1. 888 Seventh Street - 227 units including 170 off-site inclusionary affordable housing units; new construction
2. 125 Mason Street - 81 affordable family units; off-site inclusionary housing; new construction
3. The Montgomery, 74 New Montgomery Street - 111 units, including 11 inclusionary affordable units; conversion of office building
4. 1630 California Street - 40 units; new construction
# Table of Contents

Introduction ........................................................................................................ 1

Key Findings ........................................................................................................ 2

Housing Production Process ............................................................................. 2

Housing Stock ....................................................................................................... 4

Housing Production Trends ............................................................................... 5

New Housing Construction .............................................................................. 5

Projects Approved and Under Review by Planning ......................................... 5

Units Authorized for Construction .................................................................. 9

Demolitions .......................................................................................................... 10

Alterations and Conversions ............................................................................. 10

New Construction Trends ................................................................................ 12

Types of Buildings ............................................................................................... 12

New Construction by Zoning District ................................................................. 12

Condominiums .................................................................................................... 14

New Construction ............................................................................................... 14

Condominium Conversions ................................................................................ 15

Residential Hotels ................................................................................................. 17

Affordable Housing ............................................................................................... 18

Standards and Definitions of Affordability ......................................................... 18

New Affordable Housing Construction ............................................................. 18

Inclusionary Housing ......................................................................................... 22

Affordability of Market Rate Housing ............................................................... 22

Affordable Housing Acquisition and Rehabilitation ......................................... 23

Changes in Housing Stock by Planning District ................................................ 24

Housing Stock by Planning District .................................................................. 26

Housing Construction in the Bay Area ............................................................... 29

Appendices ........................................................................................................... 31

Appendix A, List 1: Major Market Rate Housing Projects Completed, 2008 .... 32

Appendix A, List 2: Major Affordable Housing Projects Completed, 2008 ... 33

Appendix A, List 3: Major Housing Projects Entitled by Planning Department, 2008 34

Appendix A, List 4: Major Housing Projects Filed at Planning Department, 2008 37

Appendix A, List 5: Major Projects Authorized for Construction by DBI, 2008 39

Appendix A, List 6: Major Affordable Projects in the Pipeline as of December 31, 2008 40

Appendix B. San Francisco Zoning Districts ....................................................... 43

Appendix C. Glossary ............................................................................................. 46
Tables

Table 1. San Francisco Housing Stock by Building Type, 2000-2008 ........................................ 4
Table 2. San Francisco Housing Trends, 1989-2008 ................................................................. 6
Table 3. Projects and Units Filed at Planning Department for Review by Year, 2004-2008 .... 8
Table 4. Units and Projects Authorized for Construction by DBI by Building Type, 2004-2008 9
Table 5. Units Demolished by Building Type, 2004-2008 ......................................................... 11
Table 6. Units Demolished by Zoning District, 2008 ................................................................. 11
Table 7. Units Added or Eliminated Through Alteration Permits, 2004-2008 ....................... 12
Table 8. Units Lost Through Alterations and Demolitions, 2004-2008 ................................. 13
Table 9. Units Gained from New Construction by Building Type, 2004-2008 .................... 14
Table 10. Units Gained from New Construction by Generalized Zoning, 2008 ................. 14
Table 11. Units Gained From New Construction by Zoning District, 2007 ............................ 15
Table 12. New Condominiums Recorded by DPW, 1999-2008 .............................................. 15
Table 13. New Condominiums Recorded by DPW by Building Type, 2004-2008 ............. 16
Table 14. Condominium Conversions Recorded by DPW, 1999-2008 .................................. 17
Table 15. Condominium Conversions Recorded by DPW by Building Type, 2004-2008 .... 18
Table 16. Changes in Residential Hotel Stock, 2003-2007 ...................................................... 19
Table 17. 2008 Rental Affordable Housing Guidelines .............................................................. 20
Table 18. 2008 Homeownership Affordable Housing Guidelines ......................................... 21
Table 19. New Affordable Housing Construction by Income Level, 2004-2008 .................. 21
Table 20. New Affordable Construction by Housing Type, 2004-2008 ................................. 22
Table 21. New Inclusionary Units, 2004-2008 ......................................................................... 22
Table 22. Housing Price Trends, San Francisco Bay Area, 1999-2008 .................................. 23
Table 23. Units Rehabilitated, 2004-2008 ................................................................................ 24
Table 24. Housing Units Completed and Demolished by Planning District, 2008 ............. 25
Table 25. San Francisco Housing Stock by Planning District, 2000-2008 ........................... 27
Table 26. Units Authorized for Construction San Francisco and the Bay Area Counties, 2008 30
Figures

Figure 1. The Housing Production Process .................................................. 3
Figure 2. San Francisco Housing Stock by Building Type, 2008 .................. 4
Figure 3. 20-Year Housing Production Trends, 1989-2008 ......................... 7
Figure 4. Units Authorized and Completed, 1989-2008 ............................... 7
Figure 5. Units Authorized and Gained from New Construction, Alterations, and Demolitions, 2004-2008 ..................................................... 8
Figure 6. Units Gained from New Construction by Building Type, 2008 ........ 13
Figure 7. New Construction of Affordable and Market Rate Units, 2004-2008 .. 21
Figure 8. Units Completed & Demolished by Planning District, 2008 .......... 25
Figure 9. San Francisco Housing Stock by Planning District, 2008 .......... 26
Figure 10. Bay Area Housing Construction Trends, 1999-2008 .................. 30

Maps

Map 1. San Francisco Planning Districts ....................................................... 24
Map 2. San Francisco Bay Area Counties .................................................... 29
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 39th in the series and presents housing production activity during 2008.

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 and Zilpy.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.

Department Staff Contact for this report is Scott Dowdee, (415) 558-6259, scott.dowdee@sfgov.org
Key Findings

Housing Production

- New housing production in 2008 totaled 3,340 units—the highest level since 1965. This includes 3,019 units in new construction and 321 new units added through conversions of non-residential uses or expansion of existing structures.

- Some 77 units were lost through demolition, unit mergers, or removal of illegal units.

- This year saw a net addition of 3,263 units to the City’s housing stock, a 27% increase over 2007. This is also 56% higher than the 10-year average and 107% higher than the 20-year average.

- As of 2008, there are 363,662 dwelling units in San Francisco: 31% are single-family homes, 33% are in buildings with two to nine units, and 36% are in buildings with 10 or more units.

- In 2008, 2,346 units were authorized for construction. This represents a 28% decrease from 2007. New housing authorized for construction over the past five years continues to be overwhelmingly (83%) in buildings with 20 or more units. In 2008, this trend is repeated with 83% of authorized units slated for 20+ unit buildings.

- The Planning Department fully entitled 106 projects proposing a total of 2,418 units in 2008.

- In 2008, 1,897 new condominiums were recorded – a 44% decrease over 2007. Some 81% of those units were in buildings with 20 units or more. Condominium conversions were at the highest level ever – 845 or 8% more than converted in 2007.

- New housing development in 2008 continued to be concentrated on the eastern side of the city, particularly in the South of Market planning district, where 46% of all units were built. The Downtown planning district ranked second, where 34% of new net units are located.

Affordable Housing

- In 2008, 823 new affordable housing units were constructed — almost 12% more than the previous year. This includes 379 inclusionary units and 59 secondary units added to existing structures.

- About 56% of the new affordable units were low-income rental units.

- The number of inclusionary affordable units (379) represents almost an 127% increase over 2007.

Housing Production Process

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

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

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

Units Authorized for Construction

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

Units Certified Complete

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

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

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project’s building permit application may be withdrawn, disapproved, or revised; its permit may also expire if, for example, a project is not financed. Housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed within one to two years, depending on the size of the project.
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 18,964 units. In 2008, 3,263 net units were added to the housing stock. This represents a 27% increase from the 2,567 units added in 2007.

By the end of 2008, housing units in San Francisco totaled 363,662, with a near equal distribution between single family units (31%), moderate density buildings (two to nine units – 33%), and higher density structures (10 or more units – 36%). This distribution will likely change in the next few years as the trend has been moving towards increasingly larger buildings.

As of December 2008, units in buildings with 20 or more units comprised 26% of the City’s total housing. Of all units added since the 2000 Census, 80% 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 2008. Figure 2 illustrates San Francisco’s housing stock by building type for 2008.

### TABLE 1. San Francisco Housing Stock by Building Type, 2000-2008

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Single Family</th>
<th>2 to 4 Units</th>
<th>5 to 9 Units</th>
<th>10 to 19 Units</th>
<th>20 + Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000 Census count, April 2000</td>
<td>111,125</td>
<td>80,168</td>
<td>38,940</td>
<td>34,996</td>
<td>79,469</td>
<td>344,698</td>
</tr>
<tr>
<td>Added April 2000 to 2007</td>
<td>117</td>
<td>1,147</td>
<td>857</td>
<td>1,314</td>
<td>12,266</td>
<td>15,701</td>
</tr>
<tr>
<td>2008</td>
<td>21</td>
<td>155</td>
<td>52</td>
<td>134</td>
<td>2,901</td>
<td>3,263</td>
</tr>
<tr>
<td>Total</td>
<td>111,263</td>
<td>81,470</td>
<td>39,849</td>
<td>36,444</td>
<td>94,636</td>
<td>363,662</td>
</tr>
</tbody>
</table>

Sources: U.S. Census Bureau; Planning Department

### FIGURE 2.
San Francisco Housing Stock by Building Type, 2008
Housing Production Trends

New Housing Construction

- In 2008, housing production reached its highest level in 43 years. Both new construction unit totals (3,019) and net new unit totals (3,263) were at their highest levels since 1965.

- New construction unit totals for 2008 – 3,019 – also increased by 37% from 2007. New construction in 2008 was 49% higher than the 10-year average of 2,024 units.

- Some 273 units were added to the housing stock. Conversions of non-residential uses resulted in 213 new units and 103 new units were added through expansion of existing structures. This represents a 39% drop from 2007 as a result of “alterations.”

- The number of demolitions in 2008 – 29 – is at the lowest level since 1994. This number is 64% lower than the 81 units demolished in 2007 and 78% lower than the 10-year demolition average of 130 units.

- Forty-eight units were also lost due to mergers, removal of illegal units, or conversion of residential units to non-residential uses.

- In 2008, a net of 3,263 units were added to the housing stock, an increase of 27% over the previous year’s total. This is also 56% above the 10-year average (2,085) and 107% above the 20-year average (1,577). These increases were the result of the large increase in new construction units coupled with a corresponding decrease in demolitions.

- In 2008, the Department of Building Inspection (DBI) authorized 2,346 units for construction according to building permit data. That number represents a 28% decrease from 2007 (3,281).

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 five-year housing production activity from 2004-2008.

Some of the larger projects completed in 2008 include: 425 First Street (382 units); 300 Berry Street (268 units); 1160 Mission Street (198 units); 301 Main Street (239 units); 601 King Street (224 units); 355 Berry Street (194 units); 1 Polk Street (179 units); 730 Van Ness Avenue (130 units); 55 Page Street (127 units); 631 Folsom Street (120 units); 74 New Montgomery Street (111 units); 990 Polk Street (110 affordable senior units); 230 Turk Street (109 affordable units); 810 Battery Street (87 affordable units); and 125 Mason Street (81 affordable units).

A list of all market rate projects with 10 units or more completed in 2008 is included in Appendix A, List 1. Appendix A, List 2 includes all major affordable housing projects completed in 2008.

Projects Approved and Under Review by Planning

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

- In 2008, 145 projects with 7,761 units were filed at the Planning Department. This number is lower than the count in 2007 (10,281 units) by 25% but very close to the five-year average (7,806).
### TABLE 2.
San Francisco Housing Trends, 1989-2008

<table>
<thead>
<tr>
<th>Year</th>
<th>Units Authorized for Construction</th>
<th>Units Completed from New Construction</th>
<th>Units Demolished</th>
<th>Units Gained or Lost from Alterations</th>
<th>Net Change in Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1989</td>
<td>1,508</td>
<td>2,573</td>
<td>228</td>
<td>N/A</td>
<td>2,345</td>
</tr>
<tr>
<td>1990</td>
<td>1,332</td>
<td>2,065</td>
<td>433</td>
<td>105</td>
<td>1,737</td>
</tr>
<tr>
<td>1991</td>
<td>987</td>
<td>1,882</td>
<td>90</td>
<td>(60)</td>
<td>1,732</td>
</tr>
<tr>
<td>1992</td>
<td>629</td>
<td>767</td>
<td>76</td>
<td>34</td>
<td>725</td>
</tr>
<tr>
<td>1993</td>
<td>1,001</td>
<td>379</td>
<td>26</td>
<td>(65)</td>
<td>288</td>
</tr>
<tr>
<td>1994</td>
<td>948</td>
<td>1,234</td>
<td>25</td>
<td>(23)</td>
<td>1,186</td>
</tr>
<tr>
<td>1995</td>
<td>525</td>
<td>532</td>
<td>55</td>
<td>(76)</td>
<td>401</td>
</tr>
<tr>
<td>1996</td>
<td>1,228</td>
<td>909</td>
<td>278</td>
<td>52</td>
<td>683</td>
</tr>
<tr>
<td>1997</td>
<td>1,666</td>
<td>906</td>
<td>344</td>
<td>163</td>
<td>725</td>
</tr>
<tr>
<td>1998</td>
<td>2,336</td>
<td>909</td>
<td>54</td>
<td>19</td>
<td>874</td>
</tr>
<tr>
<td>1999</td>
<td>3,360</td>
<td>1,225</td>
<td>98</td>
<td>158</td>
<td>1,285</td>
</tr>
<tr>
<td>2000</td>
<td>2,897</td>
<td>1,859</td>
<td>61</td>
<td>(1)</td>
<td>1,797</td>
</tr>
<tr>
<td>2001</td>
<td>2,380</td>
<td>1,619</td>
<td>99</td>
<td>259</td>
<td>1,779</td>
</tr>
<tr>
<td>2002</td>
<td>1,478</td>
<td>2,260</td>
<td>73</td>
<td>221</td>
<td>2,408</td>
</tr>
<tr>
<td>2003</td>
<td>1,845</td>
<td>2,730</td>
<td>286</td>
<td>52</td>
<td>2,496</td>
</tr>
<tr>
<td>2004</td>
<td>2,318</td>
<td>1,780</td>
<td>355</td>
<td>62</td>
<td>1,487</td>
</tr>
<tr>
<td>2005</td>
<td>5,571</td>
<td>1,872</td>
<td>174</td>
<td>157</td>
<td>1,855</td>
</tr>
<tr>
<td>2006</td>
<td>2,332</td>
<td>1,675</td>
<td>41</td>
<td>280</td>
<td>1,914</td>
</tr>
<tr>
<td>2007</td>
<td>3,281</td>
<td>2,197</td>
<td>81</td>
<td>451</td>
<td>2,567</td>
</tr>
<tr>
<td>2008</td>
<td>2,346</td>
<td>3,019</td>
<td>29</td>
<td>273</td>
<td>3,263</td>
</tr>
<tr>
<td>Total</td>
<td>39,968</td>
<td>32,392</td>
<td>2,906</td>
<td>2,061</td>
<td>31,547</td>
</tr>
</tbody>
</table>

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, 1989-2008

FIGURE 4.
Units Authorized and Completed, 1989-2008
The Planning Department approved and fully entitled 106 projects in 2008; these projects propose a total of 2,418 units.

As of December 31, 2008, the total number of units under review at the Planning Department was 18,357.

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.

Very large projects (over 100 units) filed in 2008 and under Planning Department review in 2008 include: Parkmerced redevelopment (5,675 net new units); 41 Tehama Street (350 units); 706 Mission Street (220 units); 1400 Mission Street (165 affordable units); and 950 Mason Street (160 units in a new Fairmont Hotel tower).

Appendix A, List 3 records major projects (10 units or more) that received Planning entitlements in 2008. Appendix A, List 4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2008.

Units Authorized for Construction

- In 2008, DBI authorized 2,346 units for construction, 28% lower than 2007. This is 26% lower than the 5-year average (3,170) but 17% higher than the 20-year average (1,998). Since units authorized for construction is one of the indicators of future housing construction, the number of new units completed is expected to increase at a somewhat lower rate over the next few years.

- There were 225 projects authorized in 2008 compared to 292 projects in 2007. In 2008, the average project size was 10.4 units, 29% lower than the average development size from 2004-2008 (13.4).

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: 1411 Market Street (719 units); 45 Lansing Street (224 units); 1 Hawthorne Street (135 units); 365 Fulton Street (120 units); and 5600 Third Street (116 affordable senior units).

Appendix A, List 5 lists all projects with five or more units authorized for construction in 2008.

### Table 4.

Units and Projects Authorized for Construction by DBI by Building Type, 2004-2008

<table>
<thead>
<tr>
<th>Year</th>
<th>Single Family</th>
<th>2 Units</th>
<th>3 to 4 Units</th>
<th>5 to 19 Units</th>
<th>20+ Units</th>
<th>Total</th>
<th>Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>133</td>
<td>82</td>
<td>90</td>
<td>505</td>
<td>1,503</td>
<td>2,313</td>
<td>268</td>
</tr>
<tr>
<td>2005</td>
<td>82</td>
<td>50</td>
<td>32</td>
<td>172</td>
<td>5,235</td>
<td>5,571</td>
<td>171</td>
</tr>
<tr>
<td>2006</td>
<td>104</td>
<td>76</td>
<td>63</td>
<td>267</td>
<td>1,822</td>
<td>2,332</td>
<td>231</td>
</tr>
<tr>
<td>2007</td>
<td>61</td>
<td>189</td>
<td>98</td>
<td>274</td>
<td>2,659</td>
<td>3,281</td>
<td>292</td>
</tr>
<tr>
<td>2008</td>
<td>64</td>
<td>141</td>
<td>69</td>
<td>120</td>
<td>1,952</td>
<td>2,346</td>
<td>225</td>
</tr>
<tr>
<td>Total</td>
<td>444</td>
<td>538</td>
<td>352</td>
<td>1,338</td>
<td>13,171</td>
<td>15,843</td>
<td>1,187</td>
</tr>
</tbody>
</table>

Source: Planning Department
Demolitions

• A total of 29 units were demolished in 2008. This is 64% lower than the 81 units demolished in 2007 and 79% lower than the five-year demolition average of 136 units. The 29 units demolished in 2008 represent the smallest number of demolitions since 1994.

• In 2008, 10 or 34% of the demolitions took place in the RH-2 district (up to two family units per lot).

Conversion projects completed in 2008 resulted in the addition of 213 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 74 New Montgomery Street (111 units); 1158 Sutter (14 units); and 843 Montgomery Street (13 units). Retail or other commercial conversions include 1 South Park Avenue (35 units); 420 Jessie Street (25 units); and 3401 Taraval Street (6 units).

Net units gained through alterations decreased 39% from the 451 units gained in 2007. The decrease is a result of a smaller number of units added and a larger number of units eliminated.

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.

• Of the 48 units eliminated through alteration in 2008, 28 were lost due to mergers and another 19 to the removal of illegal units. This represents a 55% increase in units lost through alterations.

Conversion projects completed in 2008 resulted in the addition of 213 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 74 New Montgomery Street (111 units); 1158 Sutter (14 units); and 843 Montgomery Street (13 units). Retail or other commercial conversions include 1 South Park Avenue (35 units); 420 Jessie Street (25 units); and 3401 Taraval Street (6 units).

• The net gain of 273 units from alterations in 2008 is comprised of 321 units added and 48 units eliminated.

Table 5 shows the units demolished by building type from 2004-2008, and Table 6 shows the demolitions in 2008 by zoning district.

It should be noted that city policies require a minimum of one to one replacement of demolished housing.

Table 7 shows the number of units added or eliminated through alteration permits from 2004 to 2008. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

• The net total of 77 units lost in 2008 due to demolition or alteration is 31% lower than that in 2007 when 112 total units were lost.
### TABLE 5. Units Demolished by Building Type, 2004-2008

<table>
<thead>
<tr>
<th>Year</th>
<th>Buildings</th>
<th>Single</th>
<th>2 Units</th>
<th>3 to 4 Units</th>
<th>5+ Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>47</td>
<td>30</td>
<td>10</td>
<td>9</td>
<td>306</td>
<td>355</td>
</tr>
<tr>
<td>2005</td>
<td>81</td>
<td>70</td>
<td>16</td>
<td>3</td>
<td>85</td>
<td>174</td>
</tr>
<tr>
<td>2006</td>
<td>27</td>
<td>18</td>
<td>12</td>
<td>11</td>
<td>41</td>
<td></td>
</tr>
<tr>
<td>2007</td>
<td>25</td>
<td>19</td>
<td>8</td>
<td>3</td>
<td>81</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>14</td>
<td>11</td>
<td>4</td>
<td>3</td>
<td>29</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>194</td>
<td>107</td>
<td>50</td>
<td>29</td>
<td>453</td>
<td>639</td>
</tr>
</tbody>
</table>

Source: Planning Department

### TABLE 6. Units Demolished by Zoning District, 2008

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Buildings</th>
<th>Single Family</th>
<th>Multi-Family</th>
<th>Total</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH-2</td>
<td>9</td>
<td>8</td>
<td>2</td>
<td>10</td>
<td>34%</td>
</tr>
<tr>
<td>RH-3</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>10%</td>
</tr>
<tr>
<td>RM-1</td>
<td>2</td>
<td>1</td>
<td>5</td>
<td>6</td>
<td>21%</td>
</tr>
<tr>
<td>NCT-3</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>3%</td>
</tr>
<tr>
<td>C-3-R</td>
<td>1</td>
<td>0</td>
<td>3</td>
<td>3</td>
<td>10%</td>
</tr>
<tr>
<td>C-3-G</td>
<td>1</td>
<td>0</td>
<td>6</td>
<td>6</td>
<td>21%</td>
</tr>
<tr>
<td>Total</td>
<td>16</td>
<td>11</td>
<td>18</td>
<td>29</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Planning Department

### TABLE 7. Units Added or Eliminated Through Alteration Permits, 2004-2008

<table>
<thead>
<tr>
<th>Year</th>
<th>Units Added</th>
<th>Units Eliminated</th>
<th>Net Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>113</td>
<td>51</td>
<td>62</td>
</tr>
<tr>
<td>2005</td>
<td>240</td>
<td>83</td>
<td>157</td>
</tr>
<tr>
<td>2006</td>
<td>320</td>
<td>40</td>
<td>280</td>
</tr>
<tr>
<td>2007</td>
<td>482</td>
<td>31</td>
<td>451</td>
</tr>
<tr>
<td>2008</td>
<td>321</td>
<td>48</td>
<td>273</td>
</tr>
<tr>
<td>Total</td>
<td>1,476</td>
<td>253</td>
<td>1,223</td>
</tr>
</tbody>
</table>

Source: Planning Department
**TABLE 8. Units Lost Through Alterations and Demolitions, 2004-2008**

<table>
<thead>
<tr>
<th>Year</th>
<th>Alterations</th>
<th>Illegal Units Removed</th>
<th>Units Merged into Larger Units</th>
<th>Correction to official Records</th>
<th>Total Alterations</th>
<th>Units Demolished</th>
<th>Total Units Lost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td></td>
<td>22</td>
<td>23</td>
<td>0</td>
<td>50</td>
<td>101</td>
<td>405</td>
</tr>
<tr>
<td>2005</td>
<td></td>
<td>38</td>
<td>38</td>
<td>0</td>
<td>174</td>
<td>126</td>
<td>257</td>
</tr>
<tr>
<td>2006</td>
<td></td>
<td>12</td>
<td>21</td>
<td>4</td>
<td>40</td>
<td>101</td>
<td>81</td>
</tr>
<tr>
<td>2007</td>
<td></td>
<td>10</td>
<td>16</td>
<td>1</td>
<td>81</td>
<td>126</td>
<td>112</td>
</tr>
<tr>
<td>2008</td>
<td></td>
<td>19</td>
<td>28</td>
<td>0</td>
<td>48</td>
<td>101</td>
<td>77</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>101</td>
<td>126</td>
<td>4</td>
<td>252</td>
<td>680</td>
<td>855</td>
</tr>
</tbody>
</table>

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 (85%) in buildings with 20 or more units.

- Increases were seen in new construction units completed in the “20 + Units” category (41% more than that completed in 2007), the “10 to 19 Units” grouping (66%), and the “3 to 9 Units” grouping (40%).

- The share of new construction in high-density buildings (20 or more units) was 90% in 2008 — up from five-year average of 85%.

- Single-family and two-unit buildings construction made up a small proportion (5%) of new construction in 2008.

Table 9 shows new construction from 2004 through 2008 by building type. Figure 6 shows new construction by building type for 2008.

**New Construction by Zoning District**

- Over a third of new units built in 2008 were in downtown zoning districts: Downtown Commercial districts ranked first with 21% of new units constructed and Downtown Residential districts ranked fourth with 13%. Residential-Commercial zoning districts, where 19% of new units were built, and Mission Bay, with 15%, ranked second and third, respectively.

- Traditional residential districts accounted for only 217 units or 7% of new housing production in 2008. Industrial districts saw a slightly higher number of new units built (225).

Table 10 summarizes new construction in 2008 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.
TABLE 9. Units Gained from New Construction by Building Type, 2004-2008

<table>
<thead>
<tr>
<th>Year</th>
<th>Single Family</th>
<th>2 Units</th>
<th>3 to 9 Units</th>
<th>10 to 19 Units</th>
<th>20+ Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>55</td>
<td>84</td>
<td>91</td>
<td>120</td>
<td>1,430</td>
<td>1,780</td>
</tr>
<tr>
<td>2005</td>
<td>46</td>
<td>38</td>
<td>117</td>
<td>38</td>
<td>1,633</td>
<td>1,872</td>
</tr>
<tr>
<td>2006</td>
<td>46</td>
<td>38</td>
<td>98</td>
<td>278</td>
<td>1,215</td>
<td>1,675</td>
</tr>
<tr>
<td>2007</td>
<td>71</td>
<td>56</td>
<td>77</td>
<td>64</td>
<td>1,929</td>
<td>2,197</td>
</tr>
<tr>
<td>2008</td>
<td>47</td>
<td>42</td>
<td>108</td>
<td>106</td>
<td>2,716</td>
<td>3,019</td>
</tr>
<tr>
<td>Total</td>
<td>265</td>
<td>258</td>
<td>491</td>
<td>606</td>
<td>8,923</td>
<td>10,543</td>
</tr>
</tbody>
</table>

Source: Planning Department

Share of New Construction, 2004-2008

<table>
<thead>
<tr>
<th></th>
<th>Single Family</th>
<th>2 Units</th>
<th>3 to 9 Units</th>
<th>10 to 19 Units</th>
<th>20+ Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>3%</td>
<td>2%</td>
<td>5%</td>
<td>6%</td>
<td>85%</td>
<td>100%</td>
</tr>
</tbody>
</table>

FIGURE 6.
Units Gained from New Construction by Building Type, 2008


<table>
<thead>
<tr>
<th>General Zoning Districts</th>
<th>Units</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential, House and Mixed</td>
<td>217</td>
<td>7%</td>
</tr>
<tr>
<td>Residential, Transit Oriented</td>
<td>3</td>
<td>0%</td>
</tr>
<tr>
<td>Residential-Commercial</td>
<td>561</td>
<td>19%</td>
</tr>
<tr>
<td>Downtown Residential</td>
<td>382</td>
<td>13%</td>
</tr>
<tr>
<td>Neighborhood Commercial</td>
<td>241</td>
<td>8%</td>
</tr>
<tr>
<td>Neighborhood Commercial Transit</td>
<td>146</td>
<td>5%</td>
</tr>
<tr>
<td>South of Market Mixed Use</td>
<td>18</td>
<td>1%</td>
</tr>
<tr>
<td>Eastern Neighborhoods Mixed Use</td>
<td>27</td>
<td>1%</td>
</tr>
<tr>
<td>Commercial</td>
<td>112</td>
<td>4%</td>
</tr>
<tr>
<td>Downtown Commercial</td>
<td>625</td>
<td>21%</td>
</tr>
<tr>
<td>Industrial</td>
<td>225</td>
<td>7%</td>
</tr>
<tr>
<td>Mission Bay Redevelopment</td>
<td>462</td>
<td>15%</td>
</tr>
<tr>
<td>Total</td>
<td>3,019</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Planning Department
TABLE 11.
Units Gained From New Construction by Zoning District, 2008

<table>
<thead>
<tr>
<th>Zoning Districts</th>
<th>Units</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH-1</td>
<td>35</td>
<td>1%</td>
</tr>
<tr>
<td>RH-1(D)</td>
<td>1</td>
<td>0%</td>
</tr>
<tr>
<td>RH-2</td>
<td>86</td>
<td>3%</td>
</tr>
<tr>
<td>RH-3</td>
<td>32</td>
<td>1%</td>
</tr>
<tr>
<td>RM-1</td>
<td>27</td>
<td>1%</td>
</tr>
<tr>
<td>RM-4</td>
<td>36</td>
<td>1%</td>
</tr>
<tr>
<td>RTO-M</td>
<td>3</td>
<td>0%</td>
</tr>
<tr>
<td>RC-4</td>
<td>561</td>
<td>19%</td>
</tr>
<tr>
<td>DTR-RH</td>
<td>382</td>
<td>13%</td>
</tr>
<tr>
<td>NC-2</td>
<td>32</td>
<td>1%</td>
</tr>
<tr>
<td>NC-3</td>
<td>160</td>
<td>5%</td>
</tr>
<tr>
<td>NCD-Outer Clement</td>
<td>9</td>
<td>0%</td>
</tr>
<tr>
<td>NCD-Polk</td>
<td>40</td>
<td>1%</td>
</tr>
<tr>
<td>NCT-3</td>
<td>132</td>
<td>4%</td>
</tr>
<tr>
<td>NCT-Mission</td>
<td>14</td>
<td>0%</td>
</tr>
<tr>
<td>RED</td>
<td>18</td>
<td>1%</td>
</tr>
<tr>
<td>MUR</td>
<td>20</td>
<td>1%</td>
</tr>
<tr>
<td>SPD</td>
<td>1</td>
<td>0%</td>
</tr>
<tr>
<td>UMU</td>
<td>6</td>
<td>0%</td>
</tr>
<tr>
<td>C-2</td>
<td>112</td>
<td>4%</td>
</tr>
<tr>
<td>C-3-G</td>
<td>424</td>
<td>14%</td>
</tr>
<tr>
<td>C-3-R</td>
<td>81</td>
<td>3%</td>
</tr>
<tr>
<td>C-3-S</td>
<td>120</td>
<td>4%</td>
</tr>
<tr>
<td>M-2</td>
<td>224</td>
<td>7%</td>
</tr>
<tr>
<td>PDR-1-G</td>
<td>1</td>
<td>0%</td>
</tr>
<tr>
<td>MB-RA</td>
<td>462</td>
<td>15%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,019</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

*Source: Planning Department*

Condominiums

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

New Condominium Construction

- 2008 saw new condominium construction decrease by 44% (1,897) from the record number recorded in 2007 (3,395). The 1,897 new condominiums recorded represent a 44% decrease from 2007.

- Eighty-one percent of the condominiums recorded (1,545) were in buildings with 20 or more units, a 51% decrease over 2007 (3,136).

- Overall, the number of new condominiums in the 3-19 unit buildings (288) is a increase of 45% from the 2007 number.

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 five years.
### TABLE 12.
**New Condominiums Recorded by DPW, 1999-2008**

<table>
<thead>
<tr>
<th>Year</th>
<th>Units</th>
<th>% Change from Previous Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>407</td>
<td>-31%</td>
</tr>
<tr>
<td>2000</td>
<td>1,309</td>
<td>222%</td>
</tr>
<tr>
<td>2001</td>
<td>1,797</td>
<td>37%</td>
</tr>
<tr>
<td>2002</td>
<td>1,815</td>
<td>1%</td>
</tr>
<tr>
<td>2003</td>
<td>2,098</td>
<td>16%</td>
</tr>
<tr>
<td>2004</td>
<td>1,215</td>
<td>-42%</td>
</tr>
<tr>
<td>2005</td>
<td>1,907</td>
<td>57%</td>
</tr>
<tr>
<td>2006</td>
<td>2,466</td>
<td>29%</td>
</tr>
<tr>
<td>2007</td>
<td>3,395</td>
<td>38%</td>
</tr>
<tr>
<td>2008</td>
<td>1,897</td>
<td>-44%</td>
</tr>
<tr>
<td>Total</td>
<td>18,306</td>
<td>--</td>
</tr>
</tbody>
</table>

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

**Condominium Conversions**

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

- A record number of condominium conversions (845) were registered in 2008, the most since conversions have been allowed. This number is 8% higher than the number of conversions in 2007 and 79% higher than the ten year average of 473 units.

- Over 68% of units converted in 2008 occurred in two-unit buildings, representing an increase of 10% from 2007. 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-nine percent of the condominium conversions in 2008 (756) were in buildings with two or three units, compared to 86% in 2007.

Table 14 shows the number of conversions recorded by DPW from 1999-2008. Table 15 shows condominium conversions by building type over the past five years.
### TABLE 13.
New Condominiums Recorded by the DPW by Building Type, 2004-2008

<table>
<thead>
<tr>
<th>Year</th>
<th>2 Units</th>
<th>3 to 4 Units</th>
<th>5 to 9 Units</th>
<th>10 to 19 Units</th>
<th>20+ Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>68</td>
<td>117</td>
<td>63</td>
<td>62</td>
<td>905</td>
<td>1,215</td>
</tr>
<tr>
<td>2005</td>
<td>28</td>
<td>79</td>
<td>49</td>
<td>74</td>
<td>1,677</td>
<td>1,907</td>
</tr>
<tr>
<td>2006</td>
<td>62</td>
<td>114</td>
<td>95</td>
<td>250</td>
<td>1,945</td>
<td>2,466</td>
</tr>
<tr>
<td>2007</td>
<td>60</td>
<td>65</td>
<td>70</td>
<td>64</td>
<td>3,136</td>
<td>3,395</td>
</tr>
<tr>
<td>2008</td>
<td>64</td>
<td>106</td>
<td>70</td>
<td>112</td>
<td>1,545</td>
<td>1,897</td>
</tr>
<tr>
<td>Total</td>
<td>282</td>
<td>481</td>
<td>347</td>
<td>562</td>
<td>9,208</td>
<td>10,880</td>
</tr>
</tbody>
</table>

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

### TABLE 14.
Condominium Conversions Recorded by DPW, 1999-2008

<table>
<thead>
<tr>
<th>Year</th>
<th>Units</th>
<th>% Change from Previous Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>262</td>
<td>0%</td>
</tr>
<tr>
<td>2000</td>
<td>323</td>
<td>23%</td>
</tr>
<tr>
<td>2001</td>
<td>371</td>
<td>15%</td>
</tr>
<tr>
<td>2002</td>
<td>376</td>
<td>1%</td>
</tr>
<tr>
<td>2003</td>
<td>432</td>
<td>15%</td>
</tr>
<tr>
<td>2004</td>
<td>303</td>
<td>-30%</td>
</tr>
<tr>
<td>2005</td>
<td>306</td>
<td>1%</td>
</tr>
<tr>
<td>2006</td>
<td>727</td>
<td>138%</td>
</tr>
<tr>
<td>2007</td>
<td>784</td>
<td>8%</td>
</tr>
<tr>
<td>2008</td>
<td>845</td>
<td>8%</td>
</tr>
<tr>
<td>Total</td>
<td>4,729</td>
<td>8%</td>
</tr>
</tbody>
</table>

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

### TABLE 15.
Condominium Conversions Recorded by DPW by Building Type, 2004-2008

<table>
<thead>
<tr>
<th>Building Type</th>
<th>2 Units</th>
<th>3 Units</th>
<th>4 Units</th>
<th>5 to 6 Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>206</td>
<td>57</td>
<td>40</td>
<td>0</td>
<td>303</td>
</tr>
<tr>
<td>2005</td>
<td>180</td>
<td>51</td>
<td>48</td>
<td>27</td>
<td>306</td>
</tr>
<tr>
<td>2006</td>
<td>448</td>
<td>192</td>
<td>64</td>
<td>23</td>
<td>727</td>
</tr>
<tr>
<td>2007</td>
<td>522</td>
<td>150</td>
<td>96</td>
<td>16</td>
<td>784</td>
</tr>
<tr>
<td>2008</td>
<td>576</td>
<td>180</td>
<td>72</td>
<td>17</td>
<td>845</td>
</tr>
<tr>
<td>Total</td>
<td>1,932</td>
<td>630</td>
<td>320</td>
<td>83</td>
<td>2,965</td>
</tr>
</tbody>
</table>

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 from 2003 through 2007. Residential hotel numbers for 2008 are not available at this time, but will be reported in the 2009 report.

- As of 2007, 19,119 residential hotel rooms exist in San Francisco; 74% are residential rooms in for-profit residential hotels and 26% are residential in non-profit hotels.
- Residential rooms in non-profit residential hotels have been increasing in each of the past five years. In the last five years, non-profit residential hotel rooms increased 40%.
- In for-profit residential hotels, both residential rooms and tourist rooms in 2007 decreased 1% from 2006.
- The number of for-profit residential hotel buildings continued decreasing, as in the four previous years, from 422 buildings in 2006 to 419 buildings in 2007.


<table>
<thead>
<tr>
<th>Year</th>
<th>For Profit Residential Hotels</th>
<th>Non-Profit Residential Hotels</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>457</td>
<td>15,878</td>
<td>3,520</td>
</tr>
<tr>
<td>2004</td>
<td>455</td>
<td>15,767</td>
<td>3,239</td>
</tr>
<tr>
<td>2005</td>
<td>435</td>
<td>15,106</td>
<td>3,345</td>
</tr>
<tr>
<td>2006</td>
<td>422</td>
<td>14,385</td>
<td>3,036</td>
</tr>
<tr>
<td>2007</td>
<td>419</td>
<td>14,233</td>
<td>3,004</td>
</tr>
</tbody>
</table>

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 HFMA;

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

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

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

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

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

Housing affordability for units is calculated as follows:

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

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

Inclusionary Affordable Housing Program 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 2008 HUD income limits.

New Affordable Housing Construction

- Some 823 affordable units were completed in 2008, representing 27% of the new housing constructed in 2008. Of these, 379 are inclusionary affordable units and 59 are secondary units.

- Very low-income units represent 30% of the new affordable units that were constructed in 2008; affordable homeownership units made up 44%.

Figure 7 shows affordable housing construction compared to market-rate housing construction from 2004 to 2008 by year and as a total.
### TABLE 17.
**2008 Rental Affordable Housing Guidelines**

<table>
<thead>
<tr>
<th>Income Levels</th>
<th>Household Size</th>
<th>Average Unit Size</th>
<th>Maximum Annual Income</th>
<th>Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Extremely Low Income</strong> (30% of HUD Median Income)</td>
<td>1</td>
<td>Studio</td>
<td>$19,800</td>
<td>$495</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>1 Bedroom</td>
<td>$22,650</td>
<td>$566</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>2 Bedroom</td>
<td>$25,450</td>
<td>$636</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>3 Bedroom</td>
<td>$28,300</td>
<td>$708</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>4 Bedroom</td>
<td>$30,550</td>
<td>$764</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>5 Bedroom</td>
<td>$32,800</td>
<td>$820</td>
</tr>
<tr>
<td><strong>Very Low Income</strong> (50% of HUD Median Income)</td>
<td>1</td>
<td>Studio</td>
<td>$33,000</td>
<td>$825</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>1 Bedroom</td>
<td>$37,750</td>
<td>$944</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>2 Bedroom</td>
<td>$42,450</td>
<td>$1,061</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>3 Bedroom</td>
<td>$47,150</td>
<td>$1,179</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>4 Bedroom</td>
<td>$50,950</td>
<td>$1,274</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>5 Bedroom</td>
<td>$54,700</td>
<td>$1,368</td>
</tr>
<tr>
<td><strong>Lower Income</strong> (60% of HUD Median Income)</td>
<td>1</td>
<td>Studio</td>
<td>$39,600</td>
<td>$990</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>1 Bedroom</td>
<td>$45,250</td>
<td>$1,131</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>2 Bedroom</td>
<td>$50,900</td>
<td>$1,273</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>3 Bedroom</td>
<td>$56,600</td>
<td>$1,415</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>4 Bedroom</td>
<td>$61,100</td>
<td>$1,528</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>5 Bedroom</td>
<td>$65,650</td>
<td>$1,641</td>
</tr>
<tr>
<td><strong>Low Income</strong> (80% of HUD Median Income)</td>
<td>1</td>
<td>Studio</td>
<td>$52,800</td>
<td>$1,320</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>1 Bedroom</td>
<td>$60,350</td>
<td>$1,509</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>2 Bedroom</td>
<td>$67,900</td>
<td>$1,698</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>3 Bedroom</td>
<td>$75,450</td>
<td>$1,886</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>4 Bedroom</td>
<td>$81,500</td>
<td>$2,038</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>5 Bedroom</td>
<td>$87,500</td>
<td>$2,188</td>
</tr>
</tbody>
</table>

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

**Note:** Incomes are based on the 2008 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 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 (832) is 12% more than in 2007 (735).

- Almost 37% of the new affordable units in 2008 were units for homeowner units (302).

- A total of 59 secondary units were added to existing residential buildings in 2008. Secondary, or “granny” units, are typically affordable to households with moderate incomes.

Major affordable housing projects completed in 2008 include: 990 Polk Street (110 units); 230 Turk Street (109 units); 810 Battery Street (81 units); 125 Mason Street (81 units); 4601 Third Street (50 units) and 684 Ellis Street (25 units).

All major (10 or more units) new affordable housing projects completed in 2008 are detailed in Appendix A, List 2. On-site affordable inclusionary units are listed under major market rate projects. See next section for more details. 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.

### Table 18. 2008 Homeownership Affordable Housing Guidelines

<table>
<thead>
<tr>
<th>Income Levels</th>
<th>Household Size</th>
<th>Average Unit Size</th>
<th>Maximum Annual Income</th>
<th>Monthly Housing Expense</th>
<th>Maximum Purchase Price</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Low Income</strong> (80% of HUD Median Income)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Low Income</td>
<td>1 Studio</td>
<td>$52,800</td>
<td>$1,452</td>
<td>$133,674</td>
<td></td>
</tr>
<tr>
<td>2 Low Income</td>
<td>2 1 Bedroom</td>
<td>$60,350</td>
<td>$1,660</td>
<td>$154,752</td>
<td></td>
</tr>
<tr>
<td>3 Low Income</td>
<td>3 2 Bedroom</td>
<td>$67,900</td>
<td>$1,867</td>
<td>$176,035</td>
<td></td>
</tr>
<tr>
<td>4 Low Income</td>
<td>4 3 Bedroom</td>
<td>$75,450</td>
<td>$2,075</td>
<td>$197,113</td>
<td></td>
</tr>
<tr>
<td>5 Low Income</td>
<td>5 4 Bedroom</td>
<td>$81,500</td>
<td>$2,241</td>
<td>$213,070</td>
<td></td>
</tr>
<tr>
<td><strong>Median Income</strong> (100% of HUD Median Income)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Median Income</td>
<td>1 Studio</td>
<td>$66,000</td>
<td>$1,815</td>
<td>$181,193</td>
<td></td>
</tr>
<tr>
<td>2 Median Income</td>
<td>2 1 Bedroom</td>
<td>$75,450</td>
<td>$2,075</td>
<td>$209,030</td>
<td></td>
</tr>
<tr>
<td>3 Median Income</td>
<td>3 2 Bedroom</td>
<td>$84,850</td>
<td>$2,333</td>
<td>$237,072</td>
<td></td>
</tr>
<tr>
<td>4 Median Income</td>
<td>4 3 Bedroom</td>
<td>$94,300</td>
<td>$2,593</td>
<td>$265,114</td>
<td></td>
</tr>
<tr>
<td>5 Median Income</td>
<td>5 4 Bedroom</td>
<td>$101,850</td>
<td>$2,801</td>
<td>$286,397</td>
<td></td>
</tr>
<tr>
<td><strong>Moderate Income</strong> (120% of HUD Median Income)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Moderate Income</td>
<td>1 Studio</td>
<td>$79,200</td>
<td>$2,178</td>
<td>$228,711</td>
<td></td>
</tr>
<tr>
<td>2 Moderate Income</td>
<td>2 1 Bedroom</td>
<td>$90,550</td>
<td>$2,490</td>
<td>$263,308</td>
<td></td>
</tr>
<tr>
<td>3 Moderate Income</td>
<td>3 2 Bedroom</td>
<td>$101,800</td>
<td>$2,800</td>
<td>$298,109</td>
<td></td>
</tr>
<tr>
<td>4 Moderate Income</td>
<td>4 3 Bedroom</td>
<td>$113,150</td>
<td>$3,112</td>
<td>$335,115</td>
<td></td>
</tr>
<tr>
<td>5 Moderate Income</td>
<td>5 4 Bedroom</td>
<td>$122,200</td>
<td>$3,361</td>
<td>$359,723</td>
<td></td>
</tr>
</tbody>
</table>

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

Note: Incomes are based on the 2008 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Monthly housing expenses are calculated based on 33% of gross monthly income. (FMR = Fair Market Rents). Maximum purchase price is the affordable price from San Francisco’s Inclusionary Housing Program and incorporates monthly fees and taxes into sales price.
FIGURE 7.
New Construction of Affordable and Market Rate Units, 2004-2008

TABLE 19.
New Affordable Housing Construction by Income Level, 2004-2008

<table>
<thead>
<tr>
<th>Year</th>
<th>Extremely Low (30% AMI)</th>
<th>Very Low (50% AMI)</th>
<th>Lower (60% AMI)</th>
<th>Low (80% AMI)</th>
<th>Moderate (120% AMI)</th>
<th>Total Affordable Units</th>
<th>Total New Units</th>
<th>% of All New Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>254</td>
<td>129</td>
<td>2</td>
<td>0</td>
<td>163</td>
<td>548</td>
<td>1,780</td>
<td>31%</td>
</tr>
<tr>
<td>2005</td>
<td>66</td>
<td>387</td>
<td>236</td>
<td>0</td>
<td>110</td>
<td>799</td>
<td>1,872</td>
<td>43%</td>
</tr>
<tr>
<td>2006</td>
<td>260</td>
<td>56</td>
<td>5</td>
<td>12</td>
<td>158</td>
<td>491</td>
<td>1,675</td>
<td>29%</td>
</tr>
<tr>
<td>2007</td>
<td>0</td>
<td>412</td>
<td>100</td>
<td>20</td>
<td>203</td>
<td>735</td>
<td>2,197</td>
<td>33%</td>
</tr>
<tr>
<td>2008</td>
<td>134</td>
<td>247</td>
<td>81</td>
<td>0</td>
<td>361</td>
<td>823</td>
<td>3,019</td>
<td>27%</td>
</tr>
<tr>
<td>Total</td>
<td>714</td>
<td>1,231</td>
<td>424</td>
<td>32</td>
<td>995</td>
<td>3,396</td>
<td>10,543</td>
<td>32%</td>
</tr>
</tbody>
</table>

Source: Mayor’s Office of Housing, Redevelopment Agency, Planning Department

TABLE 20.
New Affordable Housing Construction by Housing Type, 2004-2008

<table>
<thead>
<tr>
<th>Year</th>
<th>Family</th>
<th>Senior</th>
<th>Individual/ SRO</th>
<th>Homeowner</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>354</td>
<td>25</td>
<td>0</td>
<td>169</td>
<td>548</td>
</tr>
<tr>
<td>2005</td>
<td>228</td>
<td>226</td>
<td>235</td>
<td>110</td>
<td>799</td>
</tr>
<tr>
<td>2006</td>
<td>260</td>
<td>0</td>
<td>56</td>
<td>175</td>
<td>491</td>
</tr>
<tr>
<td>2007</td>
<td>154</td>
<td>258</td>
<td>120</td>
<td>203</td>
<td>735</td>
</tr>
<tr>
<td>2008</td>
<td>227</td>
<td>160</td>
<td>134</td>
<td>302</td>
<td>823</td>
</tr>
<tr>
<td>2008 Percent of Total</td>
<td>28%</td>
<td>19%</td>
<td>16%</td>
<td>37%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Planning Department, Mayor’s Office of Housing, Redevelopment Agency

Notes: Family units include projects with a majority of two or more bedroom units. Individual / SRO includes projects with a majority of studios or one bedroom, residential care facilities, shelters, and transitional housing.
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 these guidelines by requiring 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 and is applicable to projects of five units or more. These increases will only apply to new projects. All projects in the pipeline at the time these changes were adopted 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 2004-2008.

- In 2008, more inclusionary units (379) were built than in any year since the inclusionary requirements have been in effect. The 379 units built in 2008 represent a 127% increase over the 2007 number (167) and a 81% increase over the five-year average of 209 units.

- Some 146 units resulted from the on-site requirement. Two projects completed in 2008 were the result of off-site compliance and accounted for 251 of the 2008 inclusionary units: 601 King Street (170 of 224 units satisfied the off-site inclusionary requirement for 301 Main Street) and 125 Mason Street (all 81 units for 301 Mission Street project that is expected to be completed in 2009).

Appendix A, List 1 provides a complete list of projects with 10 or more units constructed in 2008 with details of new construction with inclusionary units for those projects that have them.

<table>
<thead>
<tr>
<th>Year</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>199</td>
</tr>
<tr>
<td>2005</td>
<td>111</td>
</tr>
<tr>
<td>2006</td>
<td>189</td>
</tr>
<tr>
<td>2007</td>
<td>167</td>
</tr>
<tr>
<td>2008</td>
<td>379</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,045</strong></td>
</tr>
</tbody>
</table>

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 2008, rental prices in San Francisco decreased 3.6%: $2,650 from $2,750 for a 2-bedroom apartment. This decrease was the first drop in rents since 2003.

- In 2008, the median price for a two-bedroom home in San Francisco was about $603,570 or 9.1% less than 2007 ($664,060) — the third year of decreasing prices. Overall median sales price in 2008, including all unit sizes and condominiums, was about $766,985. The 2008 median price for a two-bedroom home in the Bay Area region was set at $387,500, 34% lower than the price in 2007.

- A San Francisco family of three 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 — $298,109 from Table 18) would fall short by
about $305,460 of being able to purchase a median-priced two-bedroom home ($603,570).

- A three-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 $1,697 or 64% of the median rent ($2,650), about the same level as in 2007 (63% of median rent).

Table 22 gives rental and sales prices for 1999 through 2008. 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.

### 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 Mayors 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 or SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families.

The Housing Inventory reports units in such projects as adding to the housing stock only when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end, the SRO still has 50 units, then for the purposes of this report, these units would not be counted as adding to the housing stock.

In 2008, 270 existing units were rehabilitated. The major rehabilitation projects for 2008 were the Banneker Homes at 745-85 Fulton Street (108 units) and 32-40 Sixth Street (88 of 224 units).
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 seven years, the South of Market Planning District had the most new construction in 2008 with 1,474 units built or 49% of the total new construction. Similarly, South of Market had the highest net gain, adding 1,509 units or 46% of net addition citywide.

- The Downtown Planning District ranked second in new construction (941 units) and in net units gained (1,109).

- The Northeast Planning District ranked third in new construction (140 units) and in net units gained (159).

- The Downtown Planning District had the highest number of units demolished, with 9 of the City’s 29 demolished units.

Figure 8 shows total new housing constructed and demolished by San Francisco Planning Districts in 2008.
### TABLE 24. Housing Units Completed and Demolished by Planning District, 2008

<table>
<thead>
<tr>
<th>No.</th>
<th>District Name</th>
<th>Units Completed</th>
<th>Rank</th>
<th>Units Demolished</th>
<th>Rank</th>
<th>Net Gain Housing Units*</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Richmond</td>
<td>22</td>
<td>10</td>
<td>2</td>
<td>4</td>
<td>34</td>
<td>8</td>
</tr>
<tr>
<td>2</td>
<td>Marina</td>
<td>6</td>
<td>15</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>15</td>
</tr>
<tr>
<td>3</td>
<td>Northeast</td>
<td>140</td>
<td>3</td>
<td>2</td>
<td>4</td>
<td>159</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>Downtown</td>
<td>941</td>
<td>2</td>
<td>9</td>
<td>1</td>
<td>1,109</td>
<td>2</td>
</tr>
<tr>
<td>5</td>
<td>Western Addition</td>
<td>28</td>
<td>8</td>
<td>5</td>
<td>2</td>
<td>19</td>
<td>11</td>
</tr>
<tr>
<td>6</td>
<td>Buena Vista</td>
<td>136</td>
<td>4</td>
<td>0</td>
<td>11</td>
<td>133</td>
<td>4</td>
</tr>
<tr>
<td>7</td>
<td>Central</td>
<td>23</td>
<td>9</td>
<td>4</td>
<td>3</td>
<td>28</td>
<td>9</td>
</tr>
<tr>
<td>8</td>
<td>Mission</td>
<td>57</td>
<td>7</td>
<td>1</td>
<td>8</td>
<td>64</td>
<td>7</td>
</tr>
<tr>
<td>9</td>
<td>South of Market</td>
<td>1,474</td>
<td>1</td>
<td>2</td>
<td>4</td>
<td>1,509</td>
<td>1</td>
</tr>
<tr>
<td>10</td>
<td>South Bayshore</td>
<td>81</td>
<td>5</td>
<td>0</td>
<td>11</td>
<td>69</td>
<td>6</td>
</tr>
<tr>
<td>11</td>
<td>Bernal Heights</td>
<td>10</td>
<td>12</td>
<td>0</td>
<td>11</td>
<td>13</td>
<td>12</td>
</tr>
<tr>
<td>12</td>
<td>South Central</td>
<td>68</td>
<td>6</td>
<td>0</td>
<td>11</td>
<td>69</td>
<td>6</td>
</tr>
<tr>
<td>13</td>
<td>Ingleside</td>
<td>7</td>
<td>13</td>
<td>0</td>
<td>11</td>
<td>6</td>
<td>14</td>
</tr>
<tr>
<td>14</td>
<td>Inner Sunset</td>
<td>7</td>
<td>13</td>
<td>1</td>
<td>8</td>
<td>9</td>
<td>13</td>
</tr>
<tr>
<td>15</td>
<td>Outer Sunset</td>
<td>19</td>
<td>11</td>
<td>1</td>
<td>8</td>
<td>25</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>3,019</td>
<td>--</td>
<td>29</td>
<td>--</td>
<td>3,263</td>
<td>--</td>
</tr>
</tbody>
</table>

**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, 2008
Housing Stock by Planning District

Figure 9 shows the total overall housing stock by building type for the fifteen 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 11% of the City’s housing stock, while the Richmond Planning District accounts for 10%.

- 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 Richmond, Central, and Mission Planning Districts are the areas with the highest numbers of buildings with two to four units, representing 19%, 12%, and 11% of those units respectively.

- In the “5 to 9 Units” category, the Northeast and Richmond Planning Districts have the highest numbers of those units with 17% and 13% respectively.

- 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 (26,577). The Northeast Planning District is second with 17,351 units. Eighty-seven 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 or more, claims 18% of the City’s high-density housing.
### TABLE 25. San Francisco Housing Stock by Planning District, 2000-2008

<table>
<thead>
<tr>
<th>Planning District</th>
<th>Single Family</th>
<th>2 to 4 Units</th>
<th>5 to 9 Units</th>
<th>10 to 19 Units</th>
<th>20+ Units</th>
<th>District Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Richmond</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>10,459</td>
<td>15,130</td>
<td>4,989</td>
<td>3,892</td>
<td>1,725</td>
<td>36,195</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>(14)</td>
<td>211</td>
<td>34</td>
<td>78</td>
<td>33</td>
<td>342</td>
</tr>
<tr>
<td>2008</td>
<td>(4)</td>
<td>30</td>
<td>8</td>
<td>(14)</td>
<td></td>
<td>34</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>10,441</td>
<td>15,371</td>
<td>5,031</td>
<td>3,970</td>
<td>1,758</td>
<td>36,571</td>
</tr>
<tr>
<td>Percent of Total</td>
<td>28%</td>
<td>42%</td>
<td>14%</td>
<td>11%</td>
<td>5%</td>
<td>10%</td>
</tr>
<tr>
<td><strong>2. Marina</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>2,978</td>
<td>5,958</td>
<td>4,122</td>
<td>6,900</td>
<td>5,752</td>
<td>25,710</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>(10)</td>
<td>18</td>
<td>17</td>
<td>187</td>
<td>212</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>(4)</td>
<td>6</td>
<td>(14)</td>
<td>(14)</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2,964</td>
<td>5,982</td>
<td>4,139</td>
<td>6,900</td>
<td>5,939</td>
<td>25,924</td>
</tr>
<tr>
<td>Percent of Total</td>
<td>11%</td>
<td>23%</td>
<td>16%</td>
<td>27%</td>
<td>23%</td>
<td>7%</td>
</tr>
<tr>
<td><strong>3. Northeast</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>1,813</td>
<td>7,228</td>
<td>6,782</td>
<td>6,571</td>
<td>16,658</td>
<td>39,052</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>(11)</td>
<td>62</td>
<td>54</td>
<td>140</td>
<td>560</td>
<td>805</td>
</tr>
<tr>
<td>2008</td>
<td>(13)</td>
<td>13</td>
<td>13</td>
<td>133</td>
<td>159</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,802</td>
<td>7,290</td>
<td>6,849</td>
<td>6,724</td>
<td>17,351</td>
<td>40,016</td>
</tr>
<tr>
<td>Percent of Total</td>
<td>5%</td>
<td>18%</td>
<td>17%</td>
<td>17%</td>
<td>43%</td>
<td>11%</td>
</tr>
<tr>
<td><strong>4. Downtown</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>210</td>
<td>508</td>
<td>799</td>
<td>2,332</td>
<td>23,230</td>
<td>27,079</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>(3)</td>
<td>81</td>
<td>42</td>
<td>2,236</td>
<td>2,356</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>(4)</td>
<td>6</td>
<td>14</td>
<td>1,091</td>
<td></td>
<td>1,109</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>210</td>
<td>509</td>
<td>880</td>
<td>2,388</td>
<td>26,557</td>
<td>30,544</td>
</tr>
<tr>
<td>Percent of Total</td>
<td>1%</td>
<td>2%</td>
<td>3%</td>
<td>8%</td>
<td>87%</td>
<td>8%</td>
</tr>
<tr>
<td><strong>5. Western Addition</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>2,236</td>
<td>5,930</td>
<td>3,912</td>
<td>3,981</td>
<td>11,915</td>
<td>27,974</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>(17)</td>
<td>27</td>
<td>47</td>
<td>157</td>
<td>1,072</td>
<td>1,485</td>
</tr>
<tr>
<td>2008</td>
<td>(1)</td>
<td>8</td>
<td>(6)</td>
<td>22</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2,264</td>
<td>5,979</td>
<td>4,063</td>
<td>4,163</td>
<td>13,009</td>
<td>29,478</td>
</tr>
<tr>
<td>Percent of Total</td>
<td>8%</td>
<td>20%</td>
<td>14%</td>
<td>14%</td>
<td>44%</td>
<td>8%</td>
</tr>
<tr>
<td><strong>6. Buena Vista</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>2,141</td>
<td>6,742</td>
<td>3,463</td>
<td>1,860</td>
<td>1,852</td>
<td>16,058</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>(17)</td>
<td>26</td>
<td>30</td>
<td>18</td>
<td>163</td>
<td>220</td>
</tr>
<tr>
<td>2008</td>
<td>(1)</td>
<td>9</td>
<td>(2)</td>
<td>127</td>
<td></td>
<td>133</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2,123</td>
<td>6,777</td>
<td>3,493</td>
<td>1,878</td>
<td>2,142</td>
<td>16,411</td>
</tr>
<tr>
<td>Percent of Total</td>
<td>13%</td>
<td>41%</td>
<td>21%</td>
<td>12%</td>
<td>13%</td>
<td>5%</td>
</tr>
<tr>
<td><strong>7. Central</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>8,655</td>
<td>9,295</td>
<td>2,893</td>
<td>2,387</td>
<td>2,185</td>
<td>25,415</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>(2)</td>
<td>132</td>
<td>28</td>
<td>76</td>
<td>0</td>
<td>234</td>
</tr>
<tr>
<td>2008</td>
<td>(4)</td>
<td>15</td>
<td>6</td>
<td>3</td>
<td></td>
<td>28</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>8,657</td>
<td>9,442</td>
<td>2,927</td>
<td>2,466</td>
<td>2,185</td>
<td>25,677</td>
</tr>
<tr>
<td>Percent of Total</td>
<td>34%</td>
<td>37%</td>
<td>11%</td>
<td>10%</td>
<td>8%</td>
<td>7%</td>
</tr>
<tr>
<td><strong>8. Mission</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>2,438</td>
<td>9,202</td>
<td>4,354</td>
<td>2,495</td>
<td>3,925</td>
<td>22,414</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>(11)</td>
<td>147</td>
<td>193</td>
<td>331</td>
<td>464</td>
<td>1,124</td>
</tr>
<tr>
<td>2008</td>
<td>3</td>
<td>15</td>
<td>13</td>
<td>33</td>
<td></td>
<td>64</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2,430</td>
<td>9,364</td>
<td>4,560</td>
<td>2,859</td>
<td>4,389</td>
<td>23,602</td>
</tr>
<tr>
<td>Percent of Total</td>
<td>10%</td>
<td>40%</td>
<td>19%</td>
<td>12%</td>
<td>19%</td>
<td>7%</td>
</tr>
<tr>
<td>Planning District</td>
<td>Single Family</td>
<td>2 to 4 Units</td>
<td>5 to 9 Units</td>
<td>10 to 19 Units</td>
<td>20+ Units</td>
<td>District Total</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------</td>
<td>--------------</td>
<td>--------------</td>
<td>---------------</td>
<td>-----------</td>
<td>---------------</td>
</tr>
<tr>
<td><strong>9. South of Market</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>2,025</td>
<td>2,690</td>
<td>959</td>
<td>897</td>
<td>6,396</td>
<td>12,967</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>(14)</td>
<td>150</td>
<td>74</td>
<td>309</td>
<td>6,044</td>
<td>6,663</td>
</tr>
<tr>
<td>2008</td>
<td>(1)</td>
<td>18</td>
<td>74</td>
<td>14</td>
<td>1,475</td>
<td>1,509</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,010</strong></td>
<td><strong>2,858</strong></td>
<td><strong>1,033</strong></td>
<td><strong>1,220</strong></td>
<td><strong>13,918</strong></td>
<td><strong>21,039</strong></td>
</tr>
<tr>
<td>Percent of Total</td>
<td>9%</td>
<td>14%</td>
<td>5%</td>
<td>6%</td>
<td>66%</td>
<td>6%</td>
</tr>
<tr>
<td><strong>10. South Bayshore</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>6,917</td>
<td>1,680</td>
<td>1,625</td>
<td>315</td>
<td>419</td>
<td>10,956</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>(23)</td>
<td>73</td>
<td>24</td>
<td>73</td>
<td>336</td>
<td>483</td>
</tr>
<tr>
<td>2008</td>
<td>6</td>
<td>16</td>
<td>12</td>
<td>50</td>
<td>84</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6,900</strong></td>
<td><strong>1,769</strong></td>
<td><strong>1,661</strong></td>
<td><strong>388</strong></td>
<td><strong>805</strong></td>
<td><strong>11,523</strong></td>
</tr>
<tr>
<td>Percent of Total</td>
<td>60%</td>
<td>15%</td>
<td>14%</td>
<td>3%</td>
<td>7%</td>
<td>3%</td>
</tr>
<tr>
<td><strong>11. Bernal Heights</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>5,328</td>
<td>3,092</td>
<td>453</td>
<td>136</td>
<td>203</td>
<td>9,212</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>23</td>
<td>34</td>
<td>28</td>
<td>130</td>
<td>215</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>4</td>
<td>9</td>
<td></td>
<td></td>
<td>13</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5,355</strong></td>
<td><strong>3,135</strong></td>
<td><strong>481</strong></td>
<td><strong>136</strong></td>
<td><strong>333</strong></td>
<td><strong>9,440</strong></td>
</tr>
<tr>
<td>Percent of Total</td>
<td>57%</td>
<td>33%</td>
<td>5%</td>
<td>1%</td>
<td>4%</td>
<td>3%</td>
</tr>
<tr>
<td><strong>12. South Central</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>20,553</td>
<td>2,339</td>
<td>1,248</td>
<td>583</td>
<td>246</td>
<td>24,969</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>111</td>
<td>69</td>
<td>96</td>
<td>52</td>
<td>404</td>
<td>732</td>
</tr>
<tr>
<td>2008</td>
<td>11</td>
<td>14</td>
<td>44</td>
<td></td>
<td>69</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>20,675</strong></td>
<td><strong>2,422</strong></td>
<td><strong>1,344</strong></td>
<td><strong>679</strong></td>
<td><strong>650</strong></td>
<td><strong>25,770</strong></td>
</tr>
<tr>
<td>Percent of Total</td>
<td>80%</td>
<td>9%</td>
<td>5%</td>
<td>3%</td>
<td>3%</td>
<td>7%</td>
</tr>
<tr>
<td><strong>13. Ingleside</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>16,466</td>
<td>1,490</td>
<td>461</td>
<td>585</td>
<td>3,282</td>
<td>22,284</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>45</td>
<td>2</td>
<td>1</td>
<td>(14)</td>
<td>495</td>
<td>529</td>
</tr>
<tr>
<td>2008</td>
<td>3</td>
<td>3</td>
<td></td>
<td></td>
<td>6</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>16,514</strong></td>
<td><strong>1,495</strong></td>
<td><strong>462</strong></td>
<td><strong>571</strong></td>
<td><strong>3,777</strong></td>
<td><strong>22,819</strong></td>
</tr>
<tr>
<td>Percent of Total</td>
<td>72%</td>
<td>7%</td>
<td>2%</td>
<td>3%</td>
<td>17%</td>
<td>6%</td>
</tr>
<tr>
<td><strong>14. Inner Sunset</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>9,895</td>
<td>4,478</td>
<td>1,582</td>
<td>1,478</td>
<td>1,194</td>
<td>18,627</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>3</td>
<td>47</td>
<td>20</td>
<td>14</td>
<td>22</td>
<td>106</td>
</tr>
<tr>
<td>2008</td>
<td>9</td>
<td></td>
<td></td>
<td></td>
<td>9</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>9,898</strong></td>
<td><strong>4,534</strong></td>
<td><strong>1,602</strong></td>
<td><strong>1,492</strong></td>
<td><strong>1,216</strong></td>
<td><strong>18,742</strong></td>
</tr>
<tr>
<td>Percent of Total</td>
<td>53%</td>
<td>24%</td>
<td>9%</td>
<td>8%</td>
<td>6%</td>
<td>5%</td>
</tr>
<tr>
<td><strong>15. Outer Sunset</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>19,011</td>
<td>4,406</td>
<td>1,298</td>
<td>584</td>
<td>487</td>
<td>25,786</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>10</td>
<td>135</td>
<td>17</td>
<td>13</td>
<td>120</td>
<td>295</td>
</tr>
<tr>
<td>2008</td>
<td>(1)</td>
<td>5</td>
<td>6</td>
<td>15</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>19,020</strong></td>
<td><strong>4,546</strong></td>
<td><strong>1,321</strong></td>
<td><strong>612</strong></td>
<td><strong>607</strong></td>
<td><strong>26,106</strong></td>
</tr>
<tr>
<td>Percent of Total</td>
<td>73%</td>
<td>17%</td>
<td>5%</td>
<td>2%</td>
<td>2%</td>
<td>7%</td>
</tr>
<tr>
<td><strong>Citywide</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Census Count</td>
<td>111,125</td>
<td>80,168</td>
<td>38,940</td>
<td>34,996</td>
<td>79,469</td>
<td>344,698</td>
</tr>
<tr>
<td>April 2000-2007</td>
<td>117</td>
<td>1,150</td>
<td>854</td>
<td>1,314</td>
<td>12,266</td>
<td>15,701</td>
</tr>
<tr>
<td>2008</td>
<td>21</td>
<td>155</td>
<td>52</td>
<td>134</td>
<td>2,901</td>
<td>3,263</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>111,263</strong></td>
<td><strong>81,473</strong></td>
<td><strong>39,846</strong></td>
<td><strong>36,444</strong></td>
<td><strong>94,636</strong></td>
<td><strong>363,662</strong></td>
</tr>
<tr>
<td>Percent of Total</td>
<td>31%</td>
<td>22%</td>
<td>11%</td>
<td>10%</td>
<td>26%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Note: Percentages may not add up to 100% due to rounding.  
Sources: Department of Building Inspection; 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 2008, Bay Area counties authorized 12,617 units for construction, 32% lower than the 2006 authorizations (23,475).

• Santa Clara (29%), San Francisco (19%), Alameda (18%), and Contra Costa (15%) counties accounted for almost 80% of the units authorized.

• In San Francisco, 98% of new housing is in multi-family buildings whereas San Mateo (66%), Santa Clara (66%), and Alameda (65%) have more of mix of single and multi-family units. Single-family housing predominates in the other Bay Area counties.

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 2008. Figure 10 shows trends in housing construction by building type from 1999 to 2008.
TABLE 26.
Units Authorized for Construction San Francisco and the Bay Area Counties, 2008

<table>
<thead>
<tr>
<th>County</th>
<th>Single-Family Units</th>
<th>Multi-Family Units</th>
<th>Total Units</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alameda</td>
<td>766</td>
<td>1,454</td>
<td>2,220</td>
<td>18%</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>983</td>
<td>909</td>
<td>1,892</td>
<td>15%</td>
</tr>
<tr>
<td>Marin</td>
<td>144</td>
<td>25</td>
<td>169</td>
<td>1%</td>
</tr>
<tr>
<td>Napa</td>
<td>202</td>
<td>18</td>
<td>220</td>
<td>2%</td>
</tr>
<tr>
<td>San Francisco</td>
<td>52</td>
<td>2,294</td>
<td>2,346</td>
<td>19%</td>
</tr>
<tr>
<td>San Mateo</td>
<td>319</td>
<td>633</td>
<td>952</td>
<td>8%</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>1,259</td>
<td>2,417</td>
<td>3,676</td>
<td>29%</td>
</tr>
<tr>
<td>Solano</td>
<td>334</td>
<td>232</td>
<td>566</td>
<td>4%</td>
</tr>
<tr>
<td>Sonoma</td>
<td>527</td>
<td>49</td>
<td>576</td>
<td>5%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>4,586</strong></td>
<td><strong>8,031</strong></td>
<td><strong>12,617</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: Construction Industry Research Board

FIGURE 10.
Bay Area Housing Construction Trends, 1999-2008
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 2008. This list also includes the number of inclusionary units in the project.

List 2 is comprised of major affordable housing projects with 10 or more units that were completed in 2008.

List 3 provides information for all projects with 10 or more units that were fully entitled by the Planning Department in 2008. These projects typically require either a conditional use permit, environmental review, or some other type of review by the Planning Commission or Zoning Administrator, or the Environmental Review Officer.

List 4 provides information for all projects with 10 or more units that were filed with the Planning Department in 2008. These projects require a conditional use permit, environmental review, or other types of review by the Planning Commission, Zoning Administrator, or the Environmental Review Officer. This list does not include projects submitted for informal Planning project review and for which no applications have been filed.

List 5 contains residential projects with five or more units authorized for construction by DBI in 2008.

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, 2008**

<table>
<thead>
<tr>
<th>Address / Project Name</th>
<th>Total Units</th>
<th>Affordable Units</th>
<th>Unit Mix</th>
<th>Tenure Type</th>
<th>Initial Sales or Rental Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>425 First St / One Rincon Hill</td>
<td>382</td>
<td>In-Lieu</td>
<td>41 - Studios 158 - 1 BR 159 - 2 BR 24 - 3 BR</td>
<td>Ownership</td>
<td>$590,000</td>
</tr>
<tr>
<td>300 Berry St / Arterra</td>
<td>268</td>
<td>0</td>
<td>1 - Studio 160 - 1 BR 98 - 2 BR 10 - 3 BR</td>
<td>Ownership</td>
<td>$449,000 - $899,000</td>
</tr>
<tr>
<td>1160 Mission St / SOMA Grand</td>
<td>245</td>
<td>29</td>
<td>4 - Studios 120 - 1 BR 101 - 2 BR 20 - 3 BR</td>
<td>Ownership</td>
<td>$530,000 - $900,000</td>
</tr>
<tr>
<td>301 Main St / The Infinity</td>
<td>239</td>
<td>off-site (see 888 Seventh St)</td>
<td>6 - Studios 52 - 1 BR 147 - 2 BR 34 - 3 BR</td>
<td>Ownership</td>
<td>$550,000</td>
</tr>
<tr>
<td>888 Seventh St</td>
<td>224</td>
<td>off-site housing for 301 Main St</td>
<td>72 - Studios 92 - 1 BR 52 - 2 BR 8 - 3 BR</td>
<td>Ownership</td>
<td>$339,900 - $414,000</td>
</tr>
<tr>
<td>355 Berry St / Edgewater Apartments</td>
<td>194</td>
<td>0</td>
<td>21 - Studios 117 - 1 BR 56 - 2 BR</td>
<td>Rental</td>
<td>$2,175 - $3,225</td>
</tr>
<tr>
<td>1 Polk St / Argenta</td>
<td>179</td>
<td>9</td>
<td>24 - Studios 116 - 1 BR 39 - 2 BR</td>
<td>Rental</td>
<td>$2,250 - $3,800</td>
</tr>
<tr>
<td>730 Van Ness / Symphony Towers</td>
<td>130</td>
<td>16</td>
<td>73 - Studios 57 - 1 BR</td>
<td>Ownership</td>
<td>$329,000 - $860,000</td>
</tr>
<tr>
<td>55 Page St / The Hayes</td>
<td>127</td>
<td>17</td>
<td>23 - Studios 62 - 1 BR 42 - 2 BR</td>
<td>Ownership</td>
<td>$339,000 - $720,000</td>
</tr>
<tr>
<td>631 Folsom St / Blu</td>
<td>120</td>
<td>In-Lieu</td>
<td>111 - 2 BR 6 - 3 BR</td>
<td>Ownership</td>
<td>$575,000 - $743,000</td>
</tr>
<tr>
<td>74 New Montgomery St The Montgomery</td>
<td>111</td>
<td>11</td>
<td>22 - Studios 50 - 1 BR 24 - 2 BR</td>
<td>Ownership</td>
<td>$383,000 - $882,000</td>
</tr>
<tr>
<td>818 Van Ness Ave / The Artani</td>
<td>52</td>
<td>Plus In-Lieu</td>
<td>31 - 1 BR 21 - 2 BR</td>
<td>Ownership / Rental</td>
<td>$579,000 - $769,000 - $2,450</td>
</tr>
<tr>
<td>1828-1858 Geneva Ave / High Point</td>
<td>48</td>
<td>6</td>
<td>1 - 1 BR 39 - 2 BR 6 - 3 BR 2 - 4 BR</td>
<td>Rental</td>
<td></td>
</tr>
<tr>
<td>1630 California St</td>
<td>40</td>
<td>In-Lieu</td>
<td>5 - Studios 30 - 1 BR 5 - 2 BR</td>
<td>Ownership</td>
<td></td>
</tr>
<tr>
<td>1 South Park Ave</td>
<td>35</td>
<td>In-Lieu</td>
<td>1 - Studio 9 - 1 BR 18 - 2 BR 7 - 3 BR</td>
<td>Ownership</td>
<td>$630,000</td>
</tr>
<tr>
<td>168 Hyde St</td>
<td>31</td>
<td>3</td>
<td>17 - Studios 14 - 1 BR 12 - 2 BR 7 - 3 BR</td>
<td>Ownership / Rental</td>
<td>$1,050 - $1,295</td>
</tr>
<tr>
<td>1521 Sutter St / Sutter Heights</td>
<td>28</td>
<td>3</td>
<td>14 - 1 BR 14 - 2 BR</td>
<td>Ownership</td>
<td>$559,000</td>
</tr>
<tr>
<td>418 Jessie St / Mint Lofts</td>
<td>25</td>
<td>3</td>
<td>8 - 1 BR 13 - 2 BR 4 - 3 BR</td>
<td>Ownership</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

CONTINUED >
<table>
<thead>
<tr>
<th>Address / Project Name</th>
<th>Total Units</th>
<th>Affordable Units</th>
<th>Unit Mix</th>
<th>Tenure Type</th>
<th>Initial Sales or Rental Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>438 Clementina St</td>
<td>20</td>
<td>3</td>
<td>20 - 2 BR</td>
<td>Ownership</td>
<td></td>
</tr>
<tr>
<td>101 Executive Park Blvd</td>
<td>20 *</td>
<td>18 *</td>
<td>16 - 3 BR 4 - 2 BR</td>
<td>Ownership</td>
<td>$499,000</td>
</tr>
<tr>
<td>3620 19th St</td>
<td>19</td>
<td>5</td>
<td>2 - Studios 3 - 1 BR 14 - 2 BR</td>
<td>Ownership</td>
<td>$619,000</td>
</tr>
<tr>
<td>2425 Judah St / Judah Terrace</td>
<td>15</td>
<td>2</td>
<td>7 - 1 BR 5 - 2 BR 3 - 3 BR</td>
<td>Ownership</td>
<td>$550,000</td>
</tr>
<tr>
<td>3520 20th St</td>
<td>14</td>
<td>0</td>
<td></td>
<td>Ownership</td>
<td></td>
</tr>
<tr>
<td>75 Moss St</td>
<td>14</td>
<td>1</td>
<td>6 - 1 BR 6 - 2 BR</td>
<td>Ownership</td>
<td>$245,000</td>
</tr>
<tr>
<td>1158 Sutter St</td>
<td>14</td>
<td>0</td>
<td>14 - 2 BR</td>
<td>Ownership</td>
<td>$559,000</td>
</tr>
<tr>
<td>843 Montgomery St / The Residences at Jackson Square</td>
<td>13</td>
<td>In-Lieu</td>
<td>Ownership</td>
<td>$749,000</td>
<td></td>
</tr>
</tbody>
</table>

* Total units for project = 450; 125 in the first phase; 18 is part of the 54 affordable units to be built at this project.

**Sources:** Planning Department, Mayor’s Office of Housing; San Francisco Redevelopment Agency

---

**APPENDIX A, LIST 2.**

**Major Affordable Housing Projects Completed, 2008**

<table>
<thead>
<tr>
<th>Address / Project Name</th>
<th>Developer / Sponsor</th>
<th>Units</th>
<th>Unit Mix</th>
<th>Tenure Type</th>
<th>Price (Rental or Selling)</th>
<th>AMI % Targets</th>
<th>Type of Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>990 Polk St</td>
<td>Tenderloin Neighborhood Development Corporation</td>
<td>110</td>
<td>110 - 1 BR</td>
<td>Rental VLI Seniors</td>
<td>31-50%</td>
<td>Senior</td>
<td></td>
</tr>
<tr>
<td>230 Turk St</td>
<td>Salvation Army</td>
<td>109</td>
<td>109 - Studios</td>
<td>Rental ELI</td>
<td>30%</td>
<td>SRO</td>
<td></td>
</tr>
<tr>
<td>810 Battery St / Broadway Family Apartments</td>
<td>Chinatown Community Development Center</td>
<td>81</td>
<td>23 - Studios 23 - 2 BR 34 - 3 BR</td>
<td>Rental VLI Families</td>
<td>31-50%</td>
<td>Family</td>
<td></td>
</tr>
<tr>
<td>125 Mason St / Glide Economic Development</td>
<td>Glide Economic Development Corporation Off-site inclusionary housing for 301 Mission</td>
<td>81</td>
<td>22 - 1 BR 34 - 2 BR 20 - 3 BR 5 - 4 BR</td>
<td>Rental VLI Families</td>
<td>31-50%</td>
<td>Family</td>
<td></td>
</tr>
<tr>
<td>4601 3rd St</td>
<td>Providence Senior Housing</td>
<td>50</td>
<td>50 - 1 BR</td>
<td>Rental VLI Seniors</td>
<td>31-50%</td>
<td>Senior</td>
<td></td>
</tr>
<tr>
<td>684 Ellis St / Essex Hotel</td>
<td>Mercy Housing</td>
<td>25</td>
<td>25 - Studios</td>
<td>Rental ELI Homeless</td>
<td>30%</td>
<td>SRO</td>
<td></td>
</tr>
</tbody>
</table>

**Sources:** Planning Department, Mayor’s Office of Housing; San Francisco Redevelopment Agency (SFRA)
### APPENDIX A, LIST 3.

**Major Housing Projects Reviewed and Entitled by Planning Department, 2008**

<table>
<thead>
<tr>
<th>Planning Case No.</th>
<th>Address / Project Name</th>
<th>Case Description</th>
<th>No. Units</th>
<th>Approval Date</th>
<th>Body</th>
<th>Action</th>
<th>Action No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004.0773ACEK</td>
<td>55 Laguna St</td>
<td>Mixed-use project which would include construction of 7 new buildings and the adaptive re-use of 3 existing buildings for project of up to 450 dwelling units (including senior affordable units), 310 parking spaces, and no more than 5,000 sf of retail.</td>
<td>450</td>
<td>01/17/08</td>
<td>PC</td>
<td>Approved</td>
<td>17537</td>
</tr>
<tr>
<td>2007.0168CEKRS</td>
<td>227 West Point Rd</td>
<td>Project would demolish the 267 affordable housing units in 50 buildings and construct about 668 affordable units in 66 buildings. Buildings would range from 2 to 5 stories. Net new addition would be 106 affordable units and 295 market rate units.</td>
<td>401</td>
<td>06/12/08</td>
<td>PC</td>
<td>Approved</td>
<td>17621</td>
</tr>
<tr>
<td>2007.1337EHVX</td>
<td>140 New Montgomery St</td>
<td>Project would convert the existing building from office to residential use (135 units) and would construct a 2-story addition on the south side of the building on the existing parking lot.</td>
<td>175</td>
<td>12/11/08</td>
<td>PC</td>
<td>Approved</td>
<td>17780</td>
</tr>
<tr>
<td>2002.1302EKX</td>
<td>2235 Third St</td>
<td>Renovation of 2 existing vacant buildings totaling about 27,200 sf and construction of a 180,000 sf addition. The proposed project would include up to 141 dwelling units with 128 off-street parking spaces.</td>
<td>141</td>
<td>08/14/08</td>
<td>PC</td>
<td>Approved</td>
<td>17680</td>
</tr>
<tr>
<td>2005.0298CEKV</td>
<td>1285 Sutter St</td>
<td>Demolition of an existing movie theater and construction of 13-story mixed-use building with 120 dwelling units, 180 off-street parking spaces, and 16,500 sf of ground floor commercial use.</td>
<td>120</td>
<td>06/16/08</td>
<td>ZA</td>
<td>Granted</td>
<td></td>
</tr>
<tr>
<td>2007.0980CEV</td>
<td>220 Golden Gate Ave</td>
<td>The project is the rehabilitation and alteration of the Central YMCA, including the addition of a wellness center and retail space on the ground floor and 170-180 units of supportive housing above; 74 net new units.</td>
<td>74</td>
<td>08/08/08</td>
<td>PC</td>
<td>Approved</td>
<td>17672</td>
</tr>
<tr>
<td>2007.0487CEK</td>
<td>401 Grove St</td>
<td>Proposed 70-unit residential project on site of old freeway bounded by Gough, Grove, Ivy, in 3 buildings with ground floor retail on the Gough frontage, 5 stories, 77,000 sf, including 50 space subsurface parking.</td>
<td>70</td>
<td>11/20/08</td>
<td>PC</td>
<td>Approved</td>
<td>17765</td>
</tr>
<tr>
<td>2004.1245EKVX</td>
<td>300 Grant Ave</td>
<td>Demolition of 272 and 292 Sutter Street with 35,600 sf retail and new construction of a 12-story, 113,526 sf residential mixed use structure in K-M-M-S Conservation District with 66 residential units, ground floor retail, and 25 underground parking spaces.</td>
<td>66</td>
<td>07/10/08</td>
<td>ZA</td>
<td>Granted</td>
<td></td>
</tr>
<tr>
<td>2005.0470ACEKV</td>
<td>166 Townsend St</td>
<td>Adaptive reuse and construction of a 5-story mixed use project with 66 dwelling units, 74 parking spaces, and 1,715 sf of ground floor retail. The existing building on the project site is an historic resource.</td>
<td>66</td>
<td>09/04/08</td>
<td>PC</td>
<td>Approved</td>
<td>17688</td>
</tr>
<tr>
<td>2005.0762CEV</td>
<td>245 Hyde St</td>
<td>Partial interior demolition of existing 2-story office/retail structure to insert an additional floor level and construct a 1-story vertical addition to house 65 dwelling units.</td>
<td>65</td>
<td>06/12/08</td>
<td>ZA</td>
<td>Granted</td>
<td></td>
</tr>
</tbody>
</table>

CONTINUED >
<table>
<thead>
<tr>
<th>Planning Case No.</th>
<th>Address / Project Name</th>
<th>Case Description</th>
<th>No. Units</th>
<th>Approval Date</th>
<th>Body</th>
<th>Action</th>
<th>Action No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006.0460CEK</td>
<td>690 Stanyan St</td>
<td>Demolition of existing 1-story retail and mezzanine containing approximately 23,600 sf and construct a new 62 unit residential structure with 34,400 sf of ground floor retail. 2 stories of underground parking would also be proposed for 176 parking spaces.</td>
<td>62</td>
<td>10/23/08</td>
<td>PC</td>
<td>Approved</td>
<td>17733</td>
</tr>
<tr>
<td>2006.1213CEK</td>
<td>5050 Mission St</td>
<td>The proposed project would demolish the existing retail and auto repair shop and construct a 61-unit residential building, 8,000 sf of retail, and 82 parking spaces. The building would be 60 feet in height plus basement.</td>
<td>61</td>
<td>08/14/08</td>
<td>PC</td>
<td>Approved</td>
<td>17684</td>
</tr>
<tr>
<td>2008.0392V</td>
<td>472 Ellis St</td>
<td>Variances for off-street parking for no spaces where 21 parking spaces would otherwise be required; and variance for open space for no usable open space where 975 sf is required. Project is to convert 82 tourist hotel units and 91 group housing units to 150 group housing units.</td>
<td>60</td>
<td>12/12/08</td>
<td>ZA</td>
<td>Granted</td>
<td>17747</td>
</tr>
<tr>
<td>2007.1383CEKVX</td>
<td>474 Natoma St</td>
<td>New construction of 58 ownership dwelling units, 100% affordable, over 17 ground-floor parking spaces.</td>
<td>58</td>
<td>11/13/08</td>
<td>PC</td>
<td>Approved</td>
<td>17770</td>
</tr>
<tr>
<td>2005.1066CEKP</td>
<td>2800 Sloat Blvd</td>
<td>Demolition of existing buildings and construction of 3 new 5-story buildings with 55 dwelling units, 48 underground parking spaces, 28,000 sf of ground floor retail, and 34 covered parking spaces for the commercial use.</td>
<td>55</td>
<td>11/13/08</td>
<td>PC</td>
<td>Approved</td>
<td>17760</td>
</tr>
<tr>
<td>2005.1018EKVX</td>
<td>570 Jessie St</td>
<td>Demolition of existing 15,000 sf office/printing shop and construct 47 dwelling units with 26 parking spaces. New structure would be 36,973 sf and 75 feet tall.</td>
<td>47</td>
<td>12/05/08</td>
<td>ZA</td>
<td>Granted</td>
<td>17754</td>
</tr>
<tr>
<td>2005.0876CEKV</td>
<td>345 Sixth St</td>
<td>Demolition of 2,973 sf 1-story office building and new construction of a 37,200 sf, 36-unit 5-story structure with residential over ground floor PDR/business service and 9 parking spaces.</td>
<td>36</td>
<td>10/23/08</td>
<td>MEA</td>
<td>FND adopted</td>
<td></td>
</tr>
<tr>
<td>2006.0054E</td>
<td>2652 Harrison St</td>
<td>Demolition and new construction of 30-unit residential building over basement level parking</td>
<td>30</td>
<td>04/11/08</td>
<td>MEA</td>
<td>PND published</td>
<td></td>
</tr>
<tr>
<td>2006.0810CEK</td>
<td>1004 Mississippi St</td>
<td>New construction of 28 dwelling units with 28 underground parking spaces on a vacant lot. The building would be 57,974 sf and 40 feet in height.</td>
<td>28</td>
<td>04/17/08</td>
<td>PC</td>
<td>Approved</td>
<td>17583</td>
</tr>
<tr>
<td>2007.0966EK</td>
<td>1600 Market St</td>
<td>The project would demolish an existing commercial building and construct a new 9-story, 23-unit structure, 84 feet tall with a 3,700 sf ground floor restaurant and 8 below ground parking spaces.</td>
<td>23</td>
<td>11/18/08</td>
<td>MEA</td>
<td>Approved</td>
<td>Cat Ex</td>
</tr>
<tr>
<td>2004.0914CEK</td>
<td>793 South Van Ness Ave</td>
<td>Demolition of an existing gas station and construction of a 5-story mixed-use building with 22 dwelling units, 7,795 sf of ground floor retail, and 49 off street parking spaces.</td>
<td>22</td>
<td>02/14/08</td>
<td>PC</td>
<td>Approved</td>
<td>17554</td>
</tr>
<tr>
<td>Planning Case No.</td>
<td>Address / Project Name</td>
<td>Case Description</td>
<td>No. Units</td>
<td>Approval Date</td>
<td>Body</td>
<td>Action</td>
<td>Action No.</td>
</tr>
<tr>
<td>-------------------</td>
<td>------------------------</td>
<td>------------------</td>
<td>-----------</td>
<td>---------------</td>
<td>------</td>
<td>--------</td>
<td>-----------</td>
</tr>
<tr>
<td>2006.0881CEV</td>
<td>420 29th Ave</td>
<td>The proposed project would demolish the existing church and its associated buildings and construct 2 buildings, a new 4,865 sf church and 21 residential units. Both buildings would be 40 feet in height.</td>
<td>20</td>
<td>12/18/08</td>
<td>PC</td>
<td>Approved</td>
<td>17785</td>
</tr>
<tr>
<td>2006.1409DEK</td>
<td>2200 Market St</td>
<td>The proposed project would demolish the existing 3,000 sf restaurant and construct a new 6 story over garage building consisting of 20 residential units, 5,000 sf of retail, and 15 parking spaces.</td>
<td>20</td>
<td>12/11/08</td>
<td>PC</td>
<td>Took DR &amp; approved</td>
<td></td>
</tr>
<tr>
<td>2005.0490CEK</td>
<td>3500 19th St</td>
<td>Construction of a 5-story mixed-use building with 17 dwelling units, 17 off-street parking spaces, and 2,950 sf of ground floor retail.</td>
<td>17</td>
<td>02/21/08</td>
<td>PC</td>
<td>Approved</td>
<td>17560</td>
</tr>
<tr>
<td>2006.1227CES</td>
<td>5735-5743 Mission St</td>
<td>The proposal project would demolish the 3 existing buildings on the site and construct a new 4-story building consisting of 22 residential units, 3,038 sf of retail, 1,788 sf of office, and 35 parking spaces.</td>
<td>16</td>
<td>05/15/08</td>
<td>PC</td>
<td>Approved</td>
<td>17591</td>
</tr>
<tr>
<td>2005.0651CEKV</td>
<td>580 Hayes St</td>
<td>Construction of a 5-story residential care facility with dwelling units on the top floor and retail on the ground floor.</td>
<td>15</td>
<td>06/19/08</td>
<td>PC</td>
<td>Approved</td>
<td>17626</td>
</tr>
<tr>
<td>2007.0113EU</td>
<td>1 Stanyan St</td>
<td>The proposed project would demolish the existing gas station and construct a new 4-story, 13-unit residential building with 1,700 sf of ground floor retail and 14 parking spaces.</td>
<td>13</td>
<td>12/03/08</td>
<td>ZA</td>
<td>Granted</td>
<td></td>
</tr>
<tr>
<td>2006.1525CE</td>
<td>2829 California St</td>
<td>The proposed project would demolish the existing 2-story building on the site and construct a 4-story consisting of 12 residential units, 4,924 sf of retail, 2,281 sf of office, and 18 parking spaces.</td>
<td>12</td>
<td>01/17/08</td>
<td>PC</td>
<td>Approved</td>
<td>17530</td>
</tr>
<tr>
<td>2007.0463EU</td>
<td>4199 Mission St</td>
<td>Construction of a 12-unit residential mixed-use structure replacing an existing gas station.</td>
<td>12</td>
<td>08/05/08</td>
<td>ZA</td>
<td>Granted</td>
<td></td>
</tr>
</tbody>
</table>

Source: Planning Department
## Major Housing Projects Filed at Planning Department, 2008

<table>
<thead>
<tr>
<th>Planning Case No.</th>
<th>Address / Project Name</th>
<th>Case Description</th>
<th>No. Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008.0021E</td>
<td>3711 19th Ave Parkmerced</td>
<td>Master redevelopment program for 116-acre Parkmerced site which proposes to retain existing 10 13-story buildings and replace all others with 4 to 14-story residential buildings, on-site relocation of existing residents at current rent-controlled rates over a period of 15-30 years; when completed: 6,900 units (5,675 new), 10,175 (6,975 new) off-street parking spaces, 230,000 sf of new retail use, and 80,600 sf of additional office use.</td>
<td>5,675</td>
</tr>
<tr>
<td>2008.0801E</td>
<td>41 Tehama St</td>
<td>Construction of a 54-story residential tower project in the Transbay Transit Center area, 350 units including 250 valet parking spaces, bike storage, in 4-level subsurface garage, replacing surface parking operation.</td>
<td>350</td>
</tr>
<tr>
<td>2008.1084EK</td>
<td>706 Mission St</td>
<td>Construction of a 605’ residential tower with 220 units with new Mexican Museum on the lower levels.</td>
<td>220</td>
</tr>
<tr>
<td>2008.0553EK</td>
<td>1400 Mission St</td>
<td>Construction of a 165 unit, 100% affordable housing project, 15 stories with 18 parking spaces and 3,640 sf retail at ground level.</td>
<td>165</td>
</tr>
<tr>
<td>2008.0081EKU</td>
<td>950 Mason St Fairmont Hotel</td>
<td>Demolition of the Fairmont Hotel tower and its base and replace with a building with a similar building envelope, plus an additional mid-rise building, resulting in 160,000 sf net new space, 160 condominiums, and 200 fewer hotel rooms.</td>
<td>160</td>
</tr>
<tr>
<td>2008.0288IEK</td>
<td>1127 Market St</td>
<td>Demolition of the Strand Theater and construction of an 8-story, 98 SRO mini-studios with ground floor retail.</td>
<td>98</td>
</tr>
<tr>
<td>2008.1162EKS</td>
<td>1100 Golden Gate Ave</td>
<td>New construction of 5-story, 145-foot tall housing project with 98 affordable senior rental units.</td>
<td>98</td>
</tr>
<tr>
<td>2008.0700!</td>
<td>1401 California St</td>
<td>Demolition of existing Cala Foods grocery store and construction of 6-8 story, 95 unit mixed-use building, with 31,000 sf retail, and 105 parking spaces; LEED Gold.</td>
<td>95</td>
</tr>
<tr>
<td>2008.0550CEK</td>
<td>2001 Market St</td>
<td>The project replaces the S&amp;C Ford Showroom and adjacent parcel residential buildings with a mixed use development: 29,715 sf retail grocery (Whole Foods) with 2 to 6 floors of residential condominiums above, and 2 subsurface parking levels, with a total of 75 units and 121 parking spaces; LEED Gold.</td>
<td>69</td>
</tr>
<tr>
<td>2008.0678EU</td>
<td>1 Nob Hill Cir Mark Hopkins Hotel</td>
<td>Conversion of 179 tourist hotel rooms at the Mark Hopkins Hotel to 66 residential condominiums on floors 9 through 18; maintain tourist hotel use on floors 2 through 8.</td>
<td>66</td>
</tr>
<tr>
<td>2008.0392V</td>
<td>472 Ellis St</td>
<td>Rehabilitation of the Arlington Hotel from 82 tourist hotel units and 91 residential hotel units to 151 residential hotel units.</td>
<td>60</td>
</tr>
<tr>
<td>2008.0797EIK</td>
<td>235 Broadway</td>
<td>Construction of a 100% affordable family housing project with 50 units and 5,000 sf retail in a mid-rise building on a former freeway parcel.</td>
<td>50</td>
</tr>
<tr>
<td>2008.0569CK</td>
<td>4 Octavia St</td>
<td>New construction of a mixed-use building containing 49 units, 3,500 sf of ground floor commercial and a 39-space parking garage (37 for residential and 2 for commercial.</td>
<td>49</td>
</tr>
<tr>
<td>2008.0671EU</td>
<td>345 Stockton St Grand Hyatt Hotel</td>
<td>Conversion of 184 tourist hotel rooms on floors 25 to 32 at the Grand Hyatt Hotel into 48 condominiums.</td>
<td>48</td>
</tr>
<tr>
<td>2008.1039C</td>
<td>25-35 Dolores Street</td>
<td>Demolition of a vacant garage and construction of a residential building containing 47 units and 40 parking spaces.</td>
<td>47</td>
</tr>
<tr>
<td>2008.0981EVC</td>
<td>651 Geary St</td>
<td>Demolition of a 3-story, 19,900 sf office building and construction of a 14-story, 46-unit residential building with 1,045 sf of retail and no off-street parking.</td>
<td>46</td>
</tr>
<tr>
<td>2008.1395E</td>
<td>1501 15th St</td>
<td>Demolition of a gas station and construction of a 6 story, 40 unit building with 32 parking spaces.</td>
<td>40</td>
</tr>
<tr>
<td>2008.1110E</td>
<td>6600 Third St</td>
<td>Demolition of 43 residential hotel rooms and construction of 25 new dwelling units and 55 group housing units with 21 parking spaces; project would be 100% affordable and 40 feet tall.</td>
<td>37</td>
</tr>
<tr>
<td>2008.1328E</td>
<td>1 Franklin St</td>
<td>Construction of a 5-8 story building with 35 units, 2,400 sf of retail at corner, and 18 subsurface parking spaces on the site of an existing parking lot.</td>
<td>35</td>
</tr>
<tr>
<td>2008.0862C</td>
<td>1622 Broadway</td>
<td>Construction of a 34 unit residential building.</td>
<td>34</td>
</tr>
</tbody>
</table>

CONTINUED >
<table>
<thead>
<tr>
<th>Planning Case No.</th>
<th>Address / Project Name</th>
<th>Case Description</th>
<th>No. Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008.0723E</td>
<td>1255-1275 Columbus Ave</td>
<td>Demolition of existing office and new construction of a 20 unit residential building with 4,000 sf of retail and parking at ground floor.</td>
<td>20</td>
</tr>
<tr>
<td>2008.0430EK</td>
<td>2299 Market St</td>
<td>Construction of a 5-story, 50-foot high building with 18 units and ground floor retail with a basement garage of the site of a vacant lot.</td>
<td>18</td>
</tr>
<tr>
<td>2008.1394E</td>
<td>101 Mississippi St</td>
<td>Demolition and new construction of a 4-story, 18 unit building with 2,350 sf retail and 20 parking spaces.</td>
<td>18</td>
</tr>
<tr>
<td>2008.0538CE</td>
<td>1446 Ocean Ave</td>
<td>Demolition of an existing gas station and construction of a 4-story building with 13 units over commercial space and a 13-car garage.</td>
<td>13</td>
</tr>
<tr>
<td>2008.0419CDE</td>
<td>1990 California St</td>
<td>Conversion of 11 dwelling units to 22 units of group housing.</td>
<td>11</td>
</tr>
<tr>
<td>2008.0795EV</td>
<td>574 Natoma St</td>
<td>Demolish existing 1,875 sf warehouse and construction of a 4-story, 10 unit building with 2 parking spaces.</td>
<td>10</td>
</tr>
<tr>
<td>2008.0992CES</td>
<td>200 Dolores St</td>
<td>The proposed project involves renovation of the existing 3-story fire-damaged rectory structure and construction of a 4-story residential building containing 13 units and 16 parking spaces.</td>
<td>10</td>
</tr>
</tbody>
</table>

Source: Planning Department
# APPENDIX A, LIST 5.
## Major Projects Authorized for Construction by DBI, 2008

<table>
<thead>
<tr>
<th>Address</th>
<th>Units</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>JANUARY</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5800 Third St</td>
<td>71</td>
<td>New</td>
</tr>
<tr>
<td>700 Valencia St</td>
<td>9</td>
<td>New</td>
</tr>
<tr>
<td><strong>FEBRUARY</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3400 Cesar Chavez St</td>
<td>60</td>
<td>New</td>
</tr>
<tr>
<td><strong>MARCH</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Hawthorne St</td>
<td>135</td>
<td>New</td>
</tr>
<tr>
<td>238 Olive St</td>
<td>8</td>
<td>New</td>
</tr>
<tr>
<td>325 Fremont St</td>
<td>18</td>
<td>Addition</td>
</tr>
<tr>
<td><strong>APRIL</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>255 Seventh St</td>
<td>49</td>
<td>New</td>
</tr>
<tr>
<td>5600 Third St</td>
<td>116</td>
<td>New</td>
</tr>
<tr>
<td>693 Sutter St</td>
<td>16</td>
<td>Conversion</td>
</tr>
<tr>
<td>2395 Lombard St</td>
<td>12</td>
<td>New</td>
</tr>
<tr>
<td>1411 Market St</td>
<td>719</td>
<td>New</td>
</tr>
<tr>
<td><strong>MAY</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2420 Sutter St</td>
<td>58</td>
<td>New</td>
</tr>
<tr>
<td>85 Brady St</td>
<td>6</td>
<td>New</td>
</tr>
<tr>
<td>4441 Mission St</td>
<td>6</td>
<td>New</td>
</tr>
<tr>
<td>301 Executive Park Blvd</td>
<td>12</td>
<td>Addition</td>
</tr>
<tr>
<td><strong>JUNE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>179 San Carlos St</td>
<td>5</td>
<td>New</td>
</tr>
<tr>
<td><strong>JULY</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1049 Howard St</td>
<td>25</td>
<td>Addition</td>
</tr>
<tr>
<td>736 Valencia St</td>
<td>8</td>
<td>New</td>
</tr>
<tr>
<td>130 Turk St</td>
<td>9</td>
<td>Conversion</td>
</tr>
<tr>
<td>633 Taraval St</td>
<td>5</td>
<td>Addition</td>
</tr>
<tr>
<td>45 Lansing St</td>
<td>224</td>
<td>New</td>
</tr>
<tr>
<td><strong>AUGUST</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1840 Washington St</td>
<td>26</td>
<td>New</td>
</tr>
<tr>
<td><strong>SEPTEMBER</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>851 Indiana St</td>
<td>29</td>
<td>Conversion</td>
</tr>
<tr>
<td>1355 Pacific Ave</td>
<td>23</td>
<td>New</td>
</tr>
<tr>
<td><strong>OCTOBER</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2139 O’Farrell St</td>
<td>21</td>
<td>New</td>
</tr>
<tr>
<td><strong>NOVEMBER</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Ellis St</td>
<td>21</td>
<td>New</td>
</tr>
<tr>
<td>2020 Ellis St</td>
<td>12</td>
<td>New</td>
</tr>
<tr>
<td>1868 Van Ness Ave</td>
<td>35</td>
<td>New</td>
</tr>
<tr>
<td><strong>DECEMBER</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>365 Fulton St</td>
<td>120</td>
<td>New</td>
</tr>
<tr>
<td>1450 Franklin St</td>
<td>69</td>
<td>New</td>
</tr>
<tr>
<td>1345 Turk St</td>
<td>21</td>
<td>New</td>
</tr>
<tr>
<td>1816 Eddy St</td>
<td>19</td>
<td>New</td>
</tr>
<tr>
<td>5800 Third St</td>
<td>66</td>
<td>New</td>
</tr>
<tr>
<td>125 Third St</td>
<td>9</td>
<td>Addition</td>
</tr>
</tbody>
</table>

Source: Planning Department
### Major Affordable Projects in the Pipeline as of December 31, 2008  *(Arranged by Address)*

<table>
<thead>
<tr>
<th>Address / Project Name</th>
<th>Very Low Income Homeless or Single</th>
<th>Very Low Income Seniors</th>
<th>Very Low Income Families</th>
<th>Very Low Income Disabled</th>
<th>Lower Income</th>
<th>Homeowner Low to Moderate Income</th>
<th>Total Affordable Units</th>
<th>Total Units</th>
<th>Development Type</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Currently Under Construction</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4800 Third St / Bay Oaks SF Housing Development Corp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9</td>
<td>9</td>
<td>18</td>
<td>18</td>
<td>New Construction</td>
</tr>
<tr>
<td>5600 Third St For Sale Housing Bridge Housing</td>
<td></td>
<td>25</td>
<td></td>
<td></td>
<td>74</td>
<td>25</td>
<td>124</td>
<td>124</td>
<td>New Construction</td>
</tr>
<tr>
<td>5830 Third St (Inclusionary) Coca Cola Bottling Plant / Noteware</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>47</td>
<td>47</td>
<td>343</td>
<td>343</td>
<td>New Construction</td>
</tr>
<tr>
<td>227-255 Seventh St / Westbrook Plaza Mercy Housing / SOMA Healthcare</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>48</td>
<td>48</td>
<td>49</td>
<td>49</td>
<td>New Construction</td>
</tr>
<tr>
<td>66 Ninth St Senior Housing Mercy Housing</td>
<td></td>
<td>106</td>
<td></td>
<td></td>
<td>106</td>
<td>107</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>275 Tenth St Supportive Housing Episcopal Community Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>134</td>
<td>134</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>2949 18th St / 601 Alabama St Mosaica 601 / Citizens Housing</td>
<td></td>
<td>31</td>
<td>24</td>
<td>62</td>
<td>34</td>
<td>151</td>
<td>151</td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>330 Berry St, 335 Berry St Bridge Housing</td>
<td></td>
<td>45</td>
<td>86</td>
<td>131</td>
<td>131</td>
<td></td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>850 Broderick St / Aremdt House Senior Housing / SF Dept Human Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>46</td>
<td>46</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>53 Columbus Ave / ROOTS SF Community Land Trust</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>21</td>
<td>21</td>
<td></td>
<td></td>
<td>Rehabilitation</td>
</tr>
<tr>
<td>650 Eddy St / Arnett Watson Apts TNDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>83</td>
<td>83</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>472 Ellis St / Arlington Preservation Mercy Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>150</td>
<td>150</td>
<td></td>
<td></td>
<td>Rehabilitation</td>
</tr>
<tr>
<td>3575 Geary Blvd Senior Housing Bridge Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>150</td>
<td>150</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>149 Mason St Glide Economic Development</td>
<td></td>
<td>56</td>
<td></td>
<td></td>
<td>56</td>
<td>56</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>1390 Mission St Family Housing Mercy Housing</td>
<td></td>
<td>44</td>
<td>91</td>
<td></td>
<td>135</td>
<td>136</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>2139 O’Farrell St Kaiser Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>21</td>
<td>21</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>52-64 Whitney Young Cir Habitat for Humanity &amp; EM Johnson</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7</td>
<td>7</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td><strong>SUBTOTALS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>498</td>
<td>280</td>
<td>272</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>In Pre-Construction Planning</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5600 Third St Armstrong Place Senior Housing / Bridge Housing</td>
<td></td>
<td>23</td>
<td>92</td>
<td></td>
<td>115</td>
<td>116</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>420 29th Ave BHNC</td>
<td></td>
<td>7</td>
<td>13</td>
<td></td>
<td>20</td>
<td>20</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>285 Broadway Chinatown Community Development Center</td>
<td></td>
<td>18</td>
<td>33</td>
<td></td>
<td>51</td>
<td>51</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>601 China Basin St Mission Bay South Parcel 6</td>
<td></td>
<td>116</td>
<td>117</td>
<td></td>
<td>233</td>
<td>233</td>
<td></td>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td>1095 Connecticut St / 751 Missouri St Potrero Terrace &amp; Potrero Annex SFHA / Bridge Housing</td>
<td></td>
<td>806</td>
<td></td>
<td></td>
<td>30</td>
<td>836</td>
<td>1,152</td>
<td></td>
<td>New Construction</td>
</tr>
</tbody>
</table>

CONTINUED >
<table>
<thead>
<tr>
<th>Address / Project Name</th>
<th>Very Low Income Homeless or Single</th>
<th>Very Low Income Seniors</th>
<th>Very Low Income Families</th>
<th>Very Low Income Disabled</th>
<th>Lower Income</th>
<th>Homeowner Low to Moderate Income</th>
<th>Homeowner Moderate Income</th>
<th>Total Affordable Units</th>
<th>Total Units</th>
<th>Development Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>249 Eddy St / 161-65 Turk St</td>
<td>82</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>82</td>
<td>82</td>
<td>Rehabilitation</td>
</tr>
<tr>
<td>455 Fell St Central Fwy Parcel Q</td>
<td>80</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>80</td>
<td>80</td>
<td>New Construction</td>
</tr>
<tr>
<td>400 Folsom St at Fremont St Transbay Block 8</td>
<td>70</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>70</td>
<td>70</td>
<td>New Construction</td>
</tr>
<tr>
<td>365 Fulton St / Central Fwy Parcel G CHP / Mercy</td>
<td>120</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>120</td>
<td>120</td>
<td>New Construction</td>
</tr>
<tr>
<td>121 Golden Gate Ave / St Anthony Senior Housing / Mercy Housing</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>101</td>
<td>102</td>
<td>New Construction</td>
</tr>
<tr>
<td>220 Golden Gate Ave / Central YMCA A. F. Evans / TNDC</td>
<td>174</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>174</td>
<td>174</td>
<td>Rehabilitation</td>
</tr>
<tr>
<td>701-725 Golden Gate Ave Central Fwy Parcel C</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>99</td>
<td>100</td>
<td>New Construction</td>
</tr>
<tr>
<td>465 Hayes St Central Fwy Parcel K</td>
<td>24</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>24</td>
<td>24</td>
<td>New Construction</td>
</tr>
<tr>
<td>909 Howard St Family Apartments Citizens Housing / TNDC</td>
<td>41</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>155</td>
<td>155</td>
<td>New Construction</td>
</tr>
<tr>
<td>Hunters Point Shipyard Parcel 56</td>
<td>75</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>75</td>
<td>75</td>
<td>New Construction</td>
</tr>
<tr>
<td>44 McAllister St / Civic Center Residences / TNDC</td>
<td>212</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>212</td>
<td>212</td>
<td>Rehabilitation</td>
</tr>
<tr>
<td>112 Middle Point Rd SFHA / Hunters View Phases I-III</td>
<td>350</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>59</td>
<td>409</td>
<td>New Construction</td>
</tr>
<tr>
<td>1036 Mission St TNDC</td>
<td>16</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>35</td>
<td>78</td>
<td>New Construction</td>
</tr>
<tr>
<td>474 Natoma St / Natoma Court Bridge Housing</td>
<td>55</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>55</td>
<td>55</td>
<td>New Construction</td>
</tr>
<tr>
<td>261 Octavia Blvd / Central Fwy Parcel Q Westbay and Satellite Housing</td>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>15</td>
<td>15</td>
<td>New Construction</td>
</tr>
<tr>
<td>150 Otis St CHP</td>
<td>68</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>68</td>
<td>68</td>
<td>Rehabilitation</td>
</tr>
<tr>
<td>1500 Page St Agesong / Pacific Institute</td>
<td>32</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>32</td>
<td>32</td>
<td>Rehabilitation</td>
</tr>
<tr>
<td>238 Taylor St / 168-186 Eddy St TNDC</td>
<td>31</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>153</td>
<td>153</td>
<td>New Construction</td>
</tr>
<tr>
<td>1345 Turk St / Muni Substation Michael Simmons Properties</td>
<td>32</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>32</td>
<td>32</td>
<td>New Construction</td>
</tr>
<tr>
<td>Whitney Young Cir at Hudson Ave EE-2 Habitat for Humanity &amp; EM Johnson</td>
<td>17</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>17</td>
<td>17</td>
<td>New Construction</td>
</tr>
<tr>
<td>35 Woodward St / Dolores Hotel BHNC / Housing Services Affiliate</td>
<td>35</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>35</td>
<td>35</td>
<td>Rehabilitation</td>
</tr>
<tr>
<td><strong>SUBTOTALS</strong></td>
<td><strong>817</strong></td>
<td><strong>525</strong></td>
<td><strong>1,754</strong></td>
<td><strong>28</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>217</strong></td>
<td><strong>3,341</strong></td>
<td><strong>3,991</strong></td>
<td></td>
</tr>
</tbody>
</table>

In Preliminary Planning

<table>
<thead>
<tr>
<th>Address / Project Name</th>
<th>Very Low Income Homeless or Single</th>
<th>Very Low Income Seniors</th>
<th>Very Low Income Families</th>
<th>Very Low Income Disabled</th>
<th>Lower Income</th>
<th>Homeowner Low to Moderate Income</th>
<th>Homeowner Moderate Income</th>
<th>Total Affordable Units</th>
<th>Total Units</th>
<th>Development Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>6600 Third St Supportive Housing Citizens Housing / Providence Baptist</td>
<td>72</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>72</td>
<td>73</td>
<td>New Construction</td>
</tr>
<tr>
<td>1000 Fourth St Mercy Housing</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>149</td>
<td>150</td>
<td>New Construction</td>
</tr>
<tr>
<td>201 Sixth St Hugo Hotel</td>
<td>13</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>65</td>
<td>65</td>
<td>New Construction</td>
</tr>
<tr>
<td>207 Cameron Wy / Alice Griffith SFHA / Lennar</td>
<td>256</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TBO</td>
<td>256</td>
<td>New Construction</td>
</tr>
</tbody>
</table>

CONTINUED >
<table>
<thead>
<tr>
<th>Address / Project Name</th>
<th>Very Low Income Homeless or Single</th>
<th>Very Low Income Seniors</th>
<th>Very Low Income Families</th>
<th>Very Low Income Disabled</th>
<th>Lower Income</th>
<th>Homeowner Low to Moderate Income</th>
<th>Homeowner Moderate Income</th>
<th>Total Affordable Units</th>
<th>Total Units</th>
<th>Development Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>535 Folsom St at Essex St Transbay Block 11</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100</td>
<td>100</td>
<td>New Construction</td>
</tr>
<tr>
<td>Hunters Point Shipyard Parcel 54</td>
<td></td>
<td>50</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>50</td>
<td>50</td>
<td>New Construction</td>
</tr>
<tr>
<td>550 Mission Rock St</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>97</td>
<td>97</td>
<td>New Construction</td>
</tr>
<tr>
<td>Mission Bay South Parcel 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>97</td>
<td>97</td>
<td>New Construction</td>
</tr>
<tr>
<td>1400 Mission St Family Housing</td>
<td></td>
<td></td>
<td>30</td>
<td>120</td>
<td></td>
<td></td>
<td></td>
<td>150</td>
<td>150</td>
<td>New Construction</td>
</tr>
<tr>
<td>TNDC / Citizens Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1000 Ocean Ave</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>80</td>
<td>80</td>
<td>New Construction</td>
</tr>
<tr>
<td>Phelan Loop Family Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>102-104 Octavia Blvd Central Fwy Parcel U</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>30</td>
<td>30</td>
<td>New Construction</td>
</tr>
<tr>
<td>270 Spear St Transbay Block 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>70</td>
<td>70</td>
<td>New Construction</td>
</tr>
<tr>
<td>1654 Sunnydale Ave</td>
<td></td>
<td></td>
<td></td>
<td>1,070</td>
<td></td>
<td></td>
<td></td>
<td>66</td>
<td>1,136</td>
<td>1,498</td>
</tr>
<tr>
<td>SFHA / Mercy Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2501 Sutter St / Westside Cts</td>
<td></td>
<td></td>
<td>136</td>
<td>71</td>
<td>13</td>
<td></td>
<td></td>
<td>220</td>
<td>450</td>
<td>New Construction</td>
</tr>
<tr>
<td>SFHA / EM Johnson</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1251 Turk St / Rosa Parks Annex</td>
<td></td>
<td>20</td>
<td>80</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100</td>
<td>100</td>
<td>New Construction</td>
</tr>
<tr>
<td>SFHA / Citizens Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUBTOTALS</td>
<td>392</td>
<td>80</td>
<td>1,953</td>
<td>0</td>
<td>71</td>
<td>0</td>
<td>79</td>
<td>2,575</td>
<td>3,913</td>
<td></td>
</tr>
<tr>
<td>TOTALS</td>
<td>1,707</td>
<td>885</td>
<td>3,979</td>
<td>28</td>
<td>92</td>
<td>128</td>
<td>525</td>
<td>7,344</td>
<td>9,633</td>
<td></td>
</tr>
</tbody>
</table>

**Sources:** Mayor’s Office of Housing, San Francisco Redevelopment Agency

**Notes:**
- TBD = To Be Determined
- SFHA = San Francisco Housing Authority;
- TNDC = Tenderloin Neighborhood Development Corporation;
- CHP = Catholic Healthcare Partners;
- BHNC = Bernal Heights Neighborhood Center
# San Francisco Zoning Districts

<table>
<thead>
<tr>
<th>Zoning</th>
<th>General Descriptions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential, House and Mixed Districts</strong></td>
<td></td>
</tr>
<tr>
<td>RH-1</td>
<td>One Family</td>
</tr>
<tr>
<td>RH-1(D)</td>
<td>One Family (Detached Dwellings)</td>
</tr>
<tr>
<td>RH-1(S)</td>
<td>One Family with Minor Second Unit</td>
</tr>
<tr>
<td>RH-2</td>
<td>Two Family</td>
</tr>
<tr>
<td>RH-3</td>
<td>Three Family</td>
</tr>
<tr>
<td>RM-1</td>
<td>Low Density</td>
</tr>
<tr>
<td>RM-2</td>
<td>Moderate Density</td>
</tr>
<tr>
<td>RM-3</td>
<td>Medium Density</td>
</tr>
<tr>
<td>RM-4</td>
<td>High Density</td>
</tr>
<tr>
<td><strong>Residential Transit-Oriented Districts</strong></td>
<td></td>
</tr>
<tr>
<td>RTO</td>
<td>Residential Transit-Oriented</td>
</tr>
<tr>
<td>RTO-M</td>
<td>Residential Transit-Oriented, Mission</td>
</tr>
<tr>
<td><strong>Residential-Commercial Districts</strong></td>
<td></td>
</tr>
<tr>
<td>RC-3</td>
<td>Medium Density</td>
</tr>
<tr>
<td>RC-4</td>
<td>High Density</td>
</tr>
<tr>
<td><strong>Public District</strong></td>
<td></td>
</tr>
<tr>
<td>P</td>
<td>Public District</td>
</tr>
<tr>
<td><strong>Neighborhood Commercial Districts</strong></td>
<td></td>
</tr>
<tr>
<td>NC-1</td>
<td>Neighborhood Commercial Cluster District</td>
</tr>
<tr>
<td>NC-2</td>
<td>Small Scale Neighborhood Commercial District</td>
</tr>
<tr>
<td>NC-3</td>
<td>Moderate Scale Neighborhood Commercial District</td>
</tr>
<tr>
<td>NC-S</td>
<td>Neighborhood Commercial Shopping Center District</td>
</tr>
<tr>
<td>NCD-24th-Noe</td>
<td>24th - Noe Valley Neighborhood Commercial District</td>
</tr>
<tr>
<td>NCD-Broadway</td>
<td>Broadway Neighborhood Commercial District</td>
</tr>
<tr>
<td>NCD-Castro</td>
<td>Castro Neighborhood Commercial District</td>
</tr>
<tr>
<td>NCD-Haight</td>
<td>Haight Neighborhood Commercial District</td>
</tr>
<tr>
<td>NCD-Inner Clement</td>
<td>Inner Clement Neighborhood District</td>
</tr>
<tr>
<td>NCD-Inner Sunset</td>
<td>Inner Sunset Neighborhood District</td>
</tr>
<tr>
<td>NCD-North Beach</td>
<td>North Beach Neighborhood Commercial District</td>
</tr>
<tr>
<td>NCD-Outer Clement</td>
<td>Outer Clement Neighborhood District</td>
</tr>
<tr>
<td>NCD-Polk</td>
<td>Polk Neighborhood Commercial District</td>
</tr>
<tr>
<td>NCD-Sacramento</td>
<td>Sacramento Neighborhood Commercial District</td>
</tr>
<tr>
<td>NCD-Union</td>
<td>Union Neighborhood Commercial District</td>
</tr>
<tr>
<td>NCD-Upper Fillmore</td>
<td>Upper Fillmore Neighborhood Commercial District</td>
</tr>
<tr>
<td>NCD-Upper Market</td>
<td>Upper Market Neighborhood Commercial District</td>
</tr>
<tr>
<td>NCD-West Portal</td>
<td>West Portal Neighborhood Commercial District</td>
</tr>
<tr>
<td><strong>CONTINUED &gt;</strong></td>
<td></td>
</tr>
<tr>
<td>Zoning</td>
<td>General Descriptions</td>
</tr>
<tr>
<td>------------------------------</td>
<td>-----------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Neighborhood Commercial Transit Districts</strong></td>
<td></td>
</tr>
<tr>
<td>NCT-2</td>
<td>Small Scale Neighborhood Commercial Transit District</td>
</tr>
<tr>
<td>NCT-3</td>
<td>Moderate Scale Neighborhood Commercial Transit District</td>
</tr>
<tr>
<td>NCT-24th-Mission</td>
<td>24th - Mission Neighborhood Commercial Transit District</td>
</tr>
<tr>
<td>NCT-Hayes-Gough</td>
<td>Hayes - Gough Neighborhood Commercial Transit District</td>
</tr>
<tr>
<td>NCT-Mission</td>
<td>Mission Neighborhood Commercial Transit District</td>
</tr>
<tr>
<td>NCT-SoMa</td>
<td>SoMa Neighborhood Commercial Transit District</td>
</tr>
<tr>
<td>NCT-Upper Market</td>
<td>Upper Market Neighborhood Commercial Transit District</td>
</tr>
<tr>
<td>NCT-Valencia</td>
<td>Valencia Neighborhood Commercial Transit District</td>
</tr>
<tr>
<td><strong>Chinatown Mixed Use Districts</strong></td>
<td></td>
</tr>
<tr>
<td>CRNC</td>
<td>Chinatown Residential Neighborhood Commercial District</td>
</tr>
<tr>
<td>CVR</td>
<td>Chinatown Visitor Retail District</td>
</tr>
<tr>
<td>CCB</td>
<td>Chinatown Community Business District</td>
</tr>
<tr>
<td><strong>South of Market Mixed Use Districts</strong></td>
<td></td>
</tr>
<tr>
<td>RED</td>
<td>South of Market Residential Enclave District</td>
</tr>
<tr>
<td>RSD</td>
<td>South of Market Residential Services District</td>
</tr>
<tr>
<td>SLI</td>
<td>South of Market Service-Light Industrial District</td>
</tr>
<tr>
<td>SLR</td>
<td>South of Market Light Industrial-Residential District</td>
</tr>
<tr>
<td>SSO</td>
<td>South of Market Services / Secondary Office District</td>
</tr>
<tr>
<td><strong>Eastern Neighborhoods Mixed Use Districts</strong></td>
<td></td>
</tr>
<tr>
<td>MUG</td>
<td>Mixed Use - General District</td>
</tr>
<tr>
<td>MUO</td>
<td>Mixed Use - Office District</td>
</tr>
<tr>
<td>MUR</td>
<td>Mixed Use - Residential District</td>
</tr>
<tr>
<td>SPD</td>
<td>South Park Mixed Use District</td>
</tr>
<tr>
<td>UMU</td>
<td>Urban Mixed Use District</td>
</tr>
<tr>
<td><strong>Downtown Residential Districts</strong></td>
<td></td>
</tr>
<tr>
<td>DTR-RH</td>
<td>Downtown Residential - Rincon Hill District</td>
</tr>
<tr>
<td>DTR-SB</td>
<td>Downtown Residential - South Beach District</td>
</tr>
<tr>
<td>DTR-TB</td>
<td>Downtown Residential - Transbay District</td>
</tr>
<tr>
<td><strong>Commercial Districts</strong></td>
<td></td>
</tr>
<tr>
<td>C-2</td>
<td>Community Business District</td>
</tr>
<tr>
<td><strong>Downtown Commercial Districts</strong></td>
<td></td>
</tr>
<tr>
<td>C-3-S</td>
<td>Downtown Commercial - Service District</td>
</tr>
<tr>
<td>C-3-G</td>
<td>Downtown Commercial - General District</td>
</tr>
<tr>
<td>C-3-R</td>
<td>Downtown Commercial - Retail District</td>
</tr>
<tr>
<td>C-3-O</td>
<td>Downtown Commercial - Office District</td>
</tr>
<tr>
<td>C-3-O(SD)</td>
<td>Downtown Commercial - Office (Special Development) District</td>
</tr>
<tr>
<td>Zoning</td>
<td>General Descriptions</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Industrial Districts</strong></td>
<td></td>
</tr>
<tr>
<td>M-1</td>
<td>Light Industrial District</td>
</tr>
<tr>
<td>M-2</td>
<td>Heavy Industrial District</td>
</tr>
<tr>
<td>C-M</td>
<td>Heavy Commercial District</td>
</tr>
<tr>
<td>PDR-1-B</td>
<td>Production Distribution and Repair Light Industrial Buffer District</td>
</tr>
<tr>
<td>PDR-1-G</td>
<td>Production Distribution and Repair General District</td>
</tr>
<tr>
<td>PDR-1-D</td>
<td>Production Distribution and Repair Design District</td>
</tr>
<tr>
<td>PDR-2</td>
<td>Core Production Distribution and Repair District</td>
</tr>
<tr>
<td><strong>Redevelopment Agency Districts</strong></td>
<td></td>
</tr>
<tr>
<td>MB-RA</td>
<td>Mission Bay Redevelopment Area Plan District</td>
</tr>
<tr>
<td>HP-RA</td>
<td>Bayview Hunters Point Redevelopment Area Plan District</td>
</tr>
</tbody>
</table>
APPENDIX D. Glossary

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

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

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

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

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

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

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

HMFA: HUD Metro FMR (Fair Market Rent) Area an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

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

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

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

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

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

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

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

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

Mayor

Gavin Newsom

Board of Supervisors

David Chiu, President
Michela Alioto-Pier
John Avalos
David Campos
Carmen Chu
Chris Daly
Bevan Dufty
Sean Elsbernd
Eric Mar
Sophie Maxwell
Ross Mirkarimi

Planning Commission

Ron Miguel, President
Christina Olague, Vice-President
Michael Antonini
Gwyneth Borden
William Lee
Kathrin Moore
Hisashi Sugaya

Planning Department

John Rahaim, Director of Planning
Scott Dowdee, Project Manager
Gary Chen
Alton Chinn
Teresa Ojeda
Maria Oropeza-Singh

Published April 2009