Residential	0.5	0.1	52.7	42.3	4.4	100.0
Other	2.2	0.5	26.3	45.3	25.7	100.0
<b>TOTAL</b>	<b>0.6</b>	<b>0.1</b>	<b>52.5</b>	<b>42.0</b>	<b>4.9</b>	<b>100.0</b>

Note:

- CIE = Cultural/Institutional/Educational

Source:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.4.1.B** TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY LAND USE CATEGORY AND PERMIT STATUS, 2005

This table presents the construction cost of building permits by Land Use Category and by permit status. Also included is the percentage distribution by Land Use Category and by permit status.

Total Construction Costs ( In 2005 \$ 000s )

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	41,162	163	209,869	134,531	25,527	411,251
Retail	437	92	27,118	53,364	15,854	96,866
Industrial	235	0	3,383	9,193	2,742	15,552
CIE	5,788	0	8,231	39,209	10,164	63,393
Hotel	0	0	3,413	20,156	8,214	31,783
Residential	46,135	606	144,746	559,344	1,013,214	1,764,044
Other	400	39	1,244	5,136	1,752	8,571
<b>TOTAL</b>	<b>94,157</b>	<b>900</b>	<b>398,005</b>	<b>820,932</b>	<b>1,077,467</b>	<b>2,391,461</b>

Percentage Distribution by C&I District

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	43.7	18.1	52.7	16.4	2.4	17.2
Retail	0.5	10.2	6.8	6.5	1.5	4.1
Industrial	0.2	0.0	0.8	1.1	0.3	0.7
CIE	6.1	0.0	2.1	4.8	0.9	2.7
Hotel	0.0	0.0	0.9	2.5	0.8	1.3
Residential	49.0	67.3	36.4	68.1	94.0	73.8
Other	0.4	4.4	0.3	0.6	0.2	0.4
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Change by Land Use Category

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	10.0	0.0	51.0	32.7	6.2	100.0
Retail	0.5	0.1	28.0	55.1	16.4	100.0
Industrial	1.5	0.0	21.8	59.1	17.6	100.0
CIE	9.1	0.0	13.0	61.9	16.0	100.0
Hotel	0.0	0.0	10.7	63.4	25.8	100.0
Residential	2.6	0.0	8.2	31.7	57.4	100.0
Other	4.7	0.5	14.5	59.9	20.4	100.0
<b>TOTAL</b>	<b>3.9</b>	<b>0.0</b>	<b>16.6</b>	<b>34.3</b>	<b>45.1</b>	<b>100.0</b>

**Note:**

- CIE = Cultural/Institutional/Educational
- "Other" represents those permits still in the pipeline.

**Source:**

- San Francisco Planning Department
- Department of Building Inspection



**TABLE 6.4.1.C AVERAGE CONSTRUCTION COST OF ALL PERMITS BY LAND USE CATEGORY AND PERMIT STATUS, 2005**

This table presents the average construction cost for all permit applications for 2005 by both Land Use Category and permit status. It represents the total costs (Table 6.4.1.A) divided by the total permits (Table 6.4.1.B).

Total Construction Costs ( In 2005 \$ 000s )

C&I Use	Approved	Canceled	Completed	Issued	Other	TOTAL
Office	4,116	41	83	87	236	98
Retail	49	15	34	71	162	58
Industrial	78	-	52	91	171	84
CIE	579	-	56	223	424	178
Hotel	-	-	64	240	1,173	221
Residential	439	43	14	68	1,189	90
Other	-	-	-	-	9	43
<b>TOTAL</b>	<b>687</b>	<b>37</b>	<b>29</b>	<b>75</b>	<b>826</b>	<b>91</b>

**Note:**

- CIE = Cultural/Institutional/Educational
- "Other" represents those permits still in the pipeline.

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.4.2.A ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2005**

This table presents the status of building permits by Commerce & Industry District. Also included is the percentage distribution by Commerce & Industry District and by permit status.

## Number of Permits

C&I Districts	Approved	Canceled	Completed	Issued	Other	TOTAL
Bay View	6	0	334	298	64	702
Civic Center	9	1	389	364	38	801
Financial	9	3	2,231	1,364	117	3,724
Mission	14	1	915	953	121	2,004
North Beach	5	1	426	375	35	842
North Central	11	4	1,809	1,658	120	3,602
North West	11	3	1,363	995	105	2,477
Soma	13	2	1,003	964	134	2,116
South West	69	10	5,049	3,848	396	9,372
Van Ness	7	3	540	445	68	1,063
Unclassified	0	0	17	8	107	132
<b>TOTAL</b>	<b>154</b>	<b>28</b>	<b>14,076</b>	<b>11,272</b>	<b>1,305</b>	<b>26,835</b>

## Percentage Distribution by C&amp;I District

C&I Districts	Approved	Canceled	Completed	Issued	Other	TOTAL
Bay View	3.9	0.0	2.4	2.6	4.9	2.6
Civic Center	5.8	3.6	2.8	3.2	2.9	3.0
Financial	5.8	10.7	15.8	12.1	9.0	13.9
Mission	9.1	3.6	6.5	8.5	9.3	7.5
North Beach	3.2	3.6	3.0	3.3	2.7	3.1
North Central	7.1	14.3	12.9	14.7	9.2	13.4
North West	7.1	10.7	9.7	8.8	8.0	9.2
Soma	8.4	7.1	7.1	8.6	10.3	7.9
South West	44.8	35.7	35.9	34.1	30.3	34.9
Van Ness	4.5	10.7	3.8	3.9	5.2	4.0
Unclassified	0.0	0.0	0.1	0.1	8.2	0.5
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## Percentage Distribution by Land Use Category

C&I Districts	Approved	Canceled	Completed	Issued	Other	TOTAL
Bay View	0.9	0.0	47.6	42.5	9.1	100.0
Civic Center	1.1	0.1	48.6	45.4	4.7	100.0
Financial	0.2	0.1	59.9	36.6	3.1	100.0
Mission	0.7	0.0	45.7	47.6	6.0	100.0
North Beach	0.6	0.1	50.6	44.5	4.2	100.0
North Central	0.3	0.1	50.2	46.0	3.3	100.0
North West	0.4	0.1	55.0	40.2	4.2	100.0
Soma	0.6	0.1	47.4	45.6	6.3	100.0
South West	0.7	0.1	53.9	41.1	4.2	100.0
Van Ness	0.7	0.3	50.8	41.9	6.4	100.0
Unclassified	0.0	0.0	12.9	6.1	81.1	100.0
<b>TOTAL</b>	<b>0.6</b>	<b>0.1</b>	<b>52.5</b>	<b>42.0</b>	<b>4.9</b>	<b>100.0</b>

**Note:**

- CIE = Cultural/Institutional/Educational
- "Other" represents those permits still in the pipeline.

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.4.2.B TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2005**

This table presents the construction cost of building permits by Commerce & Industry District and by permit status. Also included is the percentage distribution by Commerce & Industry District and by permit status.

Total Construction Costs ( In 2005 \$ 000s )

C&I Districts	Approved	Canceled	Completed	Issued	Other	TOTAL
Bay View	772	0	6,300	13,501	114,219	134,792
Civic Center	382	10	15,390	49,525	7,550	72,856
Financial	627	160	180,573	163,956	309,668	654,984
Mission	30,488	5	12,171	39,295	16,955	98,914
North Beach	120	0	12,011	16,145	4,688	32,964
North Central	1,877	55	33,583	69,728	19,981	125,225
North West	6,026	185	22,004	30,564	21,262	80,041
Soma	1,838	29	35,700	309,136	406,429	753,132
South West	47,857	443	69,624	98,495	75,661	292,080
Van Ness	4,170	13	10,354	30,255	99,106	143,899
Unclassified	0	0	295	332	1,947	2,574
<b>TOTAL</b>	<b>94,157</b>	<b>900</b>	<b>398,005</b>	<b>820,932</b>	<b>1,077,467</b>	<b>2,391,461</b>

Percentage Distribution by C&I District

C&I Districts	Approved	Canceled	Completed	Issued	Other	TOTAL
Bay View	0.8	0.0	1.6	1.6	10.6	5.6
Civic Center	0.4	1.1	3.9	6.0	0.7	3.0
Financial	0.7	17.8	45.4	20.0	28.7	27.4
Mission	32.4	0.6	3.1	4.8	1.6	4.1
North Beach	0.1	0.0	3.0	2.0	0.4	1.4
North Central	2.0	6.1	8.4	8.5	1.9	5.2
North West	6.4	20.6	5.5	3.7	2.0	3.3
Soma	2.0	3.2	9.0	37.7	37.7	31.5
South West	50.8	49.2	17.5	12.0	7.0	12.2
Van Ness	4.4	1.5	2.6	3.7	9.2	6.0
Unclassified	0.0	0.0	0.1	0.0	0.2	0.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Distribution by Land Use Category

C&I Districts	Approved	Canceled	Completed	Issued	Other	TOTAL
Bay View	0.6	0.0	4.7	10.0	84.7	100.0
Civic Center	0.5	0.0	21.1	68.0	10.4	100.0
Financial	0.1	0.0	27.6	25.0	47.3	100.0
Mission	30.8	0.0	12.3	39.7	17.1	100.0
North Beach	0.4	0.0	36.4	49.0	14.2	100.0
North Central	1.5	0.0	26.8	55.7	16.0	100.0
North West	7.5	0.2	27.5	38.2	26.6	100.0
Soma	0.2	0.0	4.7	41.0	54.0	100.0
South West	16.4	0.2	23.8	33.7	25.9	100.0
Van Ness	2.9	0.0	7.2	21.0	68.9	100.0
Unclassified	0.0	0.0	11.5	12.9	75.6	100.0
<b>TOTAL</b>	<b>3.9</b>	<b>0.0</b>	<b>16.6</b>	<b>34.3</b>	<b>45.1</b>	<b>100.0</b>

**Note:**

- CIE = Cultural/Institutional/Educational
- "Other" represents those permits still in the pipeline.

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.4.2.C AVERAGE CONSTRUCTION COST OF ALL PERMITS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2005**

This table presents the average construction cost for all permit applications for 2005 by both Commerce & Industry District and permit status. It represents the total costs (Table 6.4.1.A) divided by the total permits (Table 6.4.1.B).

Total Construction Costs ( In 2005 \$ 000s )

C&I Districts	Approved	Cancelled	Completed	Issued	Other	TOTAL
Bay View	129	-	19	45	1,785	192
Civic Center	42	10	40	136	199	91
Financial	70	53	81	120	2,647	176
Mission	2,178	5	13	41	140	49
North Beach	24	0	28	43	134	39
North Central	171	14	19	42	167	35
North West	548	62	16	31	202	32
Soma	141	15	36	321	3,033	356
South West	694	44	14	26	191	31
Van Ness	596	4	19	68	1,457	135
Unclassified	-	-	17	41	18	19
<b>TOTAL</b>	<b>611</b>	<b>32</b>	<b>28</b>	<b>73</b>	<b>826</b>	<b>89</b>

**Note:**

- CIE = Cultural/Institutional/Educational
- "Other" represents those permits still in the pipeline.

**Source:**

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.5** TOTAL EXISTING OFFICE SPACE IN CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS, 1996-2005

This table presents the total existing office space in the central and non-central business districts from 1996-2005. It also conveys the percent change by year. This information is presented graphically in Figure 6.5.

Thousands of Square Feet

Location	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Central Business District	41,968	41,911	42,032	42,727	44,326	43,904	45,663	48,192	48,198	46,719
Non-Central Business District	17,258	19,244	19,392	21,171	21,941	22,137	24,968	22,622	22,686	22,845
<b>TOTAL</b>	<b>59,226</b>	<b>61,155</b>	<b>61,424</b>	<b>63,899</b>	<b>66,267</b>	<b>66,041</b>	<b>70,631</b>	<b>70,814</b>	<b>70,884</b>	<b>69,564</b>

Percentage Change

Location	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Central Business District	-0.1	0.3	1.7	3.7	-1.0	4.0	5.5	0.0	-3.1
Non-Central Business District	11.5	0.8	9.2	3.6	0.9	12.8	-9.4	0.3	0.7
<b>TOTAL</b>	<b>3.3</b>	<b>0.4</b>	<b>4.0</b>	<b>3.7</b>	<b>-0.3</b>	<b>7.0</b>	<b>0.3</b>	<b>0.1</b>	<b>-1.9</b>

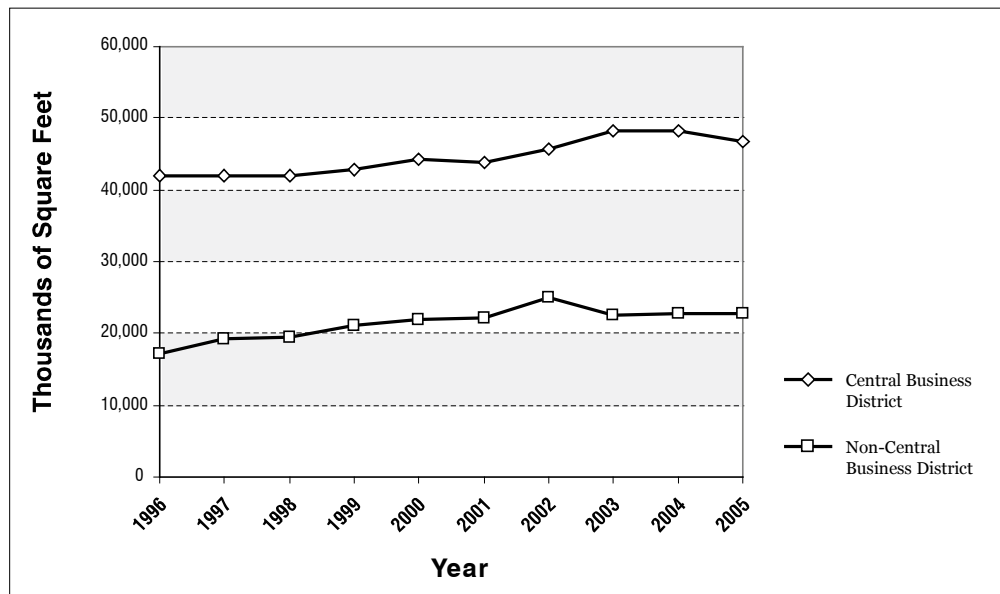
**Note:**

- Office Space includes large commercial buildings of 25,000 rentable square feet or larger in the central and non-central business districts, which are defined in footnotes (2) and (3). Not included are government, medical, and owner occupied buildings.
- The Central Business District includes the Financial District areas both north and south of Market Street.
- The Non-Central Business District includes Jackson Square, North Waterfront, Yerba Buena, South of Market, West of Kearny, West of Van Ness Corridor, Van Ness, and Union Square.

**Source:**

- San Francisco Planning Department
- Cushman & Wakefield of California Research Services

**FIGURE 6.5** TOTAL EXISTING OFFICE SPACE IN CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS, 1996-2005



**TABLE 6.6 LAND USE SQUARE FOOTAGE BY PLAN AREA, 2005**

This table conveys the area square footage for each land use category for the 21 plan areas in San Francisco. These plan areas are shown in Map 6.6.

Square Footage in '000s

Neighborhood	Residential	Residential Mixed	Office	Retail	Industrial	Cultural / Institution	Hotel	Mixed Uses	Public/Open Space	Vacant/ Surface Parking	Other	GRAND TOTAL
Balboa	308	30	34	299	176	4,201	-	51	1,134	11	1,339	7,583
BayView	22,099	142	1,496	1,688	20,450	1,499	151	2,473	11,837	7,175	2,015	71,025
C-3	152	363	3,438	1,170	220	431	405	1,803	218	239	-	8,439
Central Waterfront	316	72	8	177	15,770	25	2	88	110	158	985	17,710
East SoMa	670	571	1,009	927	1,528	97	60	887	423	541	757	7,470
Geary Better Neighborhood	12,944	390	281	1,507	364	2,143	13	570	780	353	-	19,343
Hunters Point Shipyard	-	-	-	-	259	-	-	34,511	-	181	-	34,951
Market-Octavia	5,250	379	746	1,020	510	1,589	56	385	502	633	191	11,260
Mid-Market	33	242	476	227	168	242	60	370	28	395	-	2,241
Mission	12,418	980	442	2,149	3,901	1,799	4	897	664	533	98	23,885
Mission Bay	4,200	-	394	169	2,012	-	-	-	-	2,545	1,107	10,428
Port	96	-	434	843	13,142	2,039	-	553	11,824	991	-	29,923
Presidio	-	-	-	-	-	-	-	-	65,584	-	-	65,584
Rest of the City	349,492	6,006	4,615	9,901	2,372	39,344	1,228	4,778	170,998	7,819	8,654	605,207
Rincon Hill	155	-	387	55	42	104	-	17	-	104	168	1,034
Showplace Square & Potrero Hill	7,383	206	391	552	3,543	1,975	-	1,470	921	821	2,014	19,277
Transbay	10	-	546	159	68	70	-	91	-	290	408	1,642
Van Ness Corridor	757	124	249	358	292	228	141	455	-	66	-	2,670
Visitacion Valley	8,518	30	37	130	1,376	325	136	192	362	631	102	11,839
West SoMa	881	172	456	874	2,732	268	68	1,254	10	487	1,072	8,275
Yerba Buena	94	-	273	102	14	222	609	383	-	11	-	1,709
<b>GRAND TOTAL</b>	<b>425,777</b>	<b>9,707</b>	<b>15,712</b>	<b>22,308</b>	<b>68,938</b>	<b>56,600</b>	<b>2,934</b>	<b>51,230</b>	<b>265,397</b>	<b>23,983</b>	<b>18,909</b>	<b>961,496</b>

**TABLE 6.6 LAND USE SQUARE FOOTAGE BY PLAN AREA, 2005 (CONTINUED)**

Percentage Distribution by Planning Area

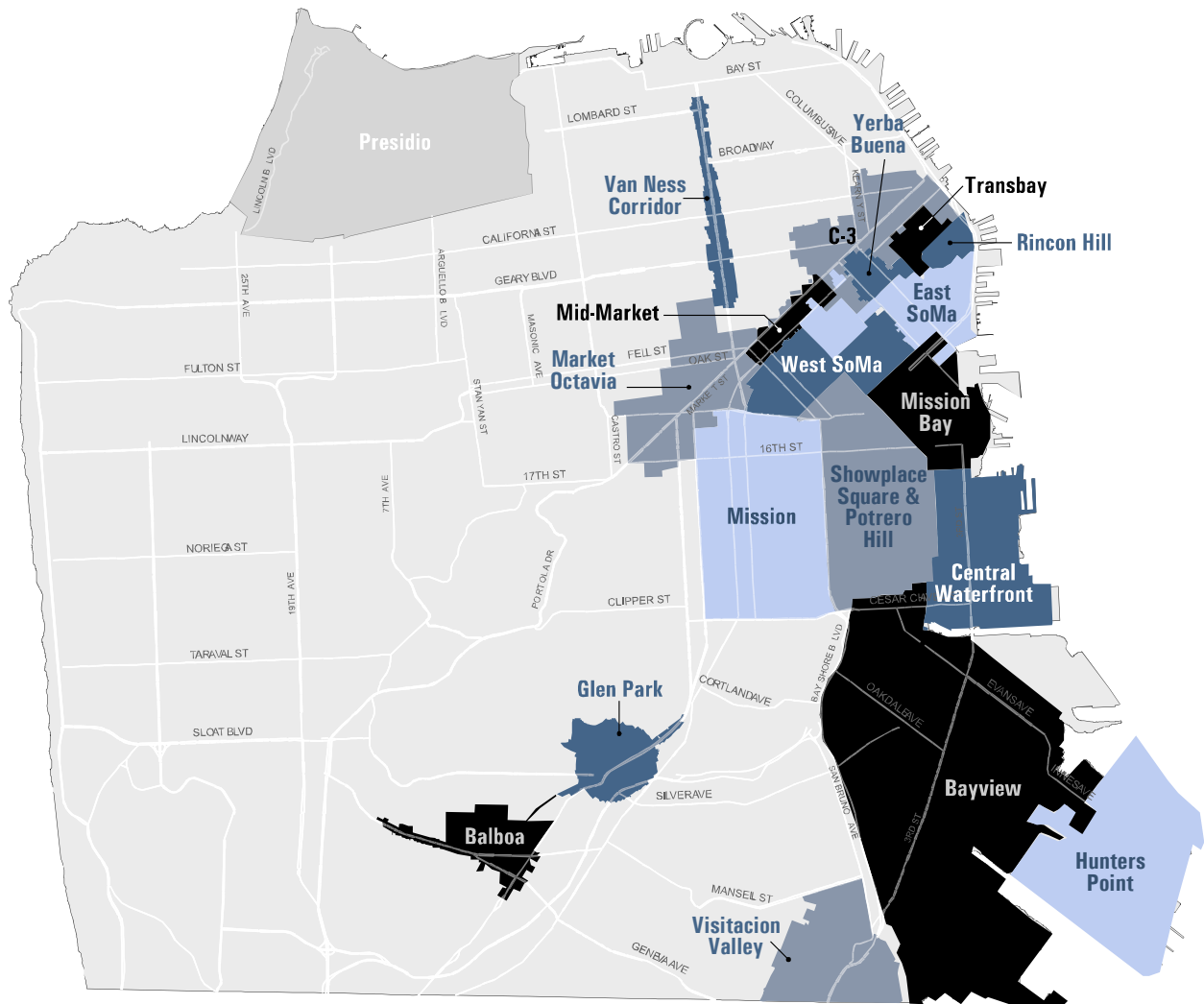
Neighborhood	Residential	Residential Mixed	Office	Retail	Industrial	Cultural / Institution	Hotel	Mixed Uses	Public/Open Space	Vacant/ Surface Parking	Other	GRAND TOTAL
Balboa	0.1%	0.3%	0.2%	1.3%	0.3%	7.4%	0.0%	0.1%	0.4%	0.0%	7.1%	<b>0.8%</b>
BayView	5.2%	1.5%	9.5%	7.6%	29.7%	2.6%	5.2%	4.8%	4.5%	29.9%	10.7%	<b>7.4%</b>
C-3	0.0%	3.7%	21.9%	5.2%	0.3%	0.8%	13.8%	3.5%	0.1%	1.0%	0.0%	<b>0.9%</b>
Central Waterfront	0.1%	0.7%	0.1%	0.8%	22.9%	0.0%	0.1%	0.2%	0.0%	0.7%	5.2%	<b>1.8%</b>
East SoMa	0.2%	5.9%	6.4%	4.2%	2.2%	0.2%	2.0%	1.7%	0.2%	2.3%	4.0%	<b>0.8%</b>
Geary Better Neighborhood	3.0%	4.0%	1.8%	6.8%	0.5%	3.8%	0.4%	1.1%	0.3%	1.5%	0.0%	<b>2.0%</b>
Hunters Point Shipyard	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	67.4%	0.0%	0.8%	0.0%	<b>3.6%</b>
Market-Octavia	1.2%	3.9%	4.7%	4.6%	0.7%	2.8%	1.9%	0.8%	0.2%	2.6%	1.0%	<b>1.2%</b>
Mid-Market	0.0%	2.5%	3.0%	1.0%	0.2%	0.4%	2.0%	0.7%	0.0%	1.6%	0.0%	<b>0.2%</b>
Mission	2.9%	10.1%	2.8%	9.6%	5.7%	3.2%	0.1%	1.8%	0.3%	2.2%	0.5%	<b>2.5%</b>
Mission Bay	1.0%	0.0%	2.5%	0.8%	2.9%	0.0%	0.0%	0.0%	0.0%	10.6%	5.9%	<b>1.1%</b>
Port	0.0%	0.0%	2.8%	3.8%	19.1%	3.6%	0.0%	1.1%	4.5%	4.1%	0.0%	<b>3.1%</b>
Presidio	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	24.7%	0.0%	0.0%	<b>6.8%</b>
Rest of the City	82.1%	61.9%	29.4%	44.4%	3.4%	69.5%	41.9%	9.3%	64.4%	32.6%	45.8%	<b>62.9%</b>
Rincon Hill	0.0%	0.0%	2.5%	0.2%	0.1%	0.2%	0.0%	0.0%	0.0%	0.4%	0.9%	<b>0.1%</b>
Showplace Square & Potrero Hill	1.7%	2.1%	2.5%	2.5%	5.1%	3.5%	0.0%	2.9%	0.3%	3.4%	10.6%	<b>2.0%</b>
Transbay	0.0%	0.0%	3.5%	0.7%	0.1%	0.1%	0.0%	0.2%	0.0%	1.2%	2.2%	<b>0.2%</b>
Van Ness Corridor	0.2%	1.3%	1.6%	1.6%	0.4%	0.4%	4.8%	0.9%	0.0%	0.3%	0.0%	<b>0.3%</b>
Visitacion Valley	2.0%	0.3%	0.2%	0.6%	2.0%	0.6%	4.6%	0.4%	0.1%	2.6%	0.5%	<b>1.2%</b>
West SoMa	0.2%	1.8%	2.9%	3.9%	4.0%	0.5%	2.3%	2.4%	0.0%	2.0%	5.7%	<b>0.9%</b>
Yerba Buena	0.0%	0.0%	1.7%	0.5%	0.0%	0.4%	20.8%	0.7%	0.0%	0.0%	0.0%	<b>0.2%</b>
<b>GRAND TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

**TABLE 6.6 LAND USE SQUARE FOOTAGE BY PLAN AREA, 2005 (CONTINUED)**

Percentage Distribution by Land Use Category												
Neighborhood	Residential	Residential Mixed	Office	Retail	Industrial	Cultural / Institution	Hotel	Mixed Uses	Public/Open Space	Vacant/ Surface Parking	Other	GRAND TOTAL
Balboa	4.1%	0.4%	0.4%	3.9%	2.3%	55.4%	0.0%	0.7%	15.0%	0.1%	17.7%	100.0%
BayView	31.1%	0.2%	2.1%	2.4%	28.8%	2.1%	0.2%	3.5%	16.7%	10.1%	2.8%	100.0%
C-3	1.8%	4.3%	40.7%	13.9%	2.6%	5.1%	4.8%	21.4%	2.6%	2.8%	0.0%	100.0%
Central Waterfront	1.8%	0.4%	0.0%	1.0%	89.0%	0.1%	0.0%	0.5%	0.6%	0.9%	5.6%	100.0%
East SoMa	9.0%	7.6%	13.5%	12.4%	20.5%	1.3%	0.8%	11.9%	5.7%	7.2%	10.1%	100.0%
Geary Better Neighborhood	66.9%	2.0%	1.5%	7.8%	1.9%	11.1%	0.1%	2.9%	4.0%	1.8%	0.0%	100.0%
Hunters Point Shipyard	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	98.7%	0.0%	0.5%	0.0%	100.0%
Market-Octavia	46.6%	3.4%	6.6%	9.1%	4.5%	14.1%	0.5%	3.4%	4.5%	5.6%	1.7%	100.0%
Mid-Market	1.5%	10.8%	21.2%	10.1%	7.5%	10.8%	2.7%	16.5%	1.3%	17.6%	0.0%	100.0%
Mission	52.0%	4.1%	1.8%	9.0%	16.3%	7.5%	0.0%	3.8%	2.8%	2.2%	0.4%	100.0%
Mission Bay	40.3%	0.0%	3.8%	1.6%	19.3%	0.0%	0.0%	0.0%	0.0%	24.4%	10.6%	100.0%
Port	0.3%	0.0%	1.5%	2.8%	43.9%	6.8%	0.0%	1.8%	39.5%	3.3%	0.0%	100.0%
Presidio	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
Rest of the City	57.7%	1.0%	0.8%	1.6%	0.4%	6.5%	0.2%	0.8%	28.3%	1.3%	1.4%	100.0%
Rincon Hill	15.0%	0.0%	37.4%	5.3%	4.1%	10.1%	0.0%	1.7%	0.0%	10.1%	16.2%	100.0%
Showplace Square & Potrero Hill	38.3%	1.1%	2.0%	2.9%	18.4%	10.2%	0.0%	7.6%	4.8%	4.3%	10.4%	100.0%
Transbay	0.6%	0.0%	33.2%	9.7%	4.1%	4.2%	0.0%	5.6%	0.0%	17.6%	24.9%	100.0%
Van Ness Corridor	28.3%	4.7%	9.3%	13.4%	10.9%	8.6%	5.3%	17.0%	0.0%	2.5%	0.0%	100.0%
Visitation Valley	71.9%	0.3%	0.3%	1.1%	11.6%	2.7%	1.1%	1.6%	3.1%	5.3%	0.9%	100.0%
West SoMa	10.7%	2.1%	5.5%	10.6%	33.0%	3.2%	0.8%	15.2%	0.1%	5.9%	13.0%	100.0%
Yerba Buena	5.5%	0.0%	16.0%	6.0%	0.8%	13.0%	35.6%	22.4%	0.0%	0.6%	0.0%	100.0%
<b>GRAND TOTAL</b>	<b>44.3%</b>	<b>1.0%</b>	<b>1.6%</b>	<b>2.3%</b>	<b>7.2%</b>	<b>5.9%</b>	<b>0.3%</b>	<b>5.3%</b>	<b>27.6%</b>	<b>2.5%</b>	<b>2.0%</b>	<b>100.0%</b>



MAP 6.6 Plan Areas



# 7.0 Transportation

The primary purpose of this new chapter on transportation is to start systematically tracking and publishing information on transportation trends in San Francisco. While there are a number of ways of measuring trends in urban mobility in this city, for consistency, this chapter presents much of the same type of transportation data collected as part of the Downtown Plan Monitoring Report effort, an update to the San Francisco *General Plan*. In an attempt to track changes in transportation, this chapter provides recent data on trends in the following areas:

- mode split
- parking entitlements;
- vehicle occupancy;
- transit service; and
- Transit Impact Development Fee (TIDF) revenues.

The transportation data presented in this chapter come from a number of government agency sources, primarily the Planning Department and divisions of the Metropolitan Transit Agency (MTA), but also the American Community Survey, a service of the U.S. Bureau of the census. For the purposes of this chapter, data are reported on an annual or biennial basis, either as part of a larger series of thematic reports or as a stand-alone set of data specifically compiled for this inventory report.

## 7.1 Mode Split

Daily commuters access San Francisco through a number of different transportation modes, including single occupant vehicle (or “drive alone”); carpool or vanpool; public transit; walking; bicycle; and other modes (e.g., motorcycles, taxicabs). In addition, an increasing number of commuters regularly work at home at least one day a week.

Local trends in commute mode share over the past five years are contained in Table 7.1, below. Data is provided for both San Francisco residents working

in all locations (“residents”), as well as San Francisco employees either residing in San Francisco County or another county in the region (“employees”). This data includes mode splits for 2000, 2002, and 2004; however, only employee data was available for 2004.

## 7.2 Parking Entitlements

Studies have shown that the volume and nature of travel is influenced by the availability and price of parking. Where parking is cheap and available, employees tend to drive to work, rather than seek other alternatives. However, where parking is more expensive and alternatives are available, commuters tend to use alternative modes some of the time.

For the purposes of this chapter, annual parking entitlements were generated from the Planning Department database. This data reflects the number of off-street parking spaces approved by the city as part of the permit approval process. On an annual basis, new data on parking entitlements will be provided in this section.

The parking entitlement data are included in Table 7.2. The total number of projects and corresponding parking spaces for calendar years 2004 and 2005 are listed by zoning district, however, the table does not list those districts without a specific set of parking entitlements during 2004 and 2005.

## 7.3 Vehicle Occupancy

This indicator measures the average number of individuals per private vehicle during critical periods of the day, when traffic congestion is at its highest (e.g., peak commute periods). The primary source for local vehicle occupancy rates is the 2004 American Community Survey undertaken by the U.S. Bureau of the Census.

This survey recorded the number of individuals commuting to work and their principal modes of travel: drive alone, carpool, public transit, bicycle, walk and other. In order to compute the average vehicle occupancy, the number of commuters arriving by private vehicle (drive alone or carpool/vanpool) was divided by the number of private vehicles.

The data is presented in Table 7.3.

## 7.4 Transit Service Levels

Levels of transit service are commonly expressed in terms of transit ridership along a specific line or in specific service areas. In this case, MUNI, the transit operating division of the MTA, provides annual ridership volumes for all of its lines. These data, covering p.m. peak and average daily volumes during Fiscal Year 2004-05, are reported in Table 7.4. This table provides recent ridership data for all of MUNI's existing transit routes throughout the city, including trolley and motorcoach bus service as well as light rail service.

In the future, Commerce & Industry Inventories will compare these baseline ridership volumes with future ridership data on an annual basis. This information will provide a clearer picture of future travel demand as it relates to changes in transit ridership.

## 7.5 TIDF Revenues

The MTA Finance Division assembles data on the volume of revenue collected from the Transit Impact Development Fee (TIDF). These fees, which are collected from building applicants just prior to the issuance of a certificate of occupancy, are subsequently deposited into an account for use by the MTA. Historically, data have indicated wide variations in the volume of revenues collected each year, depending on the number and size of projects approved.

The TIDF has been in effect in San Francisco since 1981, although litigation prevented collection of this fee until three years later. Originally, the TIDF was developed to offset the increased marginal operating and capital costs incurred by MUNI in the late 1970s, during the boom in office development. In response to increasing transit demand, this new fee was designed to provide expanded peak period transit service to downtown MUNI routes. While the application of this fee was originally limited to all new and converted office space in Downtown San Francisco, in 2004, City legislation expanded its application to most non-residential uses throughout the City.

Annual revenues from the TIDF are shown in Table 7.5. They have been inflation adjusted to \$2005.

**TABLE 7.1** MODE SPLIT FOR COMMUTERS

Table 7.1 presents the most recent mode split data for San Francisco's residents and employees. It is shown in terms of the percentages of all trips.

Mode	Residents			Employees
	2000	2002	2004	2004
Drive Alone	41.0	42.4	42.3	38.8
Carpool/Vanpool	9.3	8.7	8.7	11.9
Transit	32.2	30.8	29.6	34.9
Walk	6.5	8.0	8.2	5.9
Bicycle	1.8	2.1	1.8	1.6
Work at Home	4.8	6.5	7.7	5.3
Other	4.4	1.5	1.7	2.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Note:**

- Residents includes only residents living in San Francisco, regardless of workplace location
- Employees includes only employees working in San Francisco, regardless of place of residence

**Source:**

- US Census American Community Survey, 2000, 2002 and 2004
- <http://www.census.gov/acs/www/>

**TABLE 7.2** PARKING ENTITLEMENTS, 2004-2005

Table 7.2 presents the most recent data on parking entitlements in San Francisco.

Zoning District	2004		2005	
	Projects	Net Spaces	Projects	Net Spaces
C-2			1	21
C-3	2	243	5	730
M-1	3	368	3	468
M-2	2	186	1	35
NC-3	2	21	1	48
North Beach	1	12		
Polk			2	42
P	1	25		
RC-4	1	2	7	626
RH-1	1	4		
RH-2	1	216	2	3
RH-3	1	1	1	3
RM-1	1	4		
RM-1/RM-4			1	360
RM-3	1	1		
RM-4			1	7
RSD	1	40	1	14
SLI	2	13		
SLR	1	20	1	42
SSO	1	35		
<b>TOTAL</b>	<b>22</b>	<b>1,191</b>	<b>27</b>	<b>2,399</b>

**Note:**  
 C refers to commercial districts  
 R refers to residential districts; and  
 S refers to support activity districts

**Source:**  
 San Francisco Planning Department, 2006.

**TABLE 7.3** PRIVATE VEHICLE OCCUPANCY IN SAN FRANCISCO

Table 7.3 presents data on private vehicle occupancy rates in San Francisco. It describes the average number of people per trip in San Francisco.

Year	San Francisco Residents	San Francisco Employees
2000	1.22	n.a.
2002	1.20	n.a.
2004	1.20	1.31

**Source:**  
 American Community Survey, 2000, 2002, 2004  
<http://www.census.gov/acs/www/>

**TABLE 7.4** TRANSIT RIDERSHIP ON MUNI LINES

Table 7.4 presents data on average daily ridership on MUNI lines for 2005.

MUNI Route		Ridership		MUNI Route		Ridership	
		PM Pk.	Daily			PM Pk.	Daily
1	California	2,724	27,341	31BX	Balboa Ex.	309	712
1AX	Calif. Ex.	354	898	33	Stanyan	468	6,167
1BX	Calif. Ex.	492	1,657	35	Eureka	162	737
2	Clement	620	5,635	36	Teresita	74	1,015
3	Jackson	219	3,649	37	Corbett	190	1,421
4	Sutter	458	3,942	38	Geary	2,287	30,493
5	Fulton	1,714	13,184	38L	Geary Ltd	2,090	18,809
6	Parnassus	568	6,610	38AX	Geary Ex.	391	805
7	Haight	442	5,863	38BX	Geary Ex.	442	1,017
9	San Bruno	1,870	17,024	39	Coit	37	404
9AX	S.B. Ex.	1,085	2,184	41	Union	606	3,345
9BX	S.B. Ex.	981	1,564	43	Masonic	1,338	14,264
9X	S.B. Ex.	n.a.	7,873	44	O'Shaugn.	1,826	13,275
10	Townsend	324	3,056	45	Union-Stock.	1,273	15,994
12	Folsom	404	7,376	47	Van Ness	1,297	16,529
14	Mission	3,541	40,109	48	Quintara-24 <sup>th</sup>	958	9,660
14L	Mission Ltd	283	4,574	49	V.N.-Mission	2,725	26,206
14X	Mission Ex.	972	2,464	52	Excelsior	337	3,082
15	Third St.	2,474	30,440	53	Southern Hts.	78	1,146
16AX	Noriega Ex.	299	800	54	Felton	401	5,707
16BX	Noriega Ex.	420	843	56	Rutland	14	205
17	Parkmerced	216	1,510	66	Quintara	122	774
18	46 <sup>th</sup> Ave.	281	3,578	67	Bernal Hts.	260	2,242
19	Polk	691	10,395	71	Haight-Nor.	n.a.	9,704
21	Hayes	1,254	12,279	71L	Marin Head.	1,328	1,811
22	Fillmore	2,152	22,806	82X	Levy Plaza	79	307
23	Monterey	425	4,529	88	BART Shut.	220	732
24	Divisadero	1,278	11,355	89	Lag. Honda	n.a.	179
26	Valencia	496	4,245	108	Treasure Isl.	354	1,958
27	Bryant	725	9,157	F	Market	1,154	14,139
28	19 <sup>th</sup> Ave.	987	9,924	J	Church	1,254	20,018
29	Sunset	1,153	16,596	K	Ingleside	1,264	18,263
30	Stockton	1,842	29,108	L	Taraval	2,975	28,607
30X	Marina Ex.	43	2,078	M	Ocean View	2,138	24,681
31	Balboa	828	8,690	N	Judah	3,779	39,632
31AX	Balboa Ex.	400	878				

Source: San Francisco Municipal Railway, 2005

**TABLE 7.5 TIDF REVENUES COLLECTED (INFLATION-ADJUSTED)**

Table 7.5 presents data on TIDF revenues collected in San Francisco since 1996, inflation adjusted to reflect costs in 2005.

Fiscal Year	Fee Structure	Collections (\$2005)
1997	1981 Ordinance	\$ 4,312,766
1998	1981 Ordinance	\$ 2,868,635
1999	1981 Ordinance	\$ 906,332
2000	1981 Ordinance	\$ 6,486,400
2001	1981 Ordinance	\$ 3,318,341
2002	1981 Ordinance	\$ 8,411,143
2003	1981 Ordinance	\$ 3,099,315
2004	2004 Ordinance	\$ 285,885
2005	2004 Ordinance	\$ 30,589

**Note:** Fiscal Year 2005 runs from July 1, 2004 to June 30, 2005

**Source:** MTA Finance, 2004 and 2

# Acknowledgements

## **Mayor**

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