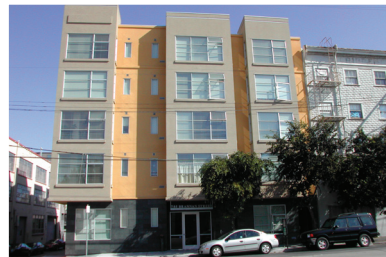


2006

San Francisco HOUSING INVENTORY



San Francisco Planning Department
December 2007



1	2
3	4

- 1 Valencia Gardens, Valencia & 15th Streets – 260 affordable units
- 2 Sierra Heights, 25 Sierra & 639 Missouri Streets – 67 units, including 7 inclusionary affordable units
- 3 The Lansing, 40-50 Lansing Street – 82 units, including 10 inclusionary affordable units
- 4 785 Brannan Street – 56 off-site inclusionary affordable units

San Francisco
HOUSING INVENTORY
2006

San Francisco Planning Department
December 2007



To M. F. (Piet) Groat

This year marks the 40th Anniversary of the first *Housing Inventory* report and the Planning Department would like to dedicate this 2006 *Housing Inventory* to M. F. (Piet) Groat. Piet started the series in 1967 and he prepared the first 19 Housing Inventory reports. He retired in 1988 and lives in Marin County.

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Introduction

The *Housing Inventory* is the Planning Department's annual survey of housing production trends in San Francisco. It has reported changes in the City's housing stock, including housing construction, demolition, and alterations, since 1967. This report is 37th in the series and presents housing production activity during 2006.

By monitoring changes in San Francisco's housing stock, the *Housing Inventory* provides a basis for evaluating the housing production goals and policies of the Housing Element of the San Francisco General Plan. Housing policy implications that may arise from data in this report, however, are not discussed here.

The *Housing Inventory* reports housing production, which begins when a building permit application for a project is filed with the City. The application is first reviewed by the Planning Department for compliance with the Planning Code, zoning, and other applicable policies. If the Planning Department approves the project, the Department of Building Inspection (DBI) reviews the application for compliance with the Building Code. If DBI approves the application, it issues a permit authorizing construction. The next step is for the project sponsor to begin construction on the project. Once construction has been completed and passed all required inspections, DBI issues a Certificate of Final Completion (CFC) for the project.

The *Housing Inventory* also reports the annual net gain in housing units citywide and by planning district. Net gain is the number of newly constructed units with CFCs issued, adjusted for alterations – which can add or subtract units – and demolitions. Affordable housing, condominiums,

and changes in the residential hotel stock are other areas of interest covered by the *Housing Inventory*. In addition, the report provides a regional perspective by examining housing construction activity and home prices for the nine-county Bay Area region. Finally, major projects completed, authorized, under review, or in the pipeline are listed in Appendix A.

This report was prepared from information received from a number of different sources including the Department of Building Inspection, the Department of Public Works, and Planning Department records. The Mayor's Office of Housing, the San Francisco Housing Authority, and the San Francisco Redevelopment Agency provided information on affordable housing projects. The Construction Industry Research Board provided Bay Area building permit data. The California Association of Realtors, California State Census Data Center, and Rent-SF.com provided housing costs. Project sponsors also contributed data.

Copies of this report can be downloaded from the Publications & Reports link at the Planning Department's web site at <http://www.sfgov.org/planning>.

A limited number of copies are available from the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Copies may also be reviewed at the Government Information Center on the fifth floor of the San Francisco Main Library.

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Key Findings

Housing Production

- New housing production in 2006 totaled 1,995 units. This includes 1,675 units in new construction and 320 new units added through conversions of non-residential uses or expansion of existing structures.
- Some 81 units were lost through demolition, unit mergers, or removal of illegal units.
- This year saw a net addition of 1,914 units to the City's housing stock. This is a 3% increase over 2005, and 23% higher than the 10-year average and 32% higher than the 20-year average.
- As of 2006, there are 357,832 dwelling units in San Francisco: 31% are single-family homes, 34% are in buildings with 2 to 9 units, and 35% are in buildings with 10 or more units.
- In 2006, 2,332 units were authorized for construction. This represents a 58% decrease from 2005. New housing authorized for construction over the past five years continues to be over-whelmingly (81%) in buildings with 20 or more units. In 2006, this trend is repeated with 78% of authorized units slated for 20+ unit buildings.
- The Planning Department approved 140 projects in 2006; these projects propose a total of 5,701 net units.
- New condominiums recorded peaked in 2006 with 2,466 units – a 29% increase over 2005. Almost 80% of those units were in buildings with 20 units or more. Similarly, 2006 experienced the largest number of condominium

conversions ever – 727 or more than twice the number converted in 2005.

- New housing development in 2006 continued to be concentrated on the eastern side of the city, particularly in the South of Market planning district, where 43% of all units were built. The Mission planning district ranked second, where 20% of net units were added.

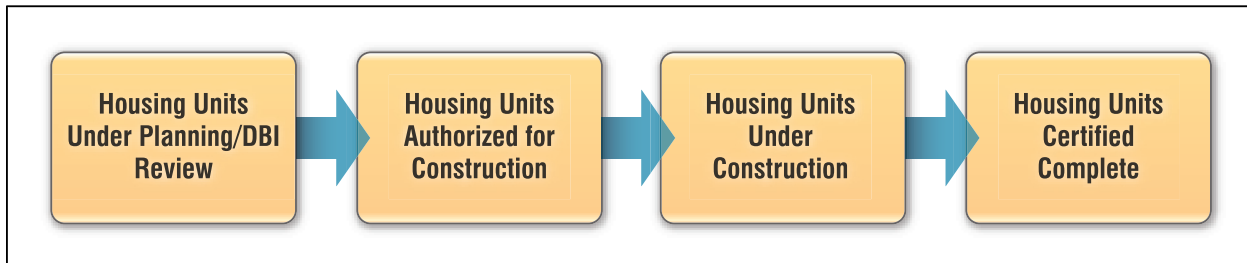
Affordable Housing

- In 2006, 491 new affordable housing units were constructed – 39% less than the previous year.
- About half of the new affordable units were very low-income rental units.
- The number of inclusionary affordable units (189) represents a 70% increase over 2005.

Housing Production Process

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

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

Figure 1. The Housing Production Process

Units Reviewed by Planning Department and DBI

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

Units Authorized for Construction

If DBI approves the project following its own review, it issues building permits authorizing construction. Projects with approved building permits generally start construction within 90 days from the date the permit is issued. Start of construction, however, may be delayed for up to a year. If the permit is not picked up or acted on within 90 days, the permit expires. The number of units authorized for construction is a key indicator of future housing construction.

Units Certified Complete

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

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

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

Housing Stock

The number of units in San Francisco’s housing stock is derived by taking the total units from the 2000 Census and then adding the net unit changes following the April 2000 count. The net unit change is the sum of units completed from new construction and alterations minus units lost from demolition and alterations.

Since the 2000 Census, there has been a net gain of 13,134 units. In 2006, 1,914 net units were added to the housing stock. This represents a 3% increase from the 1,855 units added in 2005.

By the end of 2006, housing units in San Francisco totaled 357,832, with a near equal distribution between single family units (31%), moderate density

buildings (two to nine units – 34%), and higher density structures (10 or more units – 35%). This distribution will likely change in the next few years as the trend has been moving towards increasingly larger buildings.

As of December 2006, units in buildings with 20 or more units comprised 25% of the City’s total housing. Of all units added since the 2000 Census, 76% have been in buildings with more than 20 units.

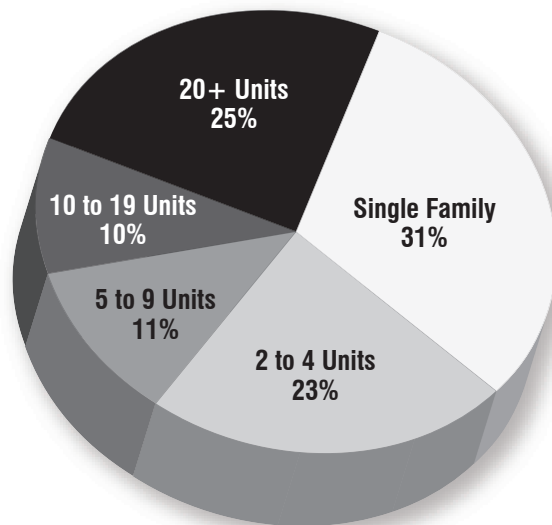
Table 1 provides a profile of San Francisco’s housing stock by building type from 2000 through 2006. Figure 2 illustrates San Francisco’s housing stock by building type for 2006.

Table 1. San Francisco Housing Stock by Building Type, 2000 - 2006

Building Type	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	Total
2000 Census count, April 2000	111,125	80,168	38,940	34,996	79,469	344,698
Added April 2000 to 2005	57	903	757	958	8,545	11,220
2006	9	119	58	293	1,435	1,914
Total	111,191	81,190	39,755	36,247	89,449	357,832

Sources: U.S. Census Bureau; Planning Department

Figure 2. San Francisco Housing Stock by Building Type, 2006



Housing Production Trends

New Housing Construction

- New construction unit totals for 2006 – 1,675 – were down by 11% from 2005. Although significantly less than the 2003 peak year, new construction in 2006 was 9% higher than the 20-year average of 1,537 units.
- This year also saw the highest number of units added through “alterations” since tracking of this data began in 1990. Conversions of non-residential uses resulted in 202 new units and 118 new units were added through expansion of existing structures.
- The year 2006 saw the fewest number of demolitions (41) since 1994. This is 76% lower than the 10-year demolition average of 169.
- A similar number of units (40) were also lost due to mergers, removal of illegal units or conversion of residential units to non-residential uses.
- In 2006, a net of 1,914 units were added to the housing stock, a slight increase of 3% over the 1,855 built in 2005. This is also 15% above the 10-year average (1,662) and 32% above the 20-year average (1,453). The low number of demolitions and a high net unit gain from alterations resulted in the modest increase in overall housing production even as new construction was down 11% from 2005.
- In 2006, the Department of Building Inspection (DBI) authorized 2,332 units for construction according to building permit data. That number represents a 58% decrease from 2005 (5,571).

Table 2, and Figures 3 and 4 show housing production trends over the past 20 years. The table and figures account for net new units gained – which is the number of units newly constructed and adjusted for alterations, which can add or subtract units, and demolitions. Figure 5 illustrates housing production activity from 2002-2006.

Some of the larger projects that were completed in 2006 include: 301-351 King Street (313 units); Valencia Gardens (Valencia Street at 15th Street – 260 affordable public housing units); 199 New Montgomery Street (166 units); 675 Townsend Street (148 units); The Watermark at 501 Beale (136 units), and 40-50 Lansing Street (82 units).

A list of all market rate projects with 10 units or more that received their CFCs in 2006 is included in Appendix A, List 1. Appendix A, List 2 includes all major affordable housing projects completed in 2006.

Projects Under Review

- In 2006, 260 separate projects with 7,263 units were filed at the Planning Department. This surpasses the count in 2005 (6,602 units) by 10% and is 22% higher than the five-year average (5,933). The number of units filed with Planning has increased steadily over the last five years.
- As of December 31, 2006, the total number of units under review at the Planning Department was 14,760. Table 3 does not include projects filed in previous years that are still being reviewed (or about 7,500 units).
- The Planning Department approved 140 projects in 2006; these projects propose a total of 5,701 net units.

Table 2. San Francisco Housing Trends, 1987-2006

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
1987	2,442	1,553	127		1,426
1988	2,148	2,011	104		1,907
1989	1,508	2,573	228		2,345
1990	1,332	2,065	433	105	1,737
1991	987	1,882	90	(60)	1,732
1992	629	767	76	34	725
1993	1,001	379	26	(65)	288
1994	948	1,234	25	(23)	1,186
1995	525	532	55	(76)	401
1996	1,228	909	278	52	683
1997	1,666	906	344	163	725
1998	2,336	909	54	19	874
1999	3,360	1,225	98	158	1,285
2000	2,897	1,859	61	(1)	1,797
2001	2,380	1,619	99	259	1,779
2002	1,478	2,260	73	221	2,408
2003	1,845	2,730	286	52	2,496
2004	2,318	1,780	355	62	1,487
2005	5,571	1,872	174	157	1,855
2006	2,332	1,675	41	280	1,914
Total	38,931	30,740	3,027	1,337	29,050

Source: Planning Department

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

Figure 3. 20-Year Housing Production Trends, 1987-2006

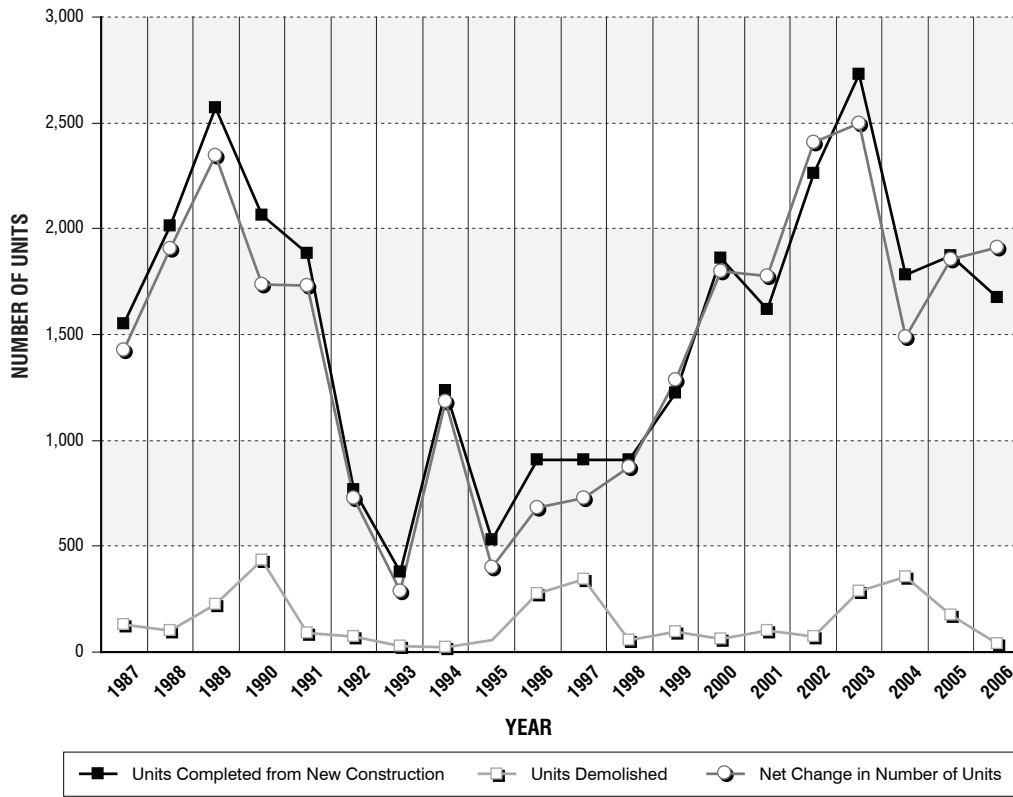


Figure 4. Units Authorized and Completed, 1987-2006

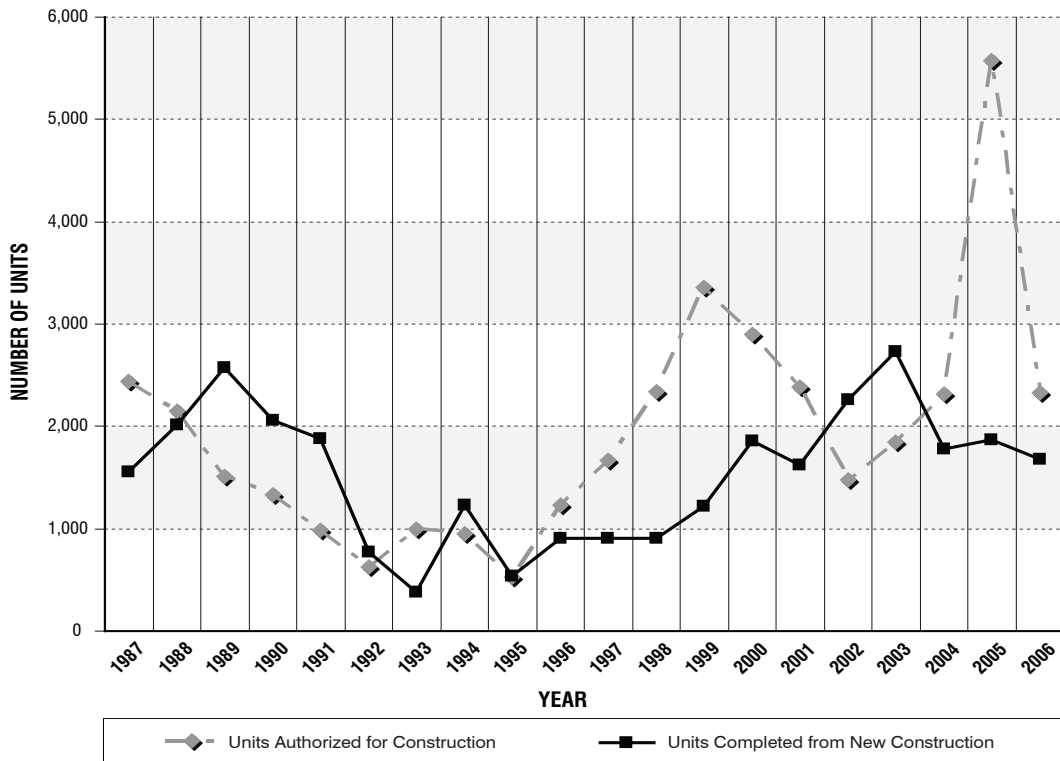


Figure 5. Units Authorized and Gained from New Construction, Alterations, and Demolitions, 2002-2006

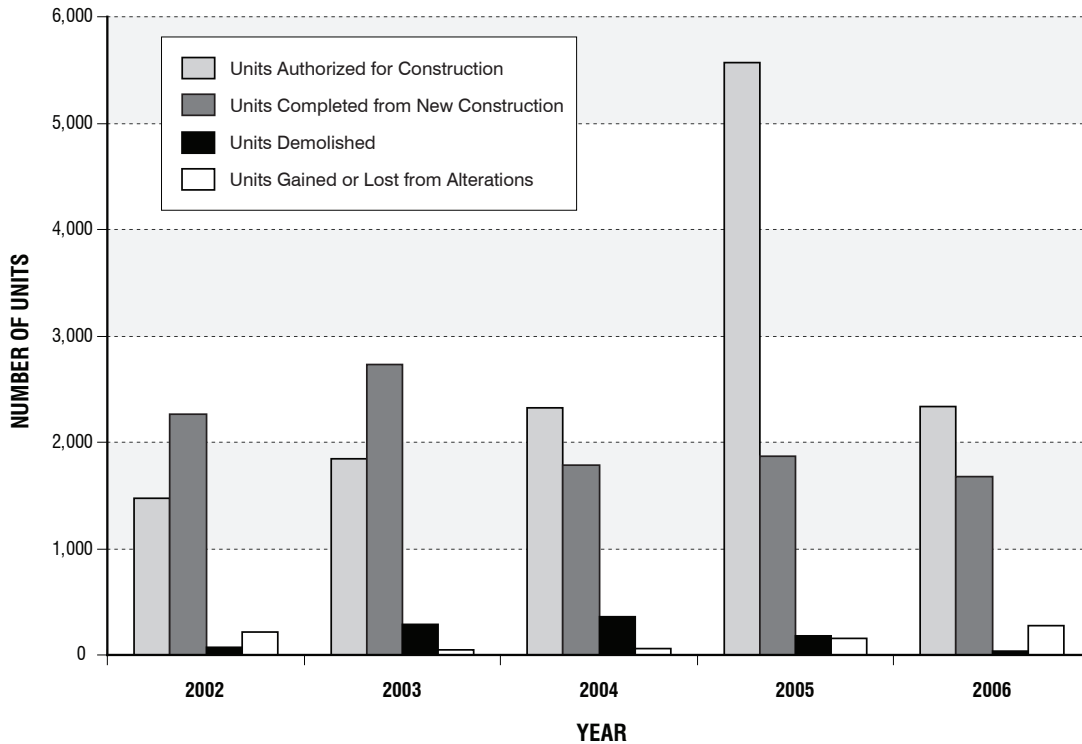


Table 3 shows the number of housing projects filed with the Planning Department over the last five years. It is important to note that Planning may not approve all projects under review or may not approve projects at the unit levels requested. Project sponsors may also change or withdraw the project proposals. Some projects listed in Table 3 as undergoing Planning Department review may have reached their approval stage, been authorized for construction, or may have been completed. Lastly, many of the housing projects under development by the San Francisco Redevelopment Agency (SFRA) do not show up in Table 3, because the SFRA is responsible for the review of those projects.

Table 3. Projects and Units Filed at Planning Department for Review by Year, 2002-2006

Year	Projects Filed	Units Filed
2002	268	4,374
2003	285	4,892
2004	344	6,534
2005	355	6,602
2006	260	7,854
Total	1,512	30,256

Source: Planning Department

Very large projects (over 100 units) under Planning Department review in 2006 include: 1167 Market Street (Trinity Plaza – 1,900 new units); 1401 Market Street (719 units); 399 Fremont Street (450 units); 3240 3rd Street (391 units); Hunters Point Shipyard Phase I (362 units); 55 9th Street (260 units); 72 Cambon Drive (195 units); 1 Polk Street (179 units); 1150 Ocean Avenue (175 units); 938 Howard Street (154 units); 1960-1968 Market Street (115 units); 1545 Pine Street (113 units); 100 New Montgomery Street (101 units); and 1-25 Division Street (100 units).

Appendix A, List 3 records major projects (10 units or more) that received Planning entitlements in 2006. Appendix A, List 4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2006.

Units Authorized for Construction

In 2006, DBI authorized 2,332 units for construction or 58% less than 2005. While there was a decrease in authorizations in 2006 from 2005, it is important to note that 2005 was a record year for unit authorizations and included 17 very large projects with over 4,400 units.

The 2006 number is 6% lower than the 10-year average (2,492) and 20% higher than the 20-year average (1,947). Since units authorized for construction is one of the indicators of future housing construction, the number of new units completed is expected to continue to increase over the next few years.

There were 231 projects authorized in 2006 compared to 171 projects in 2005 but fewer units authorized than in 2006. In 2006, the average development consisted of 10 units. In 2005, the average project had 33 units – 94% of them coming from buildings with 20+ units.

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

Some of the major projects authorized for construction during the reporting year include: 300 Berry Street (268 units); 555 Mission Rock Street (192 units); 631 Folsom (114 units); 74 New Montgomery Street (111 units); 990 Polk Street (109 units); 230 Turk Street (109 units); and 871 Turk Street (101 units).

Appendix A, List 5 lists all projects with five or more units authorized for construction in 2006.

Table 4.
Units and Projects Authorized for Construction by DBI by Building Type, 2002-2006

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
2002	147	130	88	163	950	1,478	274
2003	134	96	55	140	1,420	1,845	246
2004	133	82	90	505	1,503	2,313	268
2005	82	50	32	172	5,235	5,571	171
2006	104	76	63	267	1,822	2,332	231
Total	600	434	328	1,247	10,930	13,539	1,190

Source: Planning Department

Demolitions

- A total of 41 units were demolished in 2006. This is 76% less than the 174 units demolished in 2005 and 78% lower than the 5-year demolition average (186).
- Forty-four percent of the demolitions in 2006 occurred in single-family units.
- In 2006, 69% of the demolitions took place in low-density residential (RH) districts (28), with the largest number occurring in RH-2 districts (13 or 32%).
- The demolition of the North Beach and Valencia Gardens public housing projects accounted for the unusually high numbers of units demolished in 2003 and 2004. These units have since been replaced as part of the Hope VI rehabilitation program.

Table 5 shows the units demolished by building type from 2002-2006, and Table 6 shows the demolitions in 2006 by zoning district.

Alterations and Conversions

The majority of building permits issued by DBI are for residential alterations. These alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. The *Housing Inventory* is primarily concerned with alterations which result in a net loss or gain in the total number of units in the housing stock.

Dwelling units are gained by additions to existing housing structures, conversions to residential use, and legalization of illegal units. Dwelling units are lost by merging separate units into larger units, by conversion to commercial use, or by the removal of illegal units.

Table 7 shows the number of units added or eliminated through alteration permits from 2002 to 2006, and Table 8 profiles the type of alterations that removed units from 2002 to 2006 and the total number of units lost through demolition permits during the same periods.

- The net gain of 280 units from alterations in 2006 is comprised of 320 units added and 40 units eliminated. This is the highest number of net units added from alterations (280) since tracking of alteration data began in 1990.
- Net units gained through alterations increased 78% from the 157 units gained in 2005. The increase is a result of a higher number of units added and a lower number of units eliminated.

Conversion projects completed in 2006 resulted in the addition of almost 190 new units. The conversions of office space or retail space into residential space were primarily in the Downtown or South of Market areas. Office conversions include 2351 Powell Street (72 units) and 201 Sansome Street (46 units). Retail or commercial conversions include 150 Powell Street (45 units) and 1016 Grant Avenue (26 units).

- Of the 40 units eliminated in 2006, 21 were lost due to mergers, 12 were lost due to the removal of illegal units, and 7 were lost due to conversions.
- The 52% decrease in units lost through elimination from 2005 to 2006 was primarily the result of a decrease in the number of illegal units removed.
- The 81 total units lost was 68% lower than in 2005 when 257 total units were lost and included 41 demolished units.

Table 5. Units Demolished by Building Type, 2002-2006

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
2002	62	55	8	10	-	73
2003	45	34	14	3	235	286
2004	47	30	10	9	306	355
2005	81	70	16	3	85	174
2006	27	18	12	11	0	41
Total	262	207	60	36	626	929

Source: Planning Department

Table 6. Units Demolished by Zoning District, 2006

Zoning District	Buildings	Units		Total	Percent of Total
		Single Family	Multi-Family		
RH-1	7	7	0	7	17%
RH-2	8	5	8	13	32%
RH-3	4	1	7	8	20%
RM-1	3	2	2	4	10%
RM-3	1	1	0	1	2%
NC-2	1	1	0	1	2%
RED	2	0	6	6	15%
SLR	1	1	0	1	2%
Total	27	18	23	41	100%

Source: Planning Department

Table 7. Units Added or Eliminated Through Alteration Permits, 2002-2006

Year	Units Added	Units Eliminated	Net Change
2002	321	100	221
2003	132	80	52
2004	113	51	62
2005	240	83	157
2006	320	40	280
Total	1,126	354	772

Source: Planning Department

Table 8. Units Lost Through Alterations and Demolitions, 2002-2006

Year	Alterations				Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Units Converted	Total Alterations		
2002	36	64	0	100	73	173
2003	33	27	20	80	286	366
2004	22	23	5	50	355	405
2005	38	38	7	83	174	257
2006	12	21	7	40	41	81
Total	141	173	39	353	888	1,201

Source: Planning Department

New Construction Trends

New construction is the primary engine behind changes to the housing stock. This section examines new construction units over the past five years by looking at the types of buildings and the zoning districts where they occurred.

Types of Buildings

- Construction of new housing units over the past five years continues to be overwhelmingly (77%) in buildings with 20 or more units.
- There was a relatively large increase (632%) in new construction units completed in the “10 to 19 Units” grouping from 2005 to 2006. This represents the highest number in that category in the last five years and is a 70% increase over the 5-year average.
- The share of new construction in high-density buildings (20 or more units) was over 72% in 2006 — down from the 77% 5-year average.
- Single-family and 2-unit buildings construction made up a small proportion (5%) of new construction in 2006.

Table 9 shows new construction from 2002 through 2006 by building type. Figure 6 shows new construction by building type for 2006.

New Construction by Zoning District

Over a quarter (26%) of newly constructed units were built in traditional (R) districts. Industrial and Mission Bay districts received a relatively even distribution with 22% and 20% of the new units respectively.

Table 10 summarizes new construction by generalized zoning districts

Table 11 lists the number of units constructed in various zoning districts in the City. A complete list of San Francisco’s zoning districts is included in Appendix B.

Twenty percent of all new units built in 2006 are located in the Mission Bay Redevelopment zoning district (MB-RA).

The RM-1 zoning district ranked second, with 18% of the total. The 260-unit Valencia Gardens is in an RM-1 district.

Table 9. Units Gained from New Construction by Building Type, 2002-2006

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
2002	59	134	358	230	1,479	2,260
2003	67	104	176	152	2,231	2,730
2004	55	84	91	120	1,430	1,780
2005	46	38	117	38	1,633	1,872
2006	46	38	98	278	1,215	1,675
Total	273	398	840	818	7,988	10,317
Share of New Construction, 2002-2006	3%	4%	8%	8%	77%	100%

Source: Planning Department

Figure 6. Units Gained from New Construction by Building Type, 2002-2006

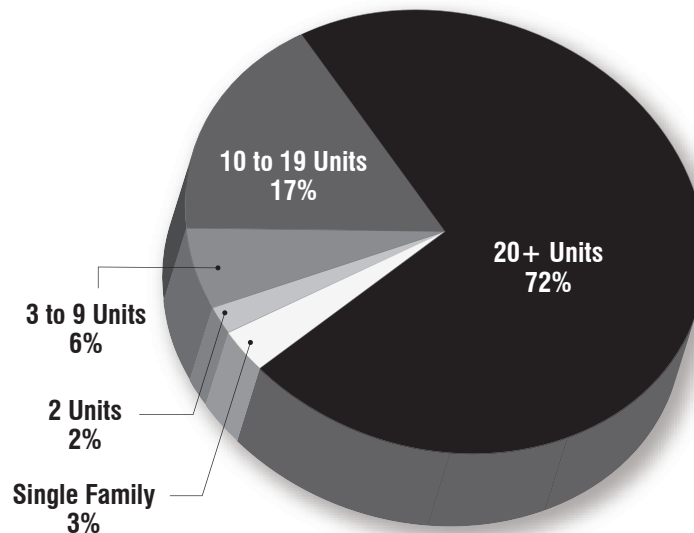


Table 10. Units Gained from New Construction by Generalized Zoning, 2006

General Zoning Districts	Units	Percent of Total
Residential	457	27%
Commercial	166	10%
Industrial	478	29%
Neighborhood Commercial	167	10%
South of Market	94	6%
Mission Bay	313	19%
Total	1,675	100%

Source: Planning Department

Table 11. Units Gained From New Construction by Zoning District, 2006

Zoning Districts	Units	Percent of Total
RH-1	38	2%
RH-2	36	2%
RH-3	11	1%
RM-1	282	17%
RM-3	8	0%
NC-1	18	1%
NC-2	24	1%
NC-3	35	2%
NCD-24th-Mission	5	0%
NCD-Inner Sunset	3	0%
NCD-Polk	68	4%

Zoning Districts	Units	Percent of Total
NCD-Upper Market	14	1%
RED	7	0%
SLI	56	3%
SLR	31	2%
DTR-RH	82	5%
C-3-O (SD)	166	10%
M-1	67	4%
M-2	329	20%
C-M	82	5%
MB-RA	313	19%
Total	1,675	100%

CONTINUED >

Source: Planning Department

Condominiums

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

New Construction

- 2006 was a record year for new condominium construction. The 2,466 new condominiums recorded were the most ever for one year and represent a 29% increase from 2005 when 1,907 were recorded.
- Seventy-nine percent of the condominiums recorded (1,945) were in buildings with 20 or more units, a 16% increase over 2005 (1,677).
- Overall, the number of new condominiums in the 3-19 unit buildings (459) increased in 2006 by 127% (202 in 2005), while there was a 238% increase of 10-19 unit building condominiums (250) from 2005 (74).

Table 12 shows construction of new condominiums recorded by DPW over the past 10 years, and Table 13 shows new condominium construction by building type over the past 5 years.

Condominium Conversions

The San Francisco Subdivision Code regulates condominium conversions. Since 1983, conver-

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

- A record number of condominium conversions (727) were registered in 2006, the most since conversions have been allowed. This number is more than twice the number of conversions in 2005 or an increase of 138%.
- The number of condominium conversions in two-unit buildings increased 149% from 2005; in three-unit buildings, the increase was 276%.

Table 12. New Condominiums Recorded by DPW, 1997-2006

Year	Units
1997	563
1998	594
1999	407
2000	1,309
2001	1,797
2002	1,815
2003	2,098
2004	1,215
2005	1,907
2006	2,466
Total	14,171

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

Table 13. New Condominiums Recorded by the DPW by Building Type, 2002-2006

Building Type	2002	2003	2004	2005	2006	Total
2 Units	128	61	68	28	62	347
3 to 4 Units	92	67	117	79	114	469
5 to 9 Units	146	165	63	49	95	518
10 to 19 Units	204	225	62	74	250	815
20 + Units	1,245	1,580	905	1,677	1,945	7,352
Total	1,815	2,098	1,215	1,907	2,466	9,501

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

- Over 61% of units converted in 2006 occurred in two-unit buildings. Conversions of two-unit, owner-occupied buildings are not subject to the annual 200-unit limit on conversions. According to the Bureau of Street Use and Mapping, the upsurge in two-unit and three-unit building conversions can be attributed to an increase in staffing that cleared application backlogs.
- Eighty-eight percent of the condominium conversions in 2006 (640) were in buildings with two or three units, compared to 76% in 2005 (223).

Table 14 shows the number of conversions recorded by DPW from 1997-2006. Table 15 shows condominium conversions by building type over the past five years.

Table 14. Condominium Conversions Recorded by DPW, 1997-2006

Year	Units
1997	368
1998	263
1999	262
2000	323
2001	371
2002	376
2003	432
2004	303
2005	306
2006	727
Total	3,731

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

Table 15. Condominium Conversions Recorded by DPW by Building Type, 2002-2006

Building Type	2002	2003	2004	2005	2006	Total
2 Units	230	292	206	180	448	1,356
3 Units	75	78	57	51	192	453
4 Units	44	40	40	48	64	236
5 to 6 Units	27	22	0	27	23	99
Total	376	432	303	306	727	2,144

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

Residential Hotels

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

Table 16 reports the number of residential hotel buildings and units for both for-profit and non-profit residential hotels.

- As of 2006, 19,164 residential hotel rooms exist in San Francisco, of which 75% are residential rooms in for-profit residential hotels, and 25% are residential in non-profit hotels.
- Residential rooms in non-profit residential hotels have been increasing in each of the past five years: 15% from 2004 to 2005; and 13% from 2005 to 2006.
- In for-profit residential hotels, residential rooms in 2006 decreased 5% from 2005 while tourist rooms decreased 9% during the same period.
- The number of for-profit residential hotel buildings continued decreasing, as in the four previous years, from 435 buildings in 2005 to 422 buildings in 2006.

Table 16. Changes in Residential Hotel Stock, 2002-2006

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		Total	
	Buildings	Resid. Rooms	Tourist Rooms	Buildings	Resid. Rooms	Buildings	Resid. Rooms
2002	457	15,902	3,846	61	3,473	518	19,375
2003	457	15,878	3,520	62	3,495	517	19,373
2004	455	15,767	3,239	65	3,652	520	19,419
2005	435	15,106	3,345	71	4,217	506	19,323
2006	422	14,385	3,036	82	4,779	504	19,164

Source: Department of Building Inspection

Affordable Housing

Standards and Definitions of Affordability

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

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

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

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

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

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

Market rate: Units at prevailing prices without any affordability requirements. Market rate

units generally exceed rental or ownership affordability levels, although some small market rate units may be priced at levels that are affordable to moderate income households.

Housing affordability for units is calculated as follows:

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

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

Inclusionary Affordable Housing Program units: These units are rental units for households earning up to 60% of the HUD median income, or ownership units for first-time home buyer households with incomes up to 100% of the HUD median income.

Tables 17 and 18 show the incomes and prices for affordable rental and ownership units based on 2006 HUD income limits.

Table 17. 2006 Rental Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (30% of HUD Median Income)	1	Studio	\$19,150	\$479
	2	1 Bedroom	\$21,900	\$548
	3	2 Bedroom	\$24,650	\$616
	4	3 Bedroom	\$27,350	\$684
	5	4 Bedroom	\$29,550	\$739
	6	5 Bedroom	\$31,750	\$794
Very Low Income (50% of HUD Median Income)	1	Studio	\$31,950	\$799
	2	1 Bedroom	\$36,500	\$913
	3	2 Bedroom	\$41,050	\$1,026
	4	3 Bedroom	\$45,600	\$1,140
	5	4 Bedroom	\$49,250	\$1,231
	6	5 Bedroom	\$52,900	\$1,323
Lower Income (60% of HUD Median Income)	1	Studio	\$38,300	\$958
	2	1 Bedroom	\$43,750	\$1,094
	3	2 Bedroom	\$49,250	\$1,231
	4	3 Bedroom	\$54,700	\$1,368
	5	4 Bedroom	\$59,100	\$1,478
	6	5 Bedroom	\$63,500	\$1,588
Low Income (80% of HUD Median Income)	1	Studio	\$51,100	\$1,278
	2	1 Bedroom	\$58,350	\$1,459
	3	2 Bedroom	\$65,700	\$1,643
	4	3 Bedroom	\$72,950	\$1,824
	5	4 Bedroom	\$78,800	\$1,970
	6	5 Bedroom	\$84,650	\$2,116

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

Note: Incomes are based on the 2006 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Rents are calculated based on 30% of gross monthly income. (FMR = Fair Market Rents)

Table 18. 2006 Homeownership Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price	Affordable Purchase Price
Low Income (80% of HUD Median Income)	1	Studio	\$51,100	\$1,405	\$142,688	\$153,497
	2	1 Bedroom	\$58,350	\$1,605	\$169,688	\$182,499
	3	2 Bedroom	\$65,700	\$1,807	\$197,152	\$211,900
	4	3 Bedroom	\$72,950	\$2,006	\$224,152	\$240,901
	5	4 Bedroom	\$78,800	\$2,167	\$245,552	\$264,302
Median Income (100% of HUD Median Income)	1	Studio	\$63,850	\$1,756	\$190,182	\$204,459
	2	1 Bedroom	\$72,950	\$2,006	\$224,199	\$240,941
	3	2 Bedroom	\$82,100	\$2,258	\$258,215	\$277,422
	4	3 Bedroom	\$91,200	\$2,508	\$292,232	\$313,904
	5	4 Bedroom	\$98,500	\$2,709	\$318,952	\$343,089
Moderate Income (120% of HUD Median Income)	1	Studio	\$76,600	\$2,107	\$237,768	\$255,502
	2	1 Bedroom	\$87,550	\$2,408	\$278,616	\$299,303
	3	2 Bedroom	\$98,500	\$2,709	\$319,465	\$343,105
	4	3 Bedroom	\$109,450	\$3,010	\$360,313	\$386,907
	5	4 Bedroom	\$118,200	\$3,251	\$392,360	\$421,908

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

Note: Incomes are based on the 2006 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Monthly housing expenses are calculated based on 33% of gross monthly income. (FMR = Fair Market Rents). Affordable purchase price incorporate monthly fees and taxes into sales price.

New Affordable Housing Construction

- Some 491 affordable units, were completed in 2006; representing 29% of the new housing constructed in 2006. Of these, 189 are inclusionary affordable units.
- Extremely low-income units represent 53% of the new affordable units that were constructed in 2006.

Figure 7 shows affordable housing construction compared to market-rate housing construction from 2001 to 2006 by year and as a total.

Table 19 shows the production of affordable housing by levels of affordability and Table 20 shows new affordable housing by type. These numbers do not include affordable units that result from

acquiring and rehabilitating residential buildings by nonprofit housing organizations. Those units are covered later in the report.

- The number of new affordable units was 39% less than in 2005 (799 to 491).
- More than half of the new units in 2006 (53%) were units for families (260).
- A total of 37 secondary units were added to existing residential buildings in 2006. Secondary, or “granny” units, are typically affordable to households with moderate incomes.

Several large affordable housing projects were completed in 2006 including: Valencia Gardens (Valencia at 15th Street, 260 units); 785 Brannan Street (56 units Single Room Occupancy (SRO) units; and 2428 Bayshore Boulevard (12 homeowner units).

Figure 7. New Construction of Affordable and Market Rate Units, 2002-2006

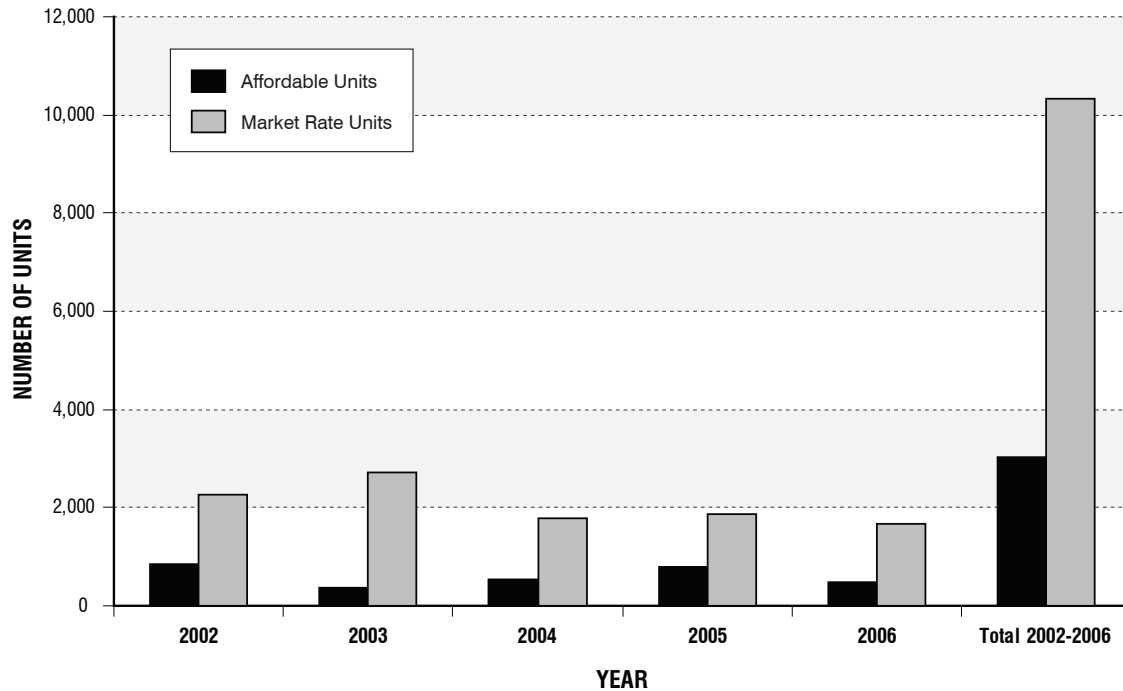


Table 19. New Affordable Housing Construction by Income Level, 2002-2006

Year	Extremely Low (30% AMI)	Very Low (50% AMI)	Lower (60% AMI)	Low (80% AMI)	Moderate (120% AMI)	Total Affordable Units	Total New Units	% of All New Units
2002	378	333	81	0	50	842	2,260	37%
2003	36	114	61	33	115	359	2,730	13%
2004	254	129	2	0	163	548	1,780	31%
2005	66	387	236	0	110	799	1,872	43%
2006	260	56	5	12	158	491	1,675	29%
Total	994	1,019	384	45	596	3,039	10,317	29%

Source: Mayor's Office of Housing

Table 20. New Affordable Construction by Housing Type, 2002-2006

Housing Type	2002	2003	2004	2005	2006	% of Total
Family	600	126	354	228	260	53%
Senior	91	50	25	226	0	0%
Individual / SRO	99	98	0	235	56	11%
Homeowner	52	85	169	110	175	36%
Total	842	359	548	799	491	100%

Source: Mayor's Office of Housing

Notes: Family units include projects with a majority of 2 or more bedroom units. Individual/SRO includes projects with a majority of one bedroom or studios, residential care facilities, shelters and transitional housing.

All major (10 or more units) new affordable housing projects completed in 2006 are detailed in Appendix A, List 2. Affordable housing projects under construction, or in pre-construction or preliminary planning with either the Mayor’s Office of Housing or the San Francisco Redevelopment Agency are presented in Appendix A, List 6.

Inclusionary Housing

In 1992, the Planning Commission adopted guidelines for applying the City’s Inclusionary Affordable Housing Policy. The policy required housing projects with 10 or more units that seek a conditional use (CU) permit or planned unit development (PUD) to set a minimum of 10% of their units as affordable units. In 2002, the Board of Supervisors expanded and legislated these guidelines into a requirement that all projects with 10 or more units set aside 10% of their units as affordable units to renters earning 60% or less of the area median income (AMI). In condominium developments, the ownership units would be available to people earning up to 100% of the AMI. If a housing project required a conditional use permit, then 12% of the units would need to be made available at the same levels of affordability.

In August 2006, the inclusionary requirements were increased to 15% if units were constructed on-site, and to 20% if constructed off-site. These increases will only apply to new projects. All projects in the pipeline at the time will be exempt from these increases, except for projects that have not yet received Planning Department approval and those that will receive a rezoning that increases the amount of housing that can be constructed on their property. Table 21 shows inclusionary units completed from 2002-2006.

In 2006, 189 inclusionary units were constructed, 70% more than in 2005 and 29% above the 5-year average. Two housing developments completed

in 2006 resulted from off-site compliance requirements: 785 Brannan Street (56 units) for 555 - 4th Street; and 2428 Bayshore Boulevard (6 units for 1635 California and 6 units for 680 Illinois Street). 121 units resulted from the on-site requirement

Appendix A List 1 provides a complete list of projects with 10 or more units constructed in 2006 with details of new construction with inclusionary units for those projects that have them.

Table 21.
New Inclusionary Units, 2002-2006

Year	Units
2002	133
2003	104
2004	199
2005	111
2006	189
Total	736

Source: Mayor’s Office of Housing

Affordability of Market Rate Housing

The San Francisco Bay Area remains one of the nation’s most expensive housing markets, with housing prices remaining high.

- In 2006, rental prices in San Francisco increased significantly (8%) from 2005 (from \$2,229 to \$2,400 for a 2-bedroom apartment. San Francisco rents are approaching the high rental rates of the late 1990s and early 2000s.
- In 2006, the median price for a three-bedroom home in San Francisco was about \$849,750, a very modest 0.37% increase over 2005 (\$846,640).

- The median price increase in home prices for the greater Bay Area was 8 times higher than in San Francisco, increasing 3.07% over 2005 – from \$674,360 to \$694,850.
- A San Francisco family of four earning 120% of the HUD median income (the household in need of affordable housing with the most income available to spend on purchasing a home – \$386,907 from Table 18) would fall short by about \$426,843 of being able to purchase a median-priced 3-bedroom home (\$849,750). This 2006 amount went up by only about \$3,000 from the 2005 amount (\$846,640) – much less than in previous years.

- A four-person household earning 80% of the median income (the household in need of affordable housing with the most income available to spend on rent) could pay a maximum rent of \$1,824 or 76% of the median rent (\$2400), about 9% less than in 2005 (85% of median rent).

Table 22 gives rental and sales prices for 1997 through 2006. The high cost of housing prevents families earning less than the median income from being able to purchase or rent a median-priced home in San Francisco.

Table 22. Housing Price Trends, San Francisco Bay Area, 1997-2006

Year	Rental		For Sale	
	2 Bedroom Apartment		3 Bedroom House	
	San Francisco	Bay Area	San Francisco	Bay Area
1997	\$1,600	N/A	\$311,240	\$266,180
1998	\$2,000	N/A	\$361,410	\$291,780
1999	\$2,500	N/A	\$409,570	\$308,477
2000	\$2,750	N/A	\$543,059	\$437,290
2001	\$2,331	N/A	\$563,770	\$443,980
2002	\$2,089	N/A	\$613,330	\$473,266
2003	\$2,023	N/A	\$651,640	\$495,460
2004	\$2,068	N/A	\$730,290	\$584,230
2005	\$2,229	N/A	\$846,640	\$674,360
2006	\$2,400	N/A	\$849,750	\$694,850

Sources: Rent-SF.com for Apartment rental prices. California Association of Realtors for home sale prices; the California Association of Realtors Bay Area data do not include Napa and Sonoma Counties. Figures are in current dollars.

Affordable Housing Acquisition and Rehabilitation

Acquisition and rehabilitation involves non-profit housing organizations purchasing existing residential buildings in order to rehabilitate units for low- and very low-income persons. Table 23 shows units that have been rehabilitated through funding by the Mayor's Office of Housing (MOH) and the San Francisco Redevelopment Agency (SFRA). Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While many of these units are residential hotel (Single Room Occupancy) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families.

The *Housing Inventory* reports units in such projects as adding to the housing stock when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end, the SRO still has 50 units, then for the purposes of this report, these units would not be counted as adding to the housing stock. No affordable units were rehabilitated in 2006.

Table 23. Units Rehabilitated, 2002-2006

Year	Units Acquired / Rehabilitated
2002	116
2003	208
2004	718
2005	404
2006	0
Total	1,446

Source: Mayor's Office of Housing

Changes in Housing Stock by Planning District

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

Table 24 summarizes newly constructed units completed and units demolished in each Planning District. It is important to note that the Net Housing Unit Gain calculation accounts for units lost or gained by alterations, even though these figures are not displayed. The table also ranks each Planning District by its position for each of the ratings categories.

- As in the last five years, the South of Market Planning District had the most new construction in 2006 with 888 units built or 53% of the total new construction. Similarly, South of Market had the highest net gain adding 902 units or 47% of net addition citywide. The completion of a number of projects in this area accounted for this high number.
- The Mission Planning District ranked second in new construction (365 units) and in net units gained (359 units). Seventy-one percent of those units were the Valencia Gardens affordable housing project.

Map 1. San Francisco Planning Districts



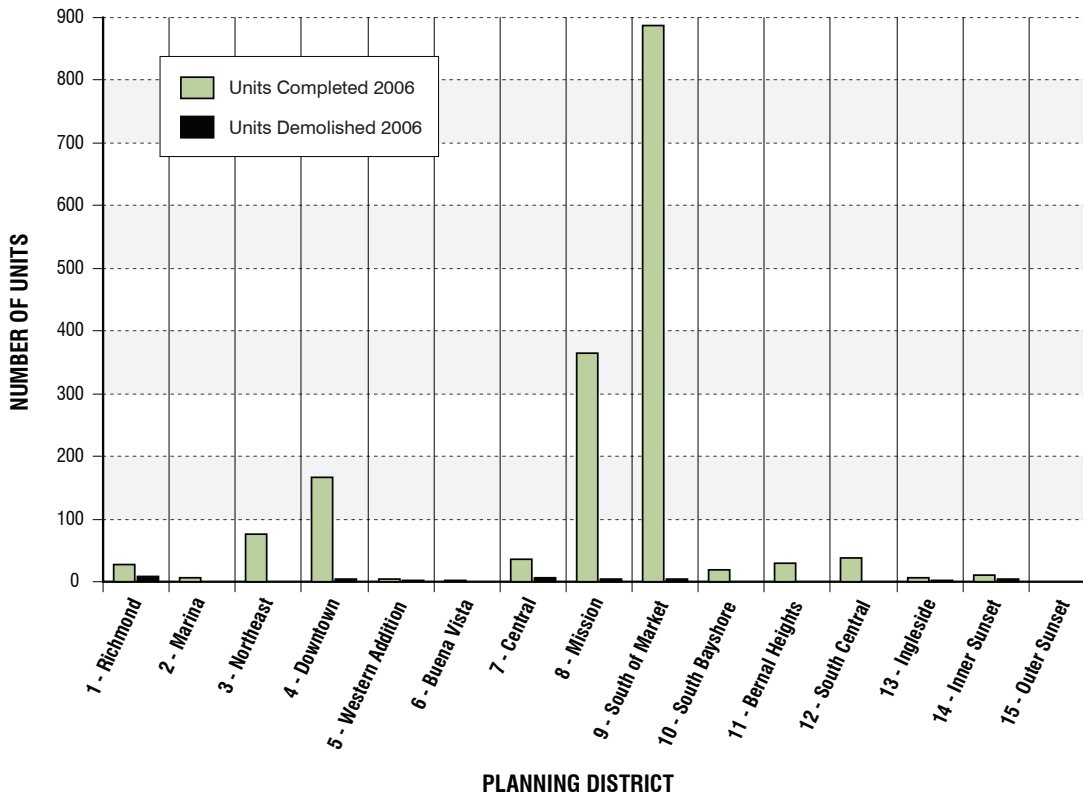
Table 24. Housing Units Completed and Demolished by Planning District, 2006

No.	District Name	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units*	Rank
1	Richmond	28	8	8	1	39	5
2	Marina	6	12	1	9	(2)	15
3	Northeast	76	4	0	13	175	4
4	Downtown	166	3	4	4	259	3
5	Western Addition	5	13	3	7	39	5
6	Buena Vista	3	14	1	9	0	14
7	Central	36	6	7	2	28	9
8	Mission	365	2	4	4	359	2
9	South of Market	888	1	5	3	902	1
10	South Bayshore	19	9	0	13	23	10
11	Bernal Heights	29	7	0	13	32	8
12	South Central	37	5	1	9	38	7
13	Ingleside	7	11	2	8	8	11
14	Inner Sunset	10	10	4	4	8	11
15	Outer Sunset	0	15	1	9	6	13
---	Total	1,675	---	41	---	1,914	---

Source: Planning Department

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

Figure 8. Units Completed & Demolished by Planning District, 2006



- The Downtown Planning District ranked third in new construction (166 units) and in net units gained (259 total units).
- In terms of net units gained, the only other Planning District with at least 100 or more units added was the Northeast with 175.
- The Richmond Planning District had the highest number of demolitions, with 8 reported. In 2006, there were fewer demolitions overall than in previous years and thus the rankings of demolitions by planning area are not very significant.

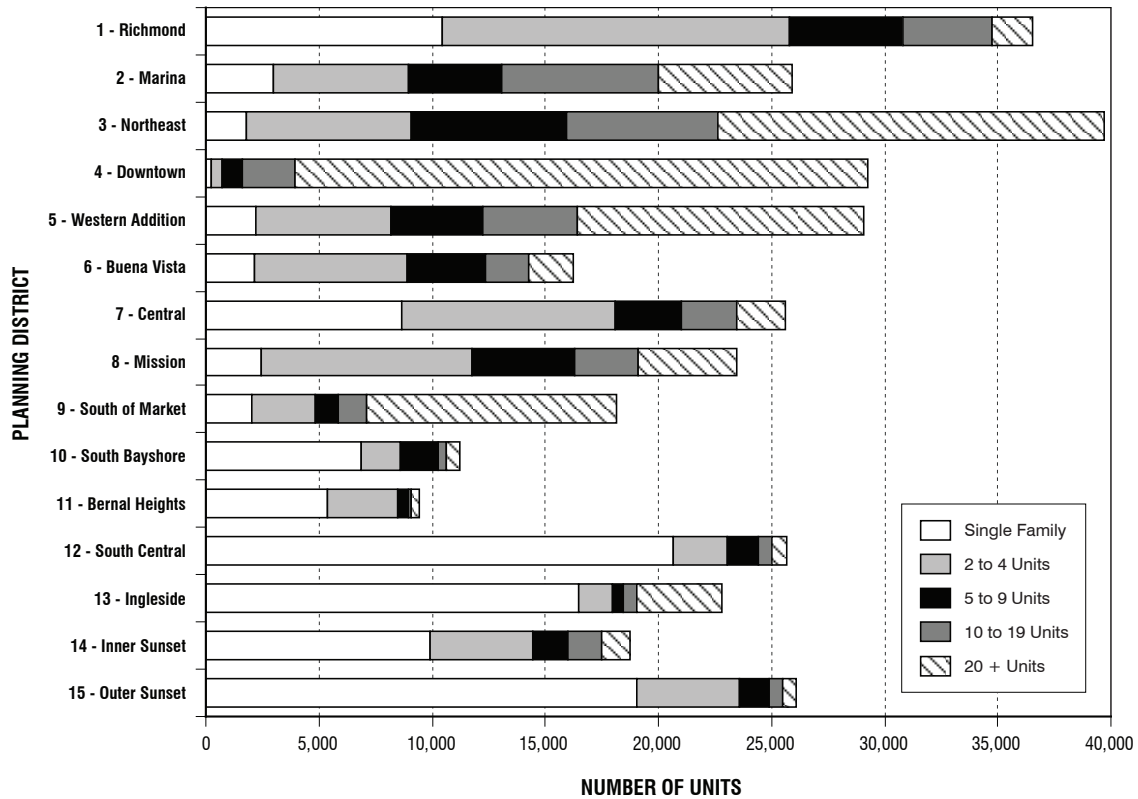
Figure 8 shows total new housing constructed and demolished by San Francisco Planning Districts in 2006.

Housing Stock by Planning District

Figure 9 shows the total overall housing stock by building type for the 15 San Francisco Planning Districts. Table 25 contains San Francisco housing stock totals by Planning District and shows the net gain since the 2000 Census.

- The Northeast and Richmond Planning Districts continue to have the highest number of overall units, with each having over 35,000 units. The Northeast District accounts for eleven percent of the City’s housing stock, while the Richmond Planning District accounts for ten percent.

Figure 9. San Francisco Housing Stock by Planning District, 2006



- The South Central, Outer Sunset, and Ingleside Planning Districts remain the areas with the highest number of single-family homes in San Francisco. Together these areas account for 51% of all single-family homes.
- The Marina and Northeast Planning Districts continue to have the highest share of buildings with 10 to 19 units. Thirty-seven percent of the City’s multi-family buildings with 10 to 19 units are in these districts.

- The Downtown Planning District has the largest stock of the city’s high-density housing. The Northeast Planning District is second with 17,054 units. Eighty-six percent of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 28% of all the high-density housing citywide. The Northeast Planning District, next with 43% of its units in buildings with 20 + units is home to 19% of the City’s high-density housing.

Table 25. San Francisco Housing Stock by Planning District, 2000-2006

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
1 - Richmond						
2000 Census Count	10,459	15,130	4,989	3,892	1,725	36,195
April 2000-2005	(10)	161	29	63	33	276
2006	(3)	27		15		39
Total	10,446	15,318	5,018	3,970	1,758	36,510
Percent of Total	29%	42%	14%	11%	5%	10%
2 - Marina						
2000 Census Count	2,978	5,958	4,122	6,900	5,752	25,710
April 2000-2005	(4)	16	20	(14)	156	174
2006	(4)	4	(2)			(2)
Total	2,970	5,978	4,140	6,886	5,908	25,882
Percent of Total	11%	23%	16%	27%	23%	7%
3 - Northeast						
2000 Census Count	1,813	7,228	6,782	6,571	16,658	39,052
April 2000-2005	(11)	58	44	112	260	463
2006	0	2	9	28	136	175
Total	1,802	7,288	6,835	6,711	17,054	39,690
Percent of Total	5%	18%	17%	17%	43%	11%
4 - Downtown						
2000 Census Count	210	508	799	2,332	23,230	27,079
April 2000-2005	0	3	74	24	1,820	1,921
2006		(4)	7		256	259
Total	210	507	880	2,356	25,306	29,259
Percent of Total	1%	2%	3%	8%	86%	8%
5 - Western Addition						
2000 Census Count	2,236	5,930	3,912	3,981	11,915	27,974
April 2000-2005	(3)	38	147	166	732	1,080
2006		1	4		34	39
Total	2,233	5,969	4,063	4,147	12,681	29,093
Percent of Total	8%	21%	14%	14%	44%	8%
6 - Buena Vista						
2000 Census Count	2,141	6,742	3,463	1,860	1,852	16,058
April 2000-2005	(13)	9	31	18	123	168
2006	(3)	3				0
Total	2,125	6,754	3,494	1,878	1,975	16,226
Percent of Total	13%	42%	22%	12%	12%	5%
7 - Central						
2000 Census Count	8,655	9,295	2,893	2,387	2,185	25,415
April 2000-2005	0	116	28	47	0	191
2006	(3)	2		29		28
Total	8,652	9,413	2,921	2,463	2,185	25,634
Percent of Total	34%	37%	11%	10%	9%	7%
8 - Mission						
2000 Census Count	2,438	9,202	4,354	2,495	3,925	22,414
April 2000-2005	(8)	111	145	154	265	667
2006	(2)	18	23	177	143	359
Total	2,428	9,331	4,522	2,826	4,333	23,440
Percent of Total	10%	40%	19%	12%	18%	7%

CONTINUED >

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
9 - South of Market						
2000 Census Count	2,025	2,690	959	897	6,396	12,967
April 2000-2005	(14)	124	66	277	3,845	4,298
2006	(1)	16	8	33	846	902
Total	2,010	2,830	1,033	1,207	11,087	18,167
Percent of Total	11%	16%	6%	7%	61%	5%
10 - South Bayshore						
2000 Census Count	6,917	1,680	1,625	315	419	10,956
April 2000-2005	(32)	41	15	58	160	242
2006	5	10	9	(1)	0	23
Total	6,890	1,731	1,649	372	579	11,221
Percent of Total	61%	15%	15%	3%	5%	3%
11 - Bernal Heights						
2000 Census Count	5,328	3,092	453	136	203	9,212
April 2000-2005	15	14	23	0	110	162
2006	4	8			20	32
Total	5,347	3,114	476	136	333	9,406
Percent of Total	57%	33%	5%	1%	4%	3%
12 - South Central						
2000 Census Count	20,553	2,339	1,248	583	246	24,969
April 2000-2005	89	56	97	40	404	686
2006	14	12		12	0	38
Total	20,656	2,407	1,345	635	650	25,693
Percent of Total	80%	9%	5%	2%	3%	7%
13 - Ingleside						
2000 Census Count	16,466	1,490	461	585	3,282	22,284
April 2000-2005	33	(4)	1	(14)	495	511
2006	5	3				8
Total	16,504	1,489	462	571	3,777	22,803
Percent of Total	72%	7%	2%	3%	17%	6%
14 - Inner Sunset						
2000 Census Count	9,895	4,478	1,582	1,478	1,194	18,627
April 2000-2005	3	35	20	14	22	94
2006	0	8				8
Total	9,898	4,521	1,602	1,492	1,216	18,729
Percent of Total	53%	24%	9%	8%	6%	5%
15 - Outer Sunset						
2000 Census Count	19,011	4,406	1,298	584	487	25,786
April 2000-2005	12	125	17	13	120	287
2006	(3)	9				6
Total	19,020	4,540	1,315	597	607	26,079
Percent of Total	73%	17%	5%	2%	2%	7%
Citywide						
2000 Census Count	111,125	80,168	38,940	34,996	79,469	344,698
April 2000-2005	57	903	757	958	8,545	11,220
2006	9	119	58	293	1,435	1,914
Total	111,191	81,190	39,755	36,247	89,449	357,832
Percent of Total	31%	23%	11%	10%	25%	100%

Source: Planning Department

Housing Construction in the Bay Area

This section provides a regional context to the City's housing production trends. San Francisco is one of nine counties that make up the Bay Area.

- In 2006, Bay Area counties authorized 23,475 units.
- Santa Clara (26%), Alameda (24%), and Contra Costa (19%) counties accounted for two-thirds of the units authorized.
- San Francisco, with 2,332 units authorized, accounted for only 10% of the region's total unit authorizations.

- In San Francisco, the majority of new housing is in multi-family buildings whereas single-family housing predominates outside the City.

Map 2 shows the nine counties that make up the Greater San Francisco Bay Area. Table 26 shows the total number of units authorized for construction for San Francisco and the rest of the Bay Area for the 1997 to 2006 period. Figure 10 shows trends in housing construction by building type from 1997 to 2006.

Map 2. San Francisco Bay Area Counties

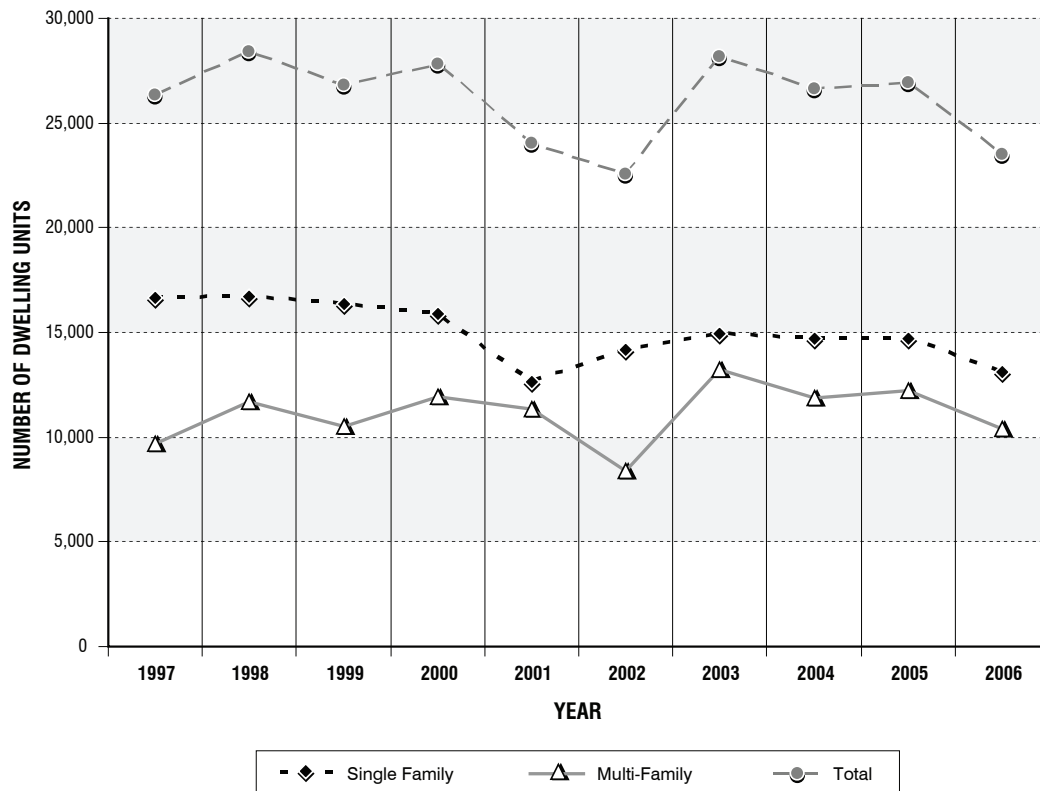


Table 26.
Units Authorized for Construction San Francisco and the Bay Area Counties, 2006

County	Units Authorized	Percent of Total
Alameda	5,708	24%
Contra Costa	4,403	19%
Marin	207	1%
Napa	489	2%
San Francisco	2,332	10%
San Mateo	895	4%
Santa Clara	6,185	26%
Solano	1,300	6%
Sonoma	1,956	8%
Total	23,475	100%

Sources: Construction Industry Research Board; Planning Department

Figure 10. Bay Area Housing Construction Trends, 1997-2006



Appendixes

Appendix A: Project Lists

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

List 1 details major market-rate housing projects with ten or more units that were completed in 2006.

List 2 is comprised of major affordable housing projects with 10 or more units that were completed in 2006.

List 3 provides information for all projects with 10 or more units that were approved by the Planning Department in 2006. These projects typically require either a conditional use permit, environmental review, or some other type of review by the Planning Commission, Zoning Administrator, or the Environmental Review Officer.

List 4 provides information for all projects with 10 or more units that were filed with the Planning Department in 2006. These projects require a conditional use permit, environmental review, or other types of review by the Planning Commission, Zoning Administrator, or the Environmental Review Officer. This list does not include projects submitted for informal Planning review and for which no applications have been filed.

List 5 contains residential projects with five or more units authorized for construction by DBI in 2006.

List 6 is an accounting of affordable housing projects in the "pipeline" — projects that are under construction, or in pre-construction or preliminary planning with either the Mayor's Office of Housing or the San Francisco Redevelopment Agency.

Appendix B: San Francisco Zoning Districts

Appendix C: Glossary

Appendix A, List 1. Major Market Rate Housing Projects Completed, 2006

Street Address / Project Name	Total Units	Affordable Units	Unit Mix		Tenure Type	Starting Sales Price	No. Rental Units	Starting Rental Price
301 King St (174) 351 King St (139) / Avalon at Mission Bay, Tower 2	313	19	10 6 3	1 Bedroom 2 Bedroom 3 Bedroom	Rental			10 @ 61-80% AMI 9 @ 81-120% AMI
199 New Montgomery St	166	18	5 6 7	Studios 1 Bedroom 2 Bedroom	Owner	\$236,783- \$302,127 BMR		
675 Townsend St	148	15	76 48 24	Studios 1 Bedroom 2 Bedroom	Owner			
501 Beale St / The Watermark	136	16			Owner	\$560,000- \$2,000,000 ----- \$200,500- \$295,000 BMR		
40-50 Lansing St / The Lansing	82	10	3 7	1 Bedroom 2 Bedroom	Owner	\$254,575- \$286,022 BMR		
2351 Powell St	72	9	8 1	Studios 1 Bedroom	Rental		8 1	\$925 \$1,026
25 Sierra St 639 Missouri St	67	7	1 4 2	1 Bedroom 2 Bedroom 3 Bedroom	Owner	\$265,284- \$344,909 BMR		
3000 23rd St	54	7	4 3	1 Bedroom 2 Bedroom	Owner/ Rental			
201 Sansome St / The Royal	46	5	3 2	1 Bedroom 2 Bedroom	Owner	\$247,420- \$276,629 BMR		
188 King St	44							
1529 Polk St 1630 California St	40			2 BMR In Lieu	Owner			
150 Powell St	29	3	28 1	1 Bedroom 3 Bedroom	Owner	\$200,000 BMR		
1000-16 Grant Ave	26							
270-84 Valencia St	24	3	24	2 Bedroom	Owner	\$335,956- \$336,251 BMR		
3184 Mission St	21	2	2	2 Bedroom	Owner	\$285,599 BMR		
6901 Geary Blvd	21	2	20 1	2 Bedroom 3 Bedroom	Rental		21	\$1,193- \$1,306
1725 Washington St	16	0	16	2 Bedroom	Owner	\$799,000- \$902,000		
540 Delancey St	16				Owner			
2815 Diamond St 55 Wilder St	15	2	2	2 Bedroom	Owner			
8 Landers St	14	1	1	1 Bedroom	Owner	\$223,776- \$248,776 BMR		
776 Tehama St 1277 Howard St	14	2	1 1	1 Bedroom 2 Bedroom	Owner			
1810 Polk St	12	0	4 4 4	1 Bedroom 2 Bedroom 3 Bedroom	Owner/ Rental	\$895,000	8	\$2,500 \$3,500 \$4,500

Sources: Planning Department; Department of Building Inspection; Mayor's Office of Housing; San Francisco Redevelopment Agency (SFRA)

Appendix A, List 2. Major Affordable Housing Projects Completed, 2006

Address	Developer/Sponsor	Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI % Targets	Type of Housing
Valencia Gardens	Mission Housing Development Corp.	260	54 Studios 60 1 Bedrooms 48 2 Bedrooms 88 3 Bedrooms 14 4 Bedrooms	Rental	1 bedrooms: \$1040 2 bedrooms: \$793 3 bedrooms: \$883 4 bedrooms: \$1343	35%	Family
785 Brannan St	Tenderloin Housing Clinic, Inc. [Off-site inclusionary units for The Palms, 4th and Freelon Sts]	56	56 Studios	Rental	\$561	50%	SRO
2428 Bayshore Blvd	[Off-site inclusionary units for 1635 California (6) and 680 Illinois (6)]	12	1 1 Bedroom 9 2 Bedrooms 2 3 Bedrooms	Owner	\$285,000-\$305,000	100%	Family

Sources: Planning Department; Department of Building Inspection; Mayor's Office of Housing; San Francisco Redevelopment Agency (SFRA)

Appendix A, List 3. Major Housing Projects Approved by Planning Department, 2006

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2002.1179 CWX	1169 Market St	Proposed project is to demolish the existing 263,602 gsf, 377 unit apartment complex and construction of a 1,500,000 gsf three connected residential buildings over a 2-story podium, containing 1,410 dwelling units, 20,000 gsf ground-floor retail	1523	08/03/06	CPC	Approved with Conditions	17297
2006.0358 EQX	399 Fremont St	Proposal is to demolish the existing structure and construct a new structure that would include a 400-foot tower, 450 dwelling units, and 450 off-street parking spaces.	450	06/15/06	CPC	EIR Addendum approved	
2006.0829 E	Hunters Point Shipyard Phase I	2nd Addendum to FEIR - Subsequent to the certification of the Final EIR and completion of the first Addendum, the Phase I development program underwent further refinement. See also Case 2003.0241E, 2004.0882R, 2004.0883M, 1994.061E	362	07/13/06	MEA	EIR Addendum No. 2 Issued	
2004.0552 EVX	340 Fremont St	Demolition of two existing building and construction of two residential buildings with up to 355 dwelling units, 2,335 GSF, and 336 off-street parking spaces.	333	06/15/06	MEA	EIR Certification issued	
2002.0133 E	545 Sansome St	Demolish the structures at 501 Washington, 545 Sansome and 517 Washington Street and then construct a new 30-story residential tower containing ground floor retail with approximately 305 residential units above within a C-3-O district	305	06/19/06	MEA	New Project Application Filed	
2004.0481 X	45 Lansing St	Demolition of an existing building and construction of a 400-foot mixed-use building with 305 dwelling units, 280 off-street parking spaces, and 1,000 GSF of ground floor retail use.	305	03/16/06	CPC	Approved with Conditions	17199
2003.0410 CES	3575 Geary Blvd	Proposed project involves the demolition of the existing 33,000 gsf Coronet Theater and construction of a 6-story 214,037 gsf affordable housing complex including 150 dwelling units, 53,957 gsf of office use, and 58 parking; 07/15/2003 Shadow Study Prop K.	150	04/06/06	CPC	Approved with Conditions as Amended	17219
2004.0027 C	900 Minnesota St	Proposed project involves the demolition/renovation of an existing 136,500 gsf one-story industrial complex into a 235,350 gsf mixed-use complex. The project would retain the facades of 2 two-story buildings and demolish a one-story building.	142	01/05/06	CPC	Approved with Conditions	17168
2005.1068 CKVX	1340-90 Mission St	Re-designed new-construction family housing project -- +/- 202,440 sq. ft. & 136 units -- "K" for shadow study -- "X" for Section 309 review w/ exceptions for rear yard, ground-level wind currents freight loading, & building bulk -- "V" for dwelling-unit	136	03/02/06	CPC	Approved with Conditions	17194
2004.0852 CEVX	1 Hawthorne St	Demolition of existing office building and shed and construction of a 15-story mixed-used building with 135 dwelling units, 135 off-street parking spaces, and 7,000 gsf of ground floor retail.	135	03/23/06	CPC	Approved with Conditions	17215

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2005.0634 EV	275 10th St	Project is the demolition of three light industrial buildings and construction of 135 units of supportive housing for chronically homeless adults in a four-story L-shaped building, with residential over retail, parking, and accessory office space. SRO	135	12/07/06	CPC	Final EIR Certified	17345
2006.0229 S	55 Page St	Project is for 132 unit new / mixed use condominiums, 128 residential, 4 commercial	128	05/11/06	DCP	Approved with Conditions	
2004.0892 C	1844 Market St	Proposed project is demolition of a 3-story 6,400 gsf office building and construction of a 7-story 140,380 gsf mixed use residential structure in two buildings with shared basement parking, and a podium courtyard, spanning the mid-block	113	05/11/06	CPC	Approved with Conditions	17245
2005.1127 CX	1340 Mission St	Project is for new-construction senior housing, 107 units & 91,8000 square feet -- associated w/ Case No. 2005.1068 -- Case No. 2005.1068K (shadow study for both projects), -- "X" for Section 309 review w/ exception for ground-level wind currents -- "C" for FAR	107	03/02/06	CPC	Approved with Conditions	17196
2005.1015 V	240 Hyde St	Variance for rear yard, usable open space exposure and off-street parking Variances sought to legalize the conversion of a tourist hotel with 77 tourist rooms to 77 residential hotel rooms (group housing) within the seven story structure	77	06/16/06	ZA	Granted with Conditions	
2004.1245 E	300 Grant Ave	Demolition of 272 and 292 Sutter Street, 35,600 gsf retail, and new construction of 12-story, 113,526 gsf residential mixed-use structure in K-M-M-S Conservation District with 66 residential units, ground floor retail, and 25 underground parking spaces.	66	01/27/06	MEA	Preliminary Negative Declaration Published	
2000.1215 E	48 Tehama St	New construction of 20-story, 200 ft. tall, 49,950 sq.ft. new office building w/ subsurface 3-space parking area after removal of 16-space parking lot; 9/26/05 - Revised E filed, New Construction of 20-story residential; 01/24/2001 Shadow Study Prop. K	63	08/22/06	MEA	2nd Negative Declaration Addendum Issued	
2005.0030 E	3400 Cesar Chavez St	Demolition of an existing paint store and construction of a mixed-use building with 60 dwelling units, 92 off-street parking spaces, and 16,000 gsf of ground floor retail use.	60	11/18/06	MEA	Preliminary Negative Declaration Published	
2006.0413 S	149 Mason St	Lot Line Adjustment to realign lot lines; Construction of 56 unit residential facility for formerly homeless individuals	56	05/04/06	DCP	Approved with Conditions	
1999.173 E	250 Brannan St	4/11/2006- Project revised. EIR Addendum. Proposed project would develop 51 residential units within existing building envelope. The proposed project would include approximately 83,500 sq.ft. of residential uses, 11,000 sq. ft. of common areas	51	11/29/06	MEA	Categorical Exemption Class 32 Issued	
2005.0946 VX	153 Kearny St	Conversion of 40,000 sf of office space (6 floors) to 51 residential units within the C-3-O district.	51	05/05/06	ZA	Granted with Conditions	

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2004.1341 E	721 Market St	Conversion of existing 7-story office building and adjacent 2-story building to 44 dwelling units. Ground floor retail and office to remain. Existing basement parking garage would be expanded via elevator to ground floor to accommodate 44 cars.	44	03/28/06	MEA	Categorical Exemption Issued	
2004.0980 V	642 Harrison St	Construction of two new floors to an existing office building and conversion to a mixed-use building with 43 dwelling units, 44 off-street parking spaces, 700 GSF retail use, and 400 GSF office use.	43	01/17/06	ZA	Granted with Conditions	
2003.1234 E	1461 Pine St	The proposed project involves the demolition of the existing one-story 6,000 gsf industrial building and the construction of a 5-story residential building containing 15 dwelling units, 15 off-street parking spaces, and 584 gsf of ground-floor retail space	35	05/09/06	MEA	Final Mitigated Negative Declaration Issued	
2006.0133 C	1299 Bush St	CU Authorization is requested to reduce the amount of Code parking provided from the Code required 26 spaces to 20 spaces within the Polk Street NCD. The project constructs a new 8 story mixed use structure with ground floor retail and 26 units	26	03/02/06	CPC	Approved with Conditions	17197
2005.0424 S	465 Tehama St	New construction of two four-story residential buildings on Lot to be subdivided, with 13-unit building fronting Tehama and 12-unit building fronting Clementina (468 Clementina). Existing building to be demolished.	25	04/18/06	ZA	Approved with Conditions	
2005.0930 E	1355 Pacific Ave	Demolition of existing two-story light industrial building. New construction of 24 dwelling units over ground floor parking in a five-story building.	24	11/29/06	MEA	Final Negative Declaration Adopted	
2005.0966 E	207-09 9th St	Conversion from Office to Residential / Commercial. Addition of 2 stories and 7000 sf for a new 561/2 foot high, 14,500 sf bldg. SRO	19	01/12/06	MEA	Categorical Exemption Issued	
2005.0734 E	75 Moss St	Construct residential structure with 14 new residential units and 14 off-street parking spaces	14	11/16/06	MEA	Categorical Exemption Class 32 Issued	
2005.0671 E	2395 Lombard St	Construct 4-story 29,900 sf mixed-use building with 16 basement parking spaces, ground floor retail, and 13 dwelling units. Demolish existing garage.	13	10/10/06	MEA	Final Negative Declaration Adopted	
2004.0897 CEV	1315 7th St	Demolition of a mixed-use and auto repair building and construction of a mixed-use project with 12 dwelling units, 12 off-street parking spaces, and 930 GSF of ground floor commercial use.	12	04/27/06	CPC	Approved with Conditions	17236
2004.0949 E	85 Brosnan St	Construction of a 12 unit, four-story residential building. AKA 480 14th St.	12	03/08/06	MEA	Categorical Exemption Issued	
2004.0975 CE	723 Taylor St	Construction of an eight-story residential building with 12 dwelling units on a vacant lot.	12	05/04/06	CPC	Approved with Conditions	17240
2005.0234 V	700 Montgomery St	Office to residential conversion - 12 units.	12	06/02/06	ZA	Granted with Conditions	

Source: Planning Department

Appendix A, List 4. Major Housing Projects Filed at Planning Department, 2006

Planning Case No.	Address / Project Name	Case Description	Units Proposed
2006.1343 M	1169 Market St / Trinity Plaza	Construct new mixed-use buildings containing 1900 units after demolition of 377 existing rental units	1,900
2006.0584 XKVC	1401 Market St	Construct new mixed-use building containing approximately 719 dwelling units and up to 719 parking spaces	719
2006.0358 XQVKE	399 Fremont St	Demolish existing structure and construct a new structure that would include a 400-foot tower, 450 dwelling units, and 450 off-street parking spaces.	450
2006.0534 E	3240 3rd St	Demolish the existing industrial buildings on the site, construct 391 dwelling units, 23,831 sf retail, and 459 parking spaces in two separate buildings on the site	391
2006.0829 ES	Hunters Point Shipyard Phase I Development	Subsequent to the certification of the Final EIR and completion of the first Addendum, the Phase I development program underwent further refinement as See also Cases 2003.0241 E, 2004.0882 R, 2004.0883 M, 1994.061 E	362
2006.1248 XE	55 9th St	Construct mixed-use 18-story, 190-foot tall building with residential uses on floors 2 through 18 and retail uses on the ground level	260
2006.0680 E!	77 Cambon Dr	Demolish 30,790 sf commercial use, construct 195 residential units with 7900 sf retail, 3150 sf child care, and 3200 sf fitness center, with 266 parking spaces	195
2006.1482 V	25 Polk St	Construct a 200-foot tall, 15-story condominium building with 179 units	179
2006.0884 E	1150 Ocean Ave	Demolish existing 14,900 sf retail and parking lot and construct 175 residential units, above 30,000 sf ground floor retail, and podium parking; project would consist of two buildings up to 55 feet in height	175
2006.0437 E	938 Howard St	Demolish existing 25,000 sf industrial building and construct a 154-unit SRO building with 6044 sf of commercial space and 27 parking spaces; new structure would be 85-feet in height and eight stories over commercial	154
2006.1431 EE	1960-1998 Market St	Demolish gas station; construct 115 condominium units (130,000 sf), 9000 sf retail, 109 parking spaces; building would be approximately 85 feet tall in eight stories	115
2006.0383 !E	1545 Pine St	Demolish 3 existing buildings and construct 2 buildings, 14 stories and 6 stories containing 113 dwelling units, 113 parking spaces, and 10,000 sf of ground floor commercial	113
2006.1483 XVX	100 New Montgomery St	Converts 9-story mixed-use Category 1 structure from office and ground floor retail uses to residential up to 101 units	101
2006.0112 E!	1-25 Division St	Demolish existing 48,720 sf retail and industrial building; construct 100 dwelling units, 149 parking spaces, and 19,000 sf of PDR use; building would be six-story plus basement at approximately 65 feet in height and 227,000 gsf	100
2006.0839 E	145 Leavenworth St 351 Turk St	Demolish two surface parking lots; construct two residential structures, totaling 84 dwelling units and 19 parking spaces; two buildings would be approximately 80 feet in height, totaling approximately 104,824 sf	84
2006.0868 EIK	800 Presidio Ave	Demolish existing one-story community center and construct a new building consisting of 83 dwelling units (59 units of work-force housing and 21 units of affordable housing), 21,500 sf community center on the ground floor	83
2006.0691 VXC	125 Mason St	Construct 14-story 130-foot tall building with 81 dwelling units and 13 parking spaces (7 independently accessible parking spaces and 6 tandem spaces)	81
2006.0241 VEC	935 Folsom St	Demolish existing 18,208 sf industrial structure; construct 69 residential units, 4400 sf retail/ restaurant and 31 parking spaces; proposed project would be eight-story, with portions of the building at 40 and 85 feet in height	69

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Planning Case No.	Address / Project Name	Case Description	Units Proposed
2006.0477 E	2121 3rd St 740 Illinois St	Demolish existing commercial fueling facility; construct 66 dwelling units, 3500 sf retail, and 66 parking spaces. The new structure would be approximately 65 feet in height and six stories	66
2006.0460 CEK!	690 Stanyan St	Demolish existing 1-story retail and mezzanine containing approximately 23,600 sf; construct new 62-unit residential structure with 34,400 sf 1st floor retail; 2 stories underground parking are also proposed for 176 total parking spaces	62
2006.0731 E	2065 3rd St	Demolish existing 3 1-story structures; construct 62 dwelling units, 7000 sf retail, and 62 parking spaces; new project would be 65 feet in height and approximately 82,000 gsf	62
2006.0368 E	301 Brannan St	Convert 80,640 sf of office to 60 residential units and retain 40 parking spaces	60
2006.1060 CEV	2175 Market St	Demolish existing gas station; construct 6-story mixed-use building containing 60 residential units 28 off-street parking spaces, and one 7300 sf retail space at the ground floor; project would contain 97,900 gsf	60
2006.0413 XVS	149 Mason St	Construct 56 studio unit residential facility for formerly homeless individuals	56
2006.0587 E	495 Cambridge St	Demolish 4 2-story buildings; construct 56 dwelling units on 33 newly subdivided lots in a new PUD development.; 10 lots would contain single-family homes and 23 lots would contain duplexes	56
2006.0134 XEKEV	16 Jessie St	Convert from warehouse to residential with up to 51 residential units, up to 1950 sf ground floor retail; project will include some alterations to the exterior envelope	51
2006.0451 KCVA	250 Brannan St	Convert existing historic warehouse from offices to 51 dwelling units	51
2006.0679 E	205 Shipley St	Demolish 2 existing commercial buildings; construct 4-story residential over commercial building containing 51 residential units, 41 parking spaces, and 6000 sf commercial space	51
2006.0848 E	25 Dolores St	Demolish vacant auto garage; construct 46-unit residential building with 29 parking spaces; building would be four-stories, approximately 40 feet in height and 62,030 gsf	46
2006.0432 KE	299 Valencia St	Demolish existing used car lot and accessory office; construct 44 dwelling units, 4440 sf retail, and 44 parking spaces; new structure would be 54,978 sf and approximately 50 feet in height	44
2006.1077 E	275 Duboce Ave	Construct new 8-story residential building with 44 dwelling units, 65,200 gsf residential, 15,800 gsf parking below grade (33+11 spaces), and 80 feet tall	44
2006.0826 EK	1946 Polk St	Demolish 3 existing buildings and 15-space surface parking lot; construct new 43 unit residential building with 2900 sf ground floor retail and 45 parking spaces (29 car lifts)	43
2006.0095 VE	850 Broderick St	Demolish 1948 bldg with 16 vacant units; construct 38,000 sf building with 38 units	38
2006.0013 VE	684 Ellis St	Convert existing 7-story over basement building with 49 tourist rooms and 59 residential hotel rooms to 84 dwelling units; no parking exists and none will be provided; 3000 sf ground floor retail space will remain	35
2006.0431 CEK	1080 Sutter St	Construct 35 dwelling units and 1339 sf ground floor commercial space and 13 parking spaces; new structure would be approximately 51,950 gsf	35
2006.0592 E	1607-1649 Ocean Ave	Demolish 5 existing commercial buildings; construct new 4-story building containing 31 dwelling units, 23,519 sf, and 58-car underground parking garage	31
2006.0054 E	2652 Harrison St	Construct 30-unit residential building over basement level parking	30

CONTINUED >

Planning Case No.	Address / Project Name	Case Description	Units Proposed
2006.0810 E	1004 Mississippi St	Construct 28 dwelling units and 28 parking spaces in underground garage on a vacant lot; building would be approximately 57,974 sf and approximately 40 feet in height	28
2006.0133 CV	1299 Bush St	Construct new 8-story mixed use structure with ground floor retail and 26 dwelling units	26
2006.0154 E	1104 York St	Demolish existing industrial building; construct up to 26 senior housing units with six ground floor enclosed parking spaces	26
2006.0444 E	397 5th St	Demolish 2 existing buildings and surface parking lot; construct 24 residential units, 5110 sf retail, and 19 parking spaces; new structure would be approximately 40 feet in height, four stories, and 37,027 gsf	24
2006.0242 VE	725 Pine St	Convert time share tourist hotel rooms to 22 residential condos	22
2006.0430 KEC	870 Harrison St	Demolish existing 1-story 6120 sf building; construct 22 dwelling units, 1282 sf retail, and seven parking spaces; new structure would be 22,515 sf, five stories, and 50 feet in height	22
2006.1227 CEQS	5735-43 Mission St	Demolish 3 existing buildings; construct new 4-story building with 22 residential units, 3038 sf retail, 1788 sf office, 35 parking spaces	22
2006.0504 R	1168 Folsom St	Construct 20 residential units in five stories, 2 commercial units, and 22 parking spaces	20
2006.1294 KE	110 The Embarcadero	Demolish existing building; construct new 10 story building 20 residential units, 7636 sf retail, 57,112 sf office, 15 parking spaces	20
2006.1409 KE	2200 Market St	Demolish existing 3000 sf restaurant; construct new 6 story over garage building consisting of 20 residential units, 5000 sf retail, and 15 parking spaces; building would be 30,000 gsf	20
2006.1348 KE	246 Ritch St	Demolish existing 4130 sf storage shed; construct building consisting of 19 SRO units and five parking spaces; proposed project would be 16,074 sf, five stories, and 50 feet in height	19
2006.0107 CSE	300-80 Randolph St	Construct 18 new dwelling units on 2 lots	18
2006.0232 ES	3730 Mission St	Demolish existing auto repair shop; construct new 18-unit, 4-story senior housing development over 2000 sf ground floor retail with 5 parking spaces	18
2006.0861 E	4550 Mission St	Demolish existing 1-story retail building; construct new 4 story structure with 17 dwelling units, 6750 sf of retail, and 23 parking spaces; building would be 36,250 gsf and 40 feet high	17
2006.1252 C	3500 19th St	Construct 17 new dwelling units over 2900 sf ground floor retail and 17-car parking garage	17
2006.0427 CE	616 20th St	Demolish existing 1-story restaurant; construct 16 dwelling units over ground-floor restaurant with 11 parking spaces	16
2006.1198 E	1125 Folsom St	Demolish 2 existing buildings, a 1-story commercial building and a 2-story 20-room rooming house and store; construct a new five-story plus basement, 16 unit residential building with 3675 sf ground floor retail	16
2006.0799 EKVC	261 Octavia St	Construct 15 low income units for the developmentally disabled	15
2006.0072 E	456 Clementina St	Demolish existing 1-story warehouse; construct 12 unit residential building with 3 parking spaces; building would be 40 feet in height and have 12,190 gsf	12
2006.0428 E	2401 16th St	Retain existing 3-story, 34-foot, 5625 sf retail and office building; add and construct 12 new residential units over ground floor retail; total project including the existing retail/office uses would be approximately 29,822 sf	12
2006.1525 CE	2829 California St	Demolish existing 2-story building; construct 4-story building with 12 residential units, 4924 sf retail, 2281 sf office, 18 parking spaces	12

Source: Planning Department

Appendix A, List 5. Major Projects Authorized for Construction by DBI, 2006

Address	Units	Type
January		
1234 Howard St	18	New
7 Vandewater St	9	New
693 Sutter St	6	Conversion
84 Vandewater St	5	New
February		
325 China Basin St	98	New
733 Front St	69	Conversion
March		
74 New Montgomery St	111	Conversion
230 Turk St	109	New
650 Eddy St	83	New
841 Jamestown St	36	New
845 Jamestown St	18	New
875 Jamestown St	18	New
879 Jamestown St	18	New
863 Jamestown St	18	New
835 Jamestown St	12	New
849 Jamestown St	12	New
857 Jamestown St	12	New
April		
300 Berry St	268	New
2545 Judah St	15	New
2235 Mission St	6	Addition
May		
631 Folsom St	120	New
990 Polk St	110	New
768 Harrison St	98	New
829 Folsom St	69	New
333 Main St	66	New
3520 20th St	14	New

Address	Units	Type
June		
1 South Park Ave	35	Conversion
601 Alabama St	34	New
1158 Sutter St	14	Conversion
3354 20th St	6	New
July		
871 Turk St	101	New
310 Townsend St	45	Conversion
August		
77 Van Ness Ave	50	New
421 Arguello Blvd	8	Conversion
October		
810 Van Ness Ave	52	New
420 Jessie St	25	Conversion
November		
480 14th St	12	New
839 Jamestown St	10	New
2443 Clement St	9	New
December		
555 Mission Rock St	192	New
4699 3rd St	50	New
843 Montgomery St	13	Conversion
1350 Natoma St	8	New
2405 Folsom St	6	New

Source: Planning Department

CONTINUED >

Appendix A, List 6. Affordable Housing Projects in the Pipeline as of December 31, 2006 (Arranged by Address)

Address / Project Name	Very Low Income Chronically Homeless	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Currently Under Construction										
4601 3rd St Providence Senior Housing	5	45						50	50	New Construction
32-40 6th St Seneca Hotel	88							88	204	Rehabilitation
2949 18th St 601 Alabama St	31	24	62				34	151	151	New Construction
810 Battery St Chinatown Community Develop Corp.			81					81	81	New Construction
201 Berry St Mission Creek Senior Housing			138					138	139	New Construction
420 Berry St Mission Bay Block N5			134		100			234	234	New Construction
200 Brannan / 1 Federal St Lennar Brannan St							51	51	51	New Construction
409-495 Delong Habitat for Humanity Houses							7	7	7	New Construction
650-656 Eddy St	83							83	83	New Construction
684 Ellis St / Essex Hotel Mercy Housing / Community Housing Partnership	84							84	84	Rehabilitation
1300 Fillmore St Fillmore Renaissance Housing							12	12	80	New Construction
745-785 Fulton St Banneker Homes			108					108	108	Rehabilitation
1250 Haight St Citizens Housing		40						40	40	Alteration
820 O'Farrell St Jordan Apts				55				55	55	Rehabilitation
990 Polk St Senior Housing		110						110	110	New Construction
1521 Sutter St 1521 Sutter St Condos							3	3	20	New Construction
871-881 Turk St Parkview Terrace (Central Fwy Parcel A)	20	80						100	101	New Construction
SUBTOTALS	311	437	385	55	100	0	107	1,395	1,598	
In Pre-Construction Planning										
4132 3rd St							1	1	7	New Construction
4800 3rd St Bay Oaks Apts							8	8	18	New Construction
5600 3rd St For Sale							124	124	124	New Construction

CONTINUED >

Address / Project Name	Very Low Income Chronically Homeless	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
227-255 7th St Westbrook Plaza (Batmale)	9		39					48	48	New Construction
66 9th St 9th & Jessie Sr Housing	27	79						106	107	New Construction
275 10th St Supportive Housing	139							139	140	New Construction
420 29th Ave Bernal Heights Housing Affiliate				20				20	20	New Construction
330 Berry St, 355 Berry St Mission Bay N4,P2; N4A,P2							131	131	131	New Construction
285 Broadway Chinatown CDC			52					52	52	New Construction
850 Broderick St Senior Housing			47					47	47	New Construction
1300 Eddy St 1300 Eddy St Condos							3	3	30	New Construction
684 Ellis St Essex Hotel	84							84	84	Rehabilitation
455 Fell St Central Fwy Parcel O			80					80	80	New Construction
365 Fulton St Central Fwy Parcel G	57			63				120	120	New Construction
3575 Geary Blvd Goldman Institute Sr Hsg		150						150	150	New Construction
220 Golden Gate Ave A.F. Evans/ Tenderloin NDC	174							174	174	Rehabilitation
701-725 Golden Gate Ave Central Fwy Parcel C	20	79						99	100	New Construction
465 Hayes St Central Fwy Parcel K							24	24	24	New Construction
149 Mason St Glide Economic Development Corp	56							56	56	New Construction
1036 Mission St Tenderloin Ngbd Development Corp	20		58					78	78	New Construction
1390 Mission St 10th & Mission Family Hsg	43		92					135	136	New Construction
474 Natoma St Natoma Court							58	58	58	New Construction
261 Octavia Blvd Octavia Court (Central Fwy Parcel Q)				15				15	15	New Construction
2139 O'Farrell St Kaiser Housing					21			21	21	New Construction
1500 Page St Agesong	39							39	39	Rehabilitation
570 Townsend St A. F. Evans	20		60					80	80	New Construction
1345 Turk St Muni Substation Housing							20	20	20	New Construction

CONTINUED >

Address / Project Name	Very Low Income Chronically Homeless	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
227-229 West Point Rd. Hunters View			350				50	400	668	New Construction
10 Whitney Young Cir (at Hudson) / Whitney Young Homes Site EE-2							24	24	24	New Construction
SUBTOTALS	688	308	778	98	21	50	393	2,336	2,651	
In Preliminary Planning										
5800 3rd St Coca Cola Bottling Plant							343	343	343	New Construction
152-154 Coleridge St Planetree Housing				11				11	55	Rehabilitation
535 Folsom St at Essex Transbay Block 11	100							100	100	New Construction
Hunters Point Shipyard Parcel 54			50					50	50	New Construction
550 Mission Rock St Mission Bay South Parcel 3	97							97	97	New Construction
Mission Bay South Parcels 9 and 9a			80					80	80	New Construction
Mission Bay South Parcel 13	26		104					130	130	New Construction
1400 Mission St Mission St Studios					157			157	157	New Construction
102-104 Octavia Blvd Central Fwy Parcel U			20					20	20	New Construction
1210 Scott St / 1770 Eddy St							20	20	20	New Construction
270 Spear St Transbay Block 1			85				41	126	355	New Construction
SUBTOTALS	223	0	339	11	157	0	404	1,134	1,407	
TOTALS	1,222	745	1,502	164	278	50	904	4,865	5,656	

Sources: Mayor's Office of Housing; San Francisco Redevelopment Agency

Appendix B. San Francisco Zoning Districts

Zoning	General Descriptions
Residential, House Districts	
RH-1	One Family
RH-1(D)	One Family (Detached Dwellings)
RH-1(S)	One Family with Minor Second Unit
RH-2	Two Family
RH-3	Three Family
Residential, Mixed (Houses & Apartments) Districts	
RM-1	Low Density
RM-2	Moderate Density
RM-3	Medium Density
RM-4	High Density
Residential-Commercial Combined Districts	
RC-3	Medium Density
RC-4	High Density
Public District	
P	Public District
Neighborhood Commercial Districts	
NC-1	Neighborhood Commercial Cluster District
NC-2	Small Scale Neighborhood Commercial District
NC-3	Moderate Scale Neighborhood Commercial District
NC-S	Neighborhood Commercial Shopping Center District
NCD-24th-Mission	24th - Mission Neighborhood Commercial District
NCD-24th-Noe	24th - Noe Valley Neighborhood Commercial District
NCD-Broadway	Broadway Neighborhood Commercial District
NCD-Castro	Castro Neighborhood Commercial District
NCD-Haight	Haight Neighborhood Commercial District
NCD-Hayes	Hayes-Gough Neighborhood Commercial District
NCD-Inner Clement	Inner Clement Neighborhood District
NCD-Inner Sunset	Inner Sunset Neighborhood District
NCD-North Beach	North Beach Neighborhood Commercial District
NCD-Outer Clement	Outer Clement Neighborhood District
NCD-Polk	Polk Neighborhood Commercial District
NCD-Sacramento	Sacramento Neighborhood Commercial District
NCD-Union	Union Neighborhood Commercial District
NCD-Upper Fillmore	Upper Fillmore Neighborhood Commercial District
NCD-Upper Market	Upper Market Neighborhood Commercial District
NCD-Valencia	Valencia Neighborhood Commercial District
NCD-West Portal	West Portal Neighborhood Commercial District

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Zoning	General Descriptions
Chinatown Mixed Use Districts	
CRNC	Chinatown Residential Neighborhood Commercial District
CVR	Chinatown Visitor Retail District
CCB	Chinatown Community Business District
South of Market Mixed Use Districts	
RED	South of Market Residential Enclave District
SPD	South of Market South Park District
RSD	South of Market Residential Services District
SLI	South of Market Service-Light Industrial District
SLR	South of Market Light Industrial-Residential District
SSO	South of Market Services / Secondary Office District
Downtown Residential Districts	
DTR-RH	Downtown Residential - Rincon Hill District
DTR-TB	Downtown Residential - Transbay District
Commercial Districts	
C-2	Community Business District
C-3-S	Downtown Commercial - Service District
C-3-G	Downtown Commercial - General District
C-3-R	Downtown Commercial - Retail District
C-3-O	Downtown Commercial - Office District
C-3-O (SD)	Downtown Commercial - Office (Special Development) District
Industrial Districts	
M-1	Light Industrial District
M-2	Heavy Industrial District
C-M	Heavy Commercial District
Redevelopment Agency Districts	
MB-RA	Mission Bay Redevelopment Area Plan District
HP-RA	Bayview Hunters Point Redevelopment Area Plan District

Source: Planning Department

Appendix C. Glossary

Affordable Housing Unit: A housing unit -- owned or rented -- at a price affordable to low- and middle-income households. An affordable rental unit is one for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included. An affordable ownership unit is one for which the mortgage payments, PMI, property taxes, homeowners dues, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year, 8% fixed-rate loan.

Alterations: Improvements and enhancements to an existing building. At DBI, building permit applications for alterations use Forms 3 and 8. If you are not demolishing an existing building (Form 6) or newly constructing a new building (Forms 1 and 2), you are “altering” the building.

Certificate of Final Completion (CFC): A document issued by DBI that attests that a building is safe and sound for human occupancy.

Conditional Use Permit: A permit that is only granted with the consent of the Planning Commission, and not as of right.

Condominium: A building or complex in which units of property, such as apartments, are owned by individuals and common parts of the property, such as the grounds and building structure, are owned jointly by all of the unit owners.

Current dollars: The dollar amount for a given period or year not adjusted for inflation. In the case of income, it is the income amount in the year in which a person or household receives it. For example, the income someone received in 1989 unadjusted for inflation is in current dollars.

General Plan: Collection of Objectives, Policies, and Guidelines to direct guide the orderly and prudent use of land.

HMFA: HUD Metro FMR (Fair Market Rent) Area an urbanized county or set of counties with strong

social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

Housing Unit: A dwelling unit that can be a single family home, a unit in a multi-unit building or complex, or a unit in a residential hotel.

Inclusionary Housing Units: Housing units made affordable to lower- and moderate-income households as a result of legislation or policy requiring market rate developers to include or set aside a percentage (usually 10 to 20 percent) of the total housing development to be sold or rented at below market rates (BMR). In San Francisco, this is usually 15%, and it applies to most newly constructed housing developments containing 5 or more dwelling units.

Median Income: The median divides the household income distribution into two equal parts: one-half of the households falling below the median household income and one-half above the median.

Pipeline: All pending development projects -- filed, approved or under construction. Projects are considered to be “in the pipeline” from the day they are submitted for review with the Planning Department, the Redevelopment Agency (SFRA), or the Department of Building Inspections (DBI), until the day the project is issued a Certificate of Final Completion by DBI.

Planning Code: A local law prescribing how and for what purpose each parcel of land in a community may be used.

PMSA: Federal Primary Metropolitan Statistical Area is an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

Single Room Occupancy (SRO) Units: Residential hotel rooms, typically occupied by one person, lacking bathroom and/or kitchen facilities.

Temporary Certificate of Occupancy (TCO): Like a CFC, a TCO allows occupancy of a building pending final inspection.

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