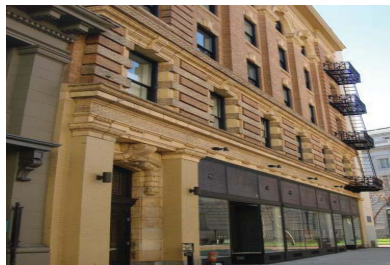


2007

San Francisco HOUSING INVENTORY



San Francisco Planning Department

April 2008



1	2
3	4

- 1 Buena Vista Terrace, 1250 Haight St. - 40 affordable units, senior housing; conversion of historic church
- 2 Crescent Cove, 420 Berry St. - 234 affordable family units; new construction
- 3 Book Concern Lofts, 83 McAllister St. - 60 units, including 6 inclusionary affordable units; conversion of office building
- 4 The Potrero, 450 Rhode Island St. - 165 units, including 20 inclusionary units; new construction

San Francisco
HOUSING INVENTORY
2007

San Francisco Planning Department

April 2008



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Introduction

The *Housing Inventory* is the Planning Department's annual survey of housing production trends in San Francisco. It has reported changes in the City's housing stock, including housing construction, demolition, and alterations, since 1967. This report is 38th in the series and presents housing production activity during 2007.

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 Rent-SF.com provided housing costs. Project sponsors also contributed data.

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

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

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Key Findings

Housing Production

- New housing production in 2007 totaled 2,679 units. This includes 2,197 units in new construction and 482 new units added through conversions of non-residential uses or expansion of existing structures.
- Some 112 units were lost through demolition, unit mergers, or removal of illegal units.
- This year saw a net addition of 2,567 units to the City's housing stock, a 34% increase over 2006. This is also 39% higher than the 10-year average and 70% higher than the 20-year average.
- As of 2007, there are 360,399 dwelling units in San Francisco: 31% are single-family homes, 34% are in buildings with two to nine units, and 35% are in buildings with 10 or more units.
- In 2007, 3,281 units were authorized for construction. This represents a 41% increase from 2006. New housing authorized for construction over the past five years continues to be overwhelmingly (82%) in buildings with 20 or more units. In 2007, this trend is repeated with 81% of authorized units slated for 20+ unit buildings.
- The Planning Department fully entitled 74 projects proposing a total of 1,960 units in 2007.
- New condominiums recorded peaked in 2007 with 3,395 units – a 38% increase over 2006. Almost 92% of those units were in buildings with 20 units or more. Similarly, 2007 experienced the largest number of condominium conversions ever – 784 or 8% more than converted in 2006.

- New housing development in 2007 continued to be concentrated on the eastern side of the city, particularly in the South of Market planning district, where 61% of all units were built. The Western Addition planning district ranked second, where 16% of net units were added.

Affordable Housing

- In 2007, 735 new affordable housing units were constructed – almost 50% more than the previous year. This includes 167 inclusionary units and 51 secondary units added to existing structures.
- About 56% of the new affordable units were low-income rental units.
- The number of inclusionary affordable units (169) represents almost an 11% decrease over 2006.

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.

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 15,701 units. In 2007, 2,567 net units were added to the housing stock. This represents a 34% increase from the 1,914 units added in 2006.

By the end of 2007, housing units in San Francisco totaled 360,485, with a near equal distribution be-

tween single family units (31%), moderate density buildings (two to nine units – 34%), and higher density structures (10 or more units – 35%). This distribution will likely change in the next few years as the trend has been moving towards increasingly larger buildings.

As of December 2007, units in buildings with 20 or more units comprised 25% of the City’s total housing. Of all units added since the 2000 Census, 78% 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 2007. Figure 2 illustrates San Francisco’s housing stock by building type for 2007.

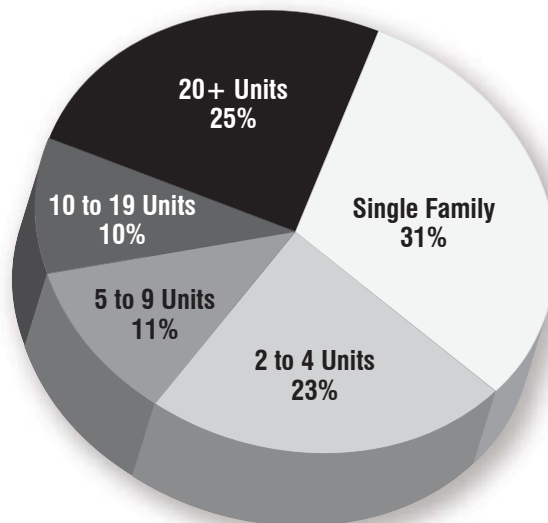
TABLE 1. San Francisco Housing Stock by Building Type, 2000-2007

Building Type	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	Total
2000 Census count, April 2000	111,125	80,168	38,940	34,996	79,469	344,698
Added April 2000 to 2006	66	1,022	815	1,251	9,980	13,134
2007	51	125	42	63	2,286	2,567
Total	111,242	81,315	39,797	36,310	91,735	360,399

Sources: U.S. Census Bureau; Planning Department

FIGURE 2.

San Francisco Housing Stock by Building Type, 2007



Housing Production Trends

New Housing Construction

- New construction unit totals for 2007 – 2,197 – were up by 31% from 2006. While less than the 20-year peak set in 2003, new construction in 2007 is 27% higher than the 10-year average of 1,730 units.
- This year also saw the highest number of units added through “alterations” since tracking of this data began in 1990: 482 units. Conversions of non-residential uses resulted in 392 new units and 90 new units were added through expansion of existing structures.
- The number of demolitions in 2007 – 81 – is almost double that of the previous year. However, this is still 47% lower than the 10-year demolition average of 151 units.
- Thirty-one units were also lost due to mergers, removal of illegal units, or conversion of residential units to non-residential uses.
- In 2007, a net of 2,567 units were added to the housing stock, an increase of 34% over the previous year’s total. This is also 39% above the 10-year average (1,846) and 70% above the 20-year average (1,510). These increases in the number of new construction units and units gained through alterations offset the corresponding increase in demolitions.
- In 2007, the Department of Building Inspection (DBI) authorized 3,281 units for construction according to building permit data. That number represents a 41% increase from 2006 (2,332).

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

units, and demolitions. Figure 5 illustrates housing production activity from 2003-2007.

Some of the larger projects that were completed in 2007 include: 555 4th Street (300 units); 420 Berry Street (236 affordable units); 170 King Street (198 units); 451 Kansas Street (165 units); 201 Berry Street (139 affordable units); 77 Bluxome Street (102 units); 881 Turk Street (101 affordable units); 235 Berry Street (99 units); and 1300 Fillmore Street (80 units).

A list of all market rate projects with 10 units or more completed in 2007 is included in Appendix A, List 1. Appendix A, List 2 includes all major affordable housing projects completed in 2007.

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 2007, 175 projects with 10,281 units were filed at the Planning Department. This surpasses the count in 2006 (7,263 units) by 31% and is 42% higher than the five-year average (7,233). The number of units filed with Planning has increased steadily over the last five years.
- As of December 31, 2007, the total number of units under review at the Planning Department was 15,713.
- The Planning Department approved and fully entitled 74 projects in 2007; these projects propose a total of 1,960 units.

TABLE 2.
San Francisco Housing Trends, 1988-2007

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
1988	2,148	2,011	104	n/a	1,907
1989	1,508	2,573	228	n/a	2,345
1990	1,332	2,065	433	105	1,737
1991	987	1,882	90	(60)	1,732
1992	629	767	76	34	725
1993	1,001	379	26	(65)	288
1994	948	1,234	25	(23)	1,186
1995	525	532	55	(76)	401
1996	1,228	909	278	52	683
1997	1,666	906	344	163	725
1998	2,336	909	54	19	874
1999	3,360	1,225	98	158	1,285
2000	2,897	1,859	61	(1)	1,797
2001	2,380	1,619	99	259	1,779
2002	1,478	2,260	73	221	2,408
2003	1,845	2,730	286	52	2,496
2004	2,318	1,780	355	62	1,487
2005	5,571	1,872	174	157	1,855
2006	2,332	1,675	41	280	1,914
2007	3,281	2,197	81	451	2,567
Total	39,770	31,384	2,981	1,683	30,191

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, 1988-2007

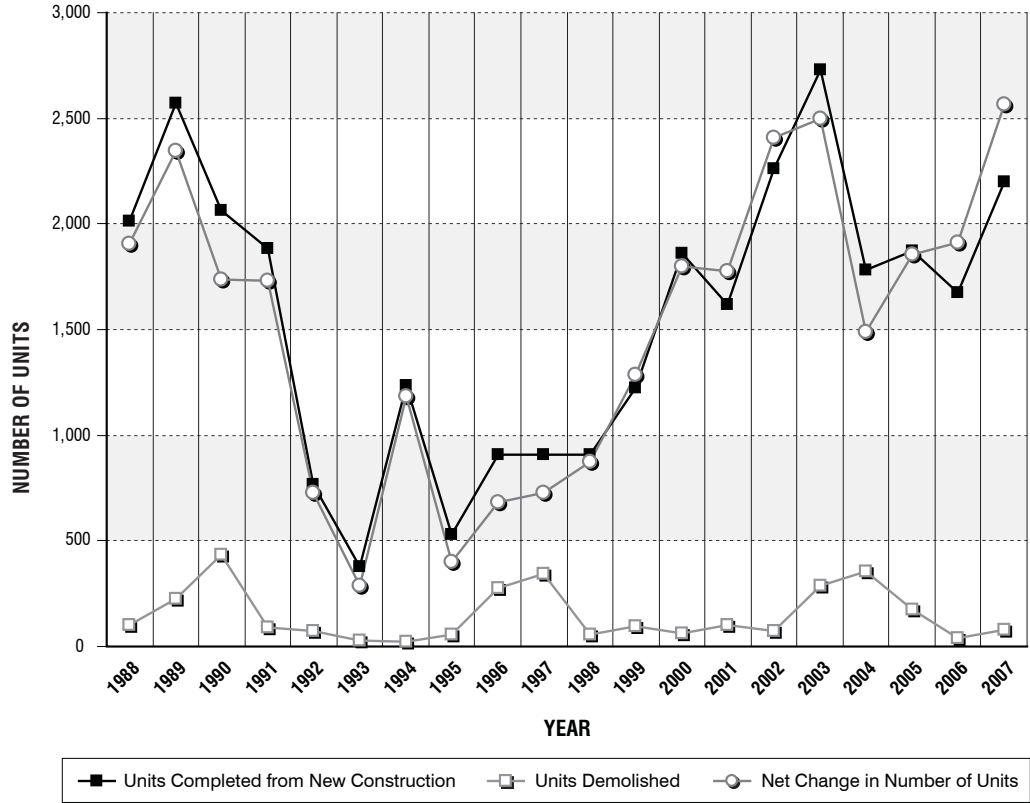


FIGURE 4.
Units Authorized and Completed, 1988-2007

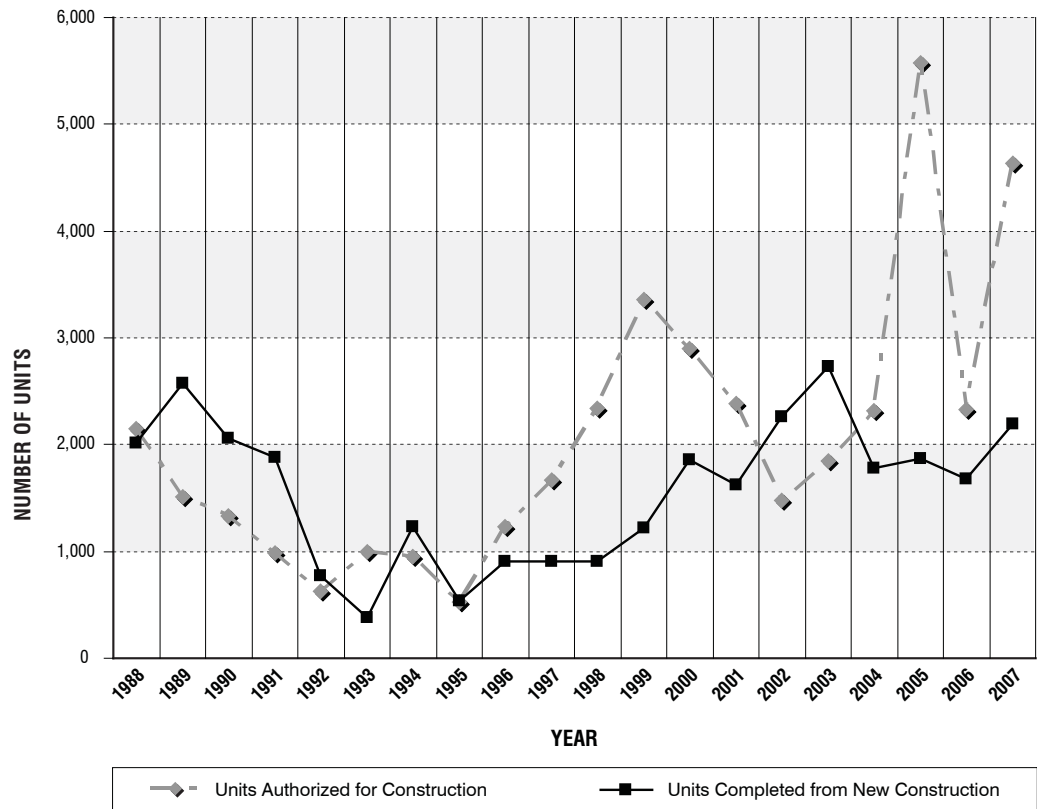


FIGURE 5.
Units Authorized and Gained from New Construction, Alterations, and Demolitions, 2003-2007

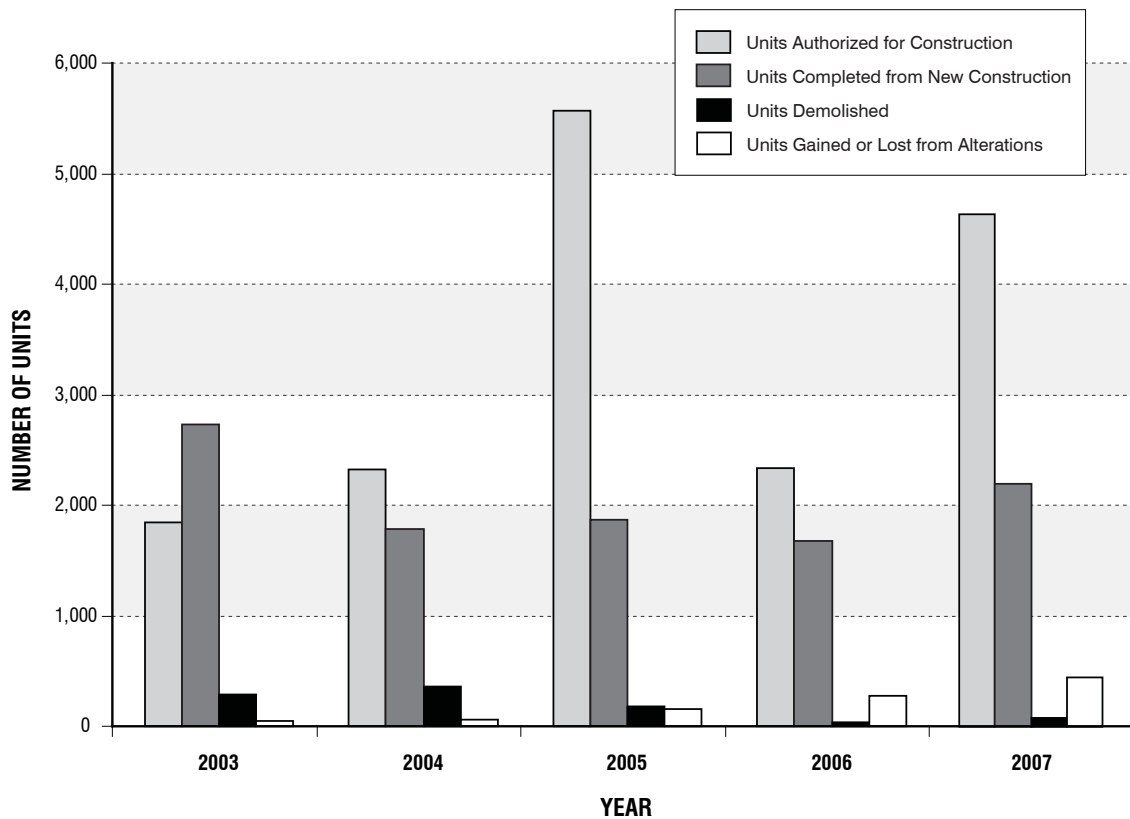


Table 3 shows the number of housing projects filed with the Planning Department over the last five years. It is important to note that Planning may not approve all projects under review or may not approve projects at the unit levels requested. Project sponsors may also change or withdraw the project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

TABLE 3.
Projects and Units Filed at Planning Department for Review by Year, 2003-2007

Year	Projects Filed	Units Filed
2003	285	4,892
2004	344	6,534
2005	355	6,602
2006	260	7,854
2007	175	10,281
Total	1,420	36,163

Source: Planning Department

Very large projects (over 100 units) filed in 2007 and under Planning Department review in 2007 include: Treasure Island Development Plan (6,000 units); 350 8th Street (416 units); 227 West Point Road (401 net affordable units); 5800 3rd Street (355 units); 900 Folsom Street (300 units); 105 Harrison Street (259 units); 140 New Montgomery Street (175 units); 8 Washington Street (170 units); 168 Eddy Street (170 units); 260 5th Street (151 units); 450 O'Farrell Street (144 units); 181 Fremont Street (140 units); 116 New Montgomery Street (125 units); 114 7th Street (119 units); 429 Beale Street (113 units); 817 Sutter Street (112 units); and 1036 Mission Street (106 units).

Appendix A, List 3 records major projects (10 units or more) that received Planning entitlements in 2007. Appendix A, List 4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2007.

Units Authorized for Construction

- In 2007, DBI authorized 3,281 units for construction, 41% higher than 2006. This is 22% higher than the 10-year average (2,679) and 65% higher than the 20-year average (1,989). Since units authorized for construction is one

of the indicators of future housing construction, the number of new units completed is expected to continue to increase over the next few years.

- There were 292 projects authorized in 2007 compared to 231 projects in 2006. In 2007, the average development consisted of 11 units; slightly above the 2006 average project size (10).

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: 1188 Mission Street (440 units); 435 China Basin Street (319 units); 383 King Street (260 units); 3575 Geary Boulevard (150 units); 1390 Mission Street (136 units); 275 10th Street (135 units); 66 9th Street (107 units); 701 Golden Gate Avenue (100 units); 101 Executive Park Boulevard (98 units); and 125 Mason Street (81 units).

Appendix A, List 5 lists all projects with five or more units authorized for construction in 2007.

TABLE 4.
Units and Projects Authorized for Construction by DBI by Building Type, 2003-2007

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
2003	134	96	55	140	1,420	1,845	246
2004	133	82	90	505	1,503	2,313	268
2005	82	50	32	172	5,235	5,571	171
2006	104	76	63	267	1,822	2,332	231
2007	61	189	98	274	2,659	3,281	292
Total	514	493	338	1,358	12,639	15,342	1,251

Source: Planning Department

Demolitions

- A total of 81 units were demolished in 2007. This is almost double the 41 units demolished in 2006 but 57% lower than the five-year demolition average of 187 units.
- Demolition of a 51-unit residential hotel located at 230 Turk Street made up the bulk of demolitions (or 77% of the total) in 2007.
- In 2007, 63% of the demolitions took place in the high-density residential-commercial (RC-4) district (51).

Table 5 shows the units demolished by building type from 2003-2007, and Table 6 shows the demolitions in 2007 by zoning district.

Alterations and Conversions

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

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

- The net gain of 451 units from alterations in 2007 is comprised of 482 units added and 31

units eliminated. This is the highest number of net units added from alterations since tracking of alteration data began in 1990.

- Net units gained through alterations increased 61% from the 280 units gained in 2006. The increase is a result of a higher number of units added and a lower number of units eliminated.

Conversion projects completed in 2007 resulted in the addition of almost 392 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 83 McAllister Street (60 units); 690 Market (52 units); 310 Townsend (45 units); 1005 Market Street (42 units); 942 Market Street (33 units); and 410 Jessie Street (24 units). Retail or other commercial conversions include 733 Front Street (69 units) and 725 Pine Street (22 units). The 40 affordable units project on 1250 Haight Street was formerly a church.

- Of the 31 units eliminated in 2007, 16 were lost due to mergers and another 10 to the removal of illegal units; five units were lost due to conversions to non-residential uses. This represents a 23% decrease in units lost through alterations.
- The total of 112 units lost in 2007 is 38% higher than that in 2006 when only 81 total units were lost.

Table 7 shows the number of units added or eliminated through alteration permits from 2003 to 2007. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

TABLE 5. Units Demolished by Building Type, 2003-2007

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
2003	45	34	14	3	235	286
2004	47	30	10	9	306	355
2005	81	70	16	3	85	174
2006	27	18	12	11	0	41
2007	25	19	8	3	51	81
Total	225	118	60	29	677	884

Source: Planning Department

TABLE 6. Units Demolished by Zoning District, 2007

Zoning District	Buildings	Units		Total	Percent of Total
		Single Family	Multi-Family		
RH-1	8	8	0	8	10%
RH-2	9	6	6	12	15%
RH-3	1	1	0	1	2%
RH-1(D)	1	1	0	1	1%
M-2	1	1	0	1	1%
NC-INNER SUNSET	1	0	2	2	2%
RC-4	1	0	51	51	63%
RM-1	3	1	4	5	6%
Total	25	18	63	81	100%

Source: Planning Department

TABLE 7. Units Added or Eliminated Through Alteration Permits, 2003-2007

Year	Units Added	Units Eliminated	Net Change	Ratio Eliminated to Added
2003	132	80	52	61%
2004	113	51	62	45%
2005	240	83	157	35%
2006	320	40	280	13%
2007	482	31	451	6%
Total	1,287	285	1,002	22%

Source: Planning Department

TABLE 8.
Units Lost Through Alterations and Demolitions, 2003-2007

Year	Alterations					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to official Records	Units Converted	Total Alterations		
2003	33	27	0	20	80	286	366
2004	22	23	0	5	50	355	405
2005	38	38	0	7	83	174	257
2006	12	21	0	7	40	41	81
2007	10	16	4	1	31	81	112
Total	115	125	4	40	284	856	1,109

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 (82%) in buildings with 20 or more units.
- Increases were seen in new construction units completed in the “20 + Units” category (59% more than that completed in 2007), the “Single Family” grouping (54%), and the “2 Units” grouping (47%).
- The share of new construction in high-density buildings (20 or more units) was 88% in 2007 — up from five-year average of 82%.
- Single-family and two-unit buildings construction made up a small proportion (6%) of new construction in 2007.

Table 9 shows new construction from 2003 through 2007 by building type. Figure 6 shows new construction by building type for 2007.

New Construction by Zoning District

- In 2007, only 11% of newly constructed units were built in traditional residential (R) districts. Neighborhood Commercial, South of Market Mixed Use, and Mission Bay districts received a relatively even distribution with 23%, 22%, and 22% of the new units respectively.
- Twenty-two percent of all new units built in 2007 are located in the Mission Bay Redevelopment zoning district (MB-RA). The Service Light Industry (SLI) zoning district in South of Market ranked second, with 15% of the total.

Table 10 summarizes new construction by generalized zoning districts. Table 11 lists the number of units constructed in various zoning districts in the City. A complete list of San Francisco’s zoning districts is included in Appendix B.

TABLE 9.
Units Gained from New Construction by Building Type, 2003-2007

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
2003	67	104	176	152	2,231	2,730
2004	55	84	91	120	1,430	1,780
2005	46	38	117	38	1,633	1,872
2006	46	38	98	278	1,215	1,675
2007	71	56	77	64	1,929	2,197
Total	285	320	559	652	8,438	10,254
Share of New Construction, 2002-2006	3%	3%	5%	6%	82%	100%

Source: Planning Department

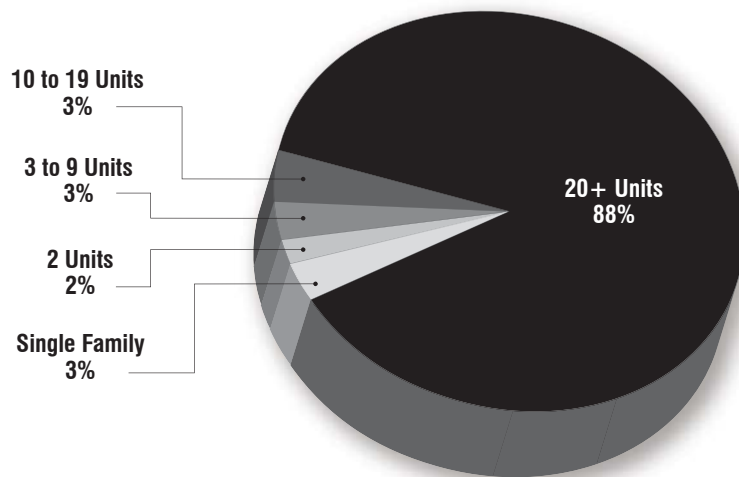


FIGURE 6.
Units Gained from New Construction by Building Type, 2007

General Zoning Districts	Units	Percent of Total
Residential	251	11%
Residential-Commercial	31	1%
Commercial	237	11%
Industrial	199	9%
Neighborhood Commercial	513	23%
South of Market Mixed Use	492	22%
Mission Bay	474	22%
Total	2,197	100%

TABLE 10.
Units Gained from New Construction by Generalized Zoning, 2007

Source: Planning Department

TABLE 11.
Units Gained From New Construction
by Zoning District, 2007

Zoning Districts	Units	Percent of Total
RH-1	30	1%
RH-2	35	2%
RH-3	12	1%
RH-1(D)	2	0%
RM-1	14	1%
RM-2	5	0%
RM-3	24	1%
RM-4	129	6%
RC-3	31	1%
NC-1	20	1%
NC-2	76	3%
NC-3	305	14%
NC-S	45	2%
NCD-24th-Mission	11	1%
NCD-Fillmore	16	1%
NCD-Polk	32	1%
NCD-Valencia	8	0%
SLI	329	15%
SLR	61	3%
SSO	102	5%
C-2	197	9%
C-M	40	2%
M-1	1	0%
M-2	198	9%
MB-RA	475	22%
Total	2,197	100%

Source: Planning Department

TABLE 12.
New Condominiums Recorded by DPW,
1998-2007

Year	Units	% Change from Previous Year
1998	594	6%
1999	407	-31%
2000	1,309	222%
2001	1,797	37%
2002	1,815	1%
2003	2,098	16%
2004	1,215	-42%
2005	1,907	57%
2006	2,466	29%
2007	3,395	38%
Total	17,003	--

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

Condominiums

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

New Construction

- 2007 was a record year for new condominium construction. The 3,395 new condominiums recorded were the most ever for one year and represents a 38% increase from 2006.
- Ninety-two percent of the condominiums recorded (3,136) were in buildings with 20 or more units, a 61% increase over 2006 (1,945).
- Overall, the number of new condominiums in the 3-19 unit buildings (199) is a decrease of 57% from the 2006 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.

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 (784) were registered in 2007, the most since conversions have been allowed. This number is 8% higher than the number of conversions in 2006 and 89% higher than the ten year average of 415 units.
- Over 66% of units converted in 2007 occurred in two-unit buildings, representing an increase of 17% from 2006. 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-six percent of the condominium conversions in 2007 (672) were in buildings with two or three units, compared to 88% in 2006.

Table 14 shows the number of conversions recorded by DPW from 19987-2007. Table 15 shows condominium conversions by building type over the past five years.

TABLE 13.
New Condominiums Recorded by the DPW by Building Type, 2003-2007

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
2003	61	67	165	225	1,580	2,098
2004	68	117	63	62	905	1,215
2005	28	79	49	74	1,677	1,907
2006	62	114	95	250	1,945	2,466
2007	60	65	70	64	3,136	3,395
Total	279	442	442	675	9,243	11,081

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

Year	Units	% Change from Previous Year
1998	263	-29%
1999	262	0%
2000	323	23%
2001	371	15%
2002	376	1%
2003	432	15%
2004	303	-30%
2005	306	1%
2006	727	138%
2007	784	8%
Total	4,147	—

TABLE 14.
**Condominium
 Conversions Recorded
 by DPW, 1998-2007**

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

TABLE 15.
Condominium Conversions Recorded by DPW by Building Type, 2003-2007

Building Type	2 Units	3 Units	4 Units	5 to 6 Units	Total
2003	292	78	40	22	432
2004	206	57	40	0	303
2005	180	51	48	27	306
2006	448	192	64	23	727
2007	522	150	96	16	784
Total	1,648	528	288	88	2,552

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

Residential Hotels

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

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

- As of 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: 40% from 2003 to 2007; and 2% from 2006 to 2007.
- 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 16.
Changes in Residential Hotel Stock, 2003-2007

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		Total	
	Buildings	Resid. Rooms	Tourist Rooms	Buildings	Resid. Rooms	Buildings	Resid. Rooms
2003	457	15,878	3,520	62	3,495	517	19,373
2004	455	15,767	3,239	65	3,652	520	19,419
2005	435	15,106	3,345	71	4,217	506	19,323
2006	422	14,385	3,036	82	4,779	504	19,164
2007	419	14,233	3,004	84	4,886	503	19,119

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 (HFMA). The HFMA includes San Francisco, Marin, and San Mateo counties. The standard definitions for housing affordability by income level are as follows:

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

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

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

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

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

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

Housing affordability for units is calculated as follows:

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

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

Inclusionary Affordable Housing Program 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 2007 HUD income limits. (Note: Separate income guidelines apply to inclusionary affordable units in residential projects that receive their first site or building permit on or after September 9, 2006. See Appendix C for these guidelines.)

New Affordable Housing Construction

- Some 735 affordable units were completed in 2007; representing 33% of the new housing constructed in 2007. Of these, 169 are inclusionary affordable units and 51 are secondary units.

TABLE 17.
2007 Rental Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (30% of HUD Median Income)	1	Studio	\$18,150	\$454
	2	1 Bedroom	\$20,750	\$519
	3	2 Bedroom	\$23,350	\$584
	4	3 Bedroom	\$25,950	\$649
	5	4 Bedroom	\$28,000	\$700
	6	5 Bedroom	\$30,100	\$753
Very Low Income (50% of HUD Median Income)	1	Studio	\$30,300	\$758
	2	1 Bedroom	\$34,600	\$865
	3	2 Bedroom	\$38,950	\$974
	4	3 Bedroom	\$43,250	\$1,081
	5	4 Bedroom	\$46,700	\$1,168
	6	5 Bedroom	\$50,200	\$1,255
Lower Income (60% of HUD Median Income)	1	Studio	\$36,350	\$909
	2	1 Bedroom	\$41,500	\$1,038
	3	2 Bedroom	\$46,700	\$1,168
	4	3 Bedroom	\$51,900	\$1,298
	5	4 Bedroom	\$56,050	\$1,401
	6	5 Bedroom	\$60,200	\$1,505
Low Income (80% of HUD Median Income)	1	Studio	\$48,450	\$1,211
	2	1 Bedroom	\$55,350	\$1,384
	3	2 Bedroom	\$62,300	\$1,558
	4	3 Bedroom	\$69,200	\$1,730
	5	4 Bedroom	\$74,700	\$1,868
	6	5 Bedroom	\$80,300	\$2,008

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

Note: Incomes are based on the 2007 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Rents are calculated based on 30% of gross monthly income. (FMR = Fair Market Rents)

TABLE 18. 2007 Homeownership Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Low Income <i>(80% of HUD Median Income)</i>	1	Studio	\$48,450	\$1,332	\$140,991
	2	1 Bedroom	\$55,350	\$1,522	\$163,160
	3	2 Bedroom	\$62,300	\$1,713	\$185,533
	4	3 Bedroom	\$69,200	\$1,903	\$207,702
	5	4 Bedroom	\$74,700	\$2,054	\$224,172
Median Income <i>(100% of HUD Median Income)</i>	1	Studio	\$60,550	\$1,665	\$190,252
	2	1 Bedroom	\$69,200	\$1,903	\$219,545
	3	2 Bedroom	\$77,850	\$2,141	\$248,839
	4	3 Bedroom	\$86,500	\$2,379	\$278,133
	5	4 Bedroom	\$93,400	\$2,569	\$300,302
Moderate Income <i>(120% of HUD Median Income)</i>	1	Studio	\$72,650	\$1,998	\$239,513
	2	1 Bedroom	\$83,050	\$2,284	\$275,931
	3	2 Bedroom	\$93,400	\$2,569	\$312,145
	4	3 Bedroom	\$103,800	\$2,855	\$348,564
	5	4 Bedroom	\$112,100	\$3,083	\$376,432

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

Note: Incomes are based on the 2007 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 incorporate monthly fees and taxes into sales price.

- Very low-income units represent 56% of the new affordable units that were constructed in 2007; affordable homeownership units made up 28%.

Figure 7 shows affordable housing construction compared to market-rate housing construction from 2003 to 2007 by year and as a total.

Table 19 shows the production of affordable housing by levels of affordability and Table 20 shows new affordable housing by type. These numbers do not include affordable units that result from acquiring and rehabilitating residential buildings by nonprofit housing organizations. Those units are covered later in the report.

- The number of new affordable units (735) is 51% more than in 2006 (491).
- Over a third of the new affordable units in 2007 (35%) were units for seniors (258).

- A total of 51 secondary units were added to existing residential buildings in 2007. Secondary, or “granny” units, are typically affordable to households with moderate incomes.

Major affordable housing projects completed in 2007 include: 420 Berry Street (234 units); 201 Berry Street (138 units); 881 Turk Street (100 units); 1250 Haight Street (40 units); and 2900 Arellio Walker Drive (20 units).

All major (10 or more units) new affordable housing projects completed in 2007 are detailed in Appendix A, List 2. Affordable housing projects under construction, or in pre-construction or preliminary planning with either the Mayor’s Office of Housing or the San Francisco Redevelopment Agency are presented in Appendix A, List 6.

FIGURE 7.

New Construction of Affordable and Market Rate Units, 2003-2007

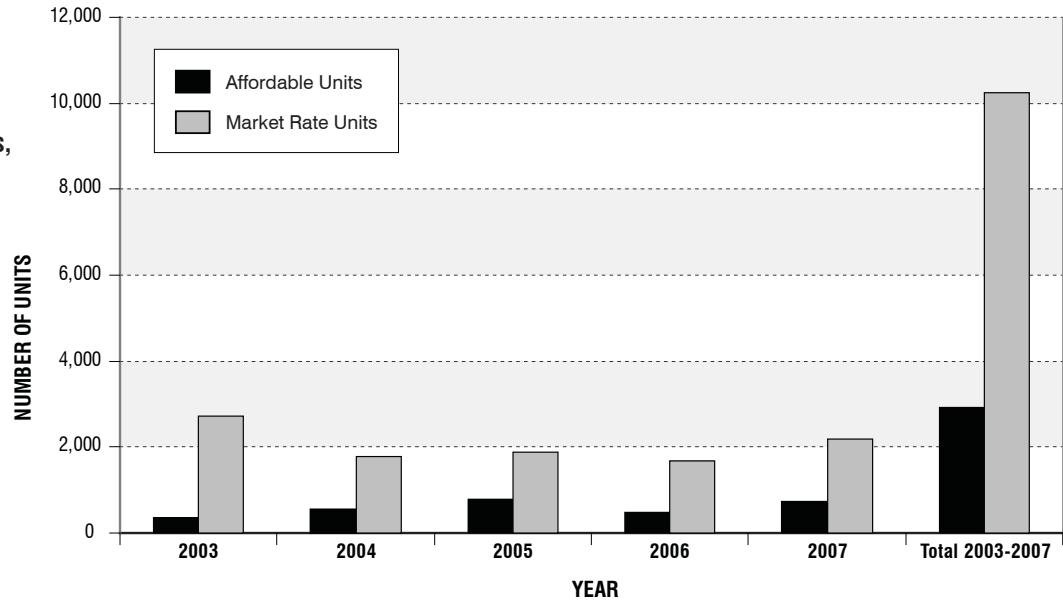


TABLE 19.

New Affordable Housing Construction by Income Level, 2003-2007

Year	Extremely Low (30% AMI)	Very Low (50% AMI)	Lower (60% AMI)	Low (80% AMI)	Moderate (120% AMI)	Total Affordable Units	Total New Units	% of All New Units
2003	36	114	61	33	115	359	2,730	13%
2004	254	129	2	0	163	548	1,780	31%
2005	66	387	236	0	110	799	1,872	43%
2006	260	56	5	12	158	491	1,675	29%
2007	0	412	100	20	203	735	2,197	33%
Total	616	1,098	404	65	749	2,932	10,254	29%

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

TABLE 20.

New Affordable Housing Construction by Housing Type, 2003-2007

Year	Family	Senior	Individual/SRO	Homeowner	Total
2003	126	50	98	85	359
2004	354	25	0	169	548
2005	228	226	235	110	799
2006	260	0	56	175	491
2007	154	258	120	203	735
2007 Percent of Total	21%	35%	16%	28%	100%

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 2003-2007.

- In 2007, 167 inclusionary units were constructed, 12% less than in 2006 but about 8% more than the five-year average of 154 units.
- Some 136 units resulted from the on-site requirement. Two projects completed in 2007 opted for off-site compliance, resulting in 11 inclusionary units completed this year and another 56 units completed in the previous year. The project on 2900 Arelious Walker Drive, a 20-unit, 100% affordable project completed in 2007, is partial off-site compliance of the yet to be completed 300 Spear Street project.

Appendix A, List 1 provides a complete list of projects with 10 or more units constructed in 2007 with details of new construction with inclusionary units for those projects that have them.

Year	Units
2003	104
2004	199
2005	111
2006	189
2007	167
Total	770

TABLE 21.
New Inclusionary Units, 2003-2007

Source: Planning Department, Mayor’s Office of Housing

Affordability of Market Rate Housing

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

- In 2007, rental prices in San Francisco increased a significant 15%: \$2,750 from \$2,400 for a 2-bedroom apartment. San Francisco rents have now reached the high rental rates seen in 2000.
- In 2007, the median price for a two-bedroom home in San Francisco was about \$664,060 or 2.5% less than 2006 (\$680,970). Overall median sales price in 2007, including all unit sizes and condominiums, was about \$810,000. The 2007 median price for a two-bedroom home in the Bay Area region was set at \$642,910.
- 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 – \$312,145 from Table 18) would fall short by about \$351,915 of being able to purchase a median-priced two-bedroom home (\$664,060).
- A four-person household earning 80% of the

TABLE 22. Housing Price Trends, San Francisco Bay Area, 1998-2007

Year	Rental		For Sale	
	2 Bedroom Apartment		2 Bedroom House	
	San Francisco	Bay Area	San Francisco	Bay Area
1998	\$2,000	N/A	\$301,850	\$253,390
1999	\$2,500	N/A	\$369,230	\$284,500
2000	\$2,750	N/A	\$468,330	\$355,260
2001	\$2,331	N/A	\$467,500	\$384,480
2002	\$2,089	N/A	\$523,300	\$427,270
2003	\$2,023	N/A	\$607,140	\$455,390
2004	\$2,068	N/A	\$670,450	\$536,550
2005	\$2,229	N/A	\$737,500	\$621,790
2006	\$2,400	N/A	\$680,970	\$635,820
2007	\$2,750	N/A	\$664,060	\$642,910

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

median income (the household in need of affordable housing with the most income available to spend on rent) could pay a maximum rent of \$1,730 or 63% of the median rent (\$2,750), about 14% less than in 2006 (76% of median rent).

Table 22 gives rental and sales prices for 1998 through 2007. 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 2007, 326 existing units were rehabilitated. The major rehabilitation projects for 2007 were the Mission Hotel at 520 South Van Ness (91 units) and 42 units in Treasure Island (TIHDI).

TABLE 23.
Units Rehabilitated, 2003-2007

Year	Units Acquired / Rehabilitated
2003	208
2004	718
2005	404
2006	0
2007	146
Total	1,476

Source: Mayor's Office of Housing, San Francisco Redevelopment Agency



MAP 1.
San Francisco Planning Districts

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 six years, the South of Market Planning District had the most new construction in 2007 with 1,317 units built or 60% of the total new construction. Similarly, South of Market had the highest net gain, adding 1,363 units or 53% of net addition citywide.
- The Western Addition Planning District ranked second in new construction (355 units) and in net units gained (366 units).

- The South Bayshore Planning District ranked third in new construction units and in net units gained (218).
- In terms of net units gained, the only other Planning Districts with at least 100 or more units added were Downtown (176) and North-east (167).
- The Downtown Planning District had the highest number of units demolished, all attributable to a single project where a 51-unit residential hotel at 230 Turk Street was demolished. Other than this project, there were only 30 demolitions citywide and thus the rankings of demolitions by planning area are not very significant.

Figure 8 shows total new housing constructed and demolished by San Francisco Planning Districts in 2007.

TABLE 24. Housing Units Completed and Demolished by Planning District, 2007

No.	District Name	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units*	Rank
01	Richmond	20	7	8	2	27	9
02	Marina	45	6	1	9	40	8
03	Northeast	54	5	1	9	167	5
04	Downtown	18	9	51	1	176	4
05	Western Addition	355	2	0	12	366	2
06	Buena Vista	14	11	3	5	52	7
07	Central	16	10	5	3	15	11
08	Mission	91	4	1	9	98	6
09	South of Market	1,317	1	2	7	1,363	1
10	South Bayshore	218	3	0	12	218	3
11	Bernal Heights	20	7	0	12	21	10
12	South Central	12	12	4	4	8	13
13	Ingleside	9	13	2	7	10	12
14	Inner Sunset	6	14	3	5	4	14
15	Outer Sunset	2	15	0	12	2	15
	Total	2,197	---	81	---	2,567	---

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, 2007

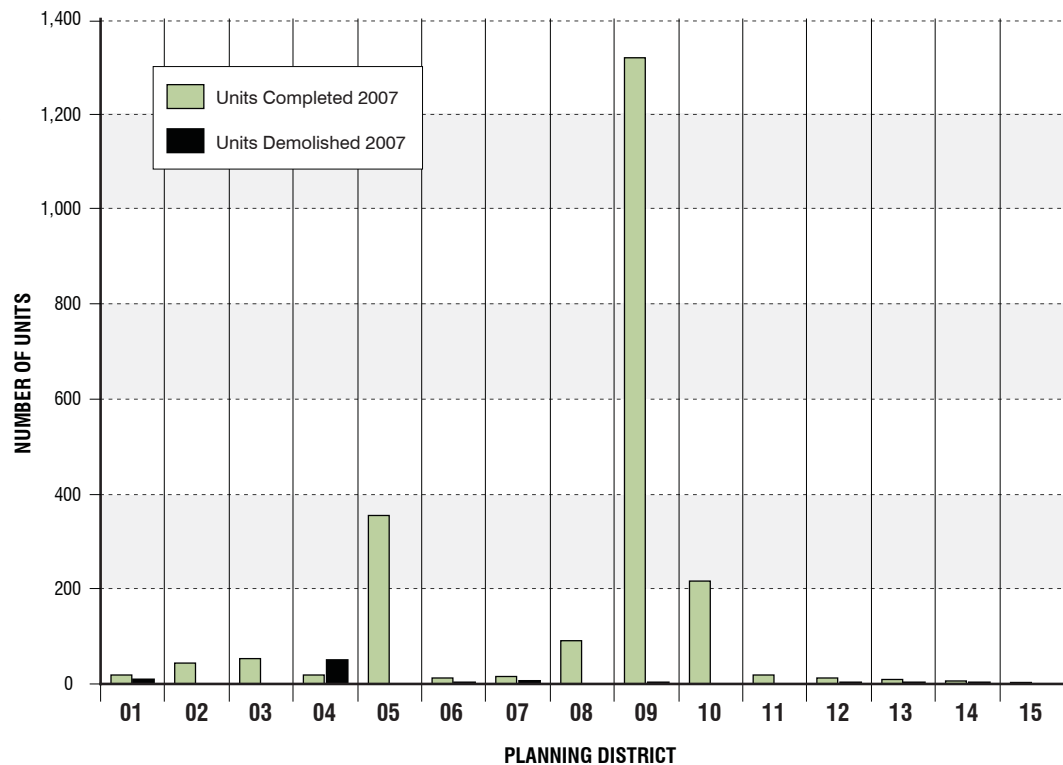
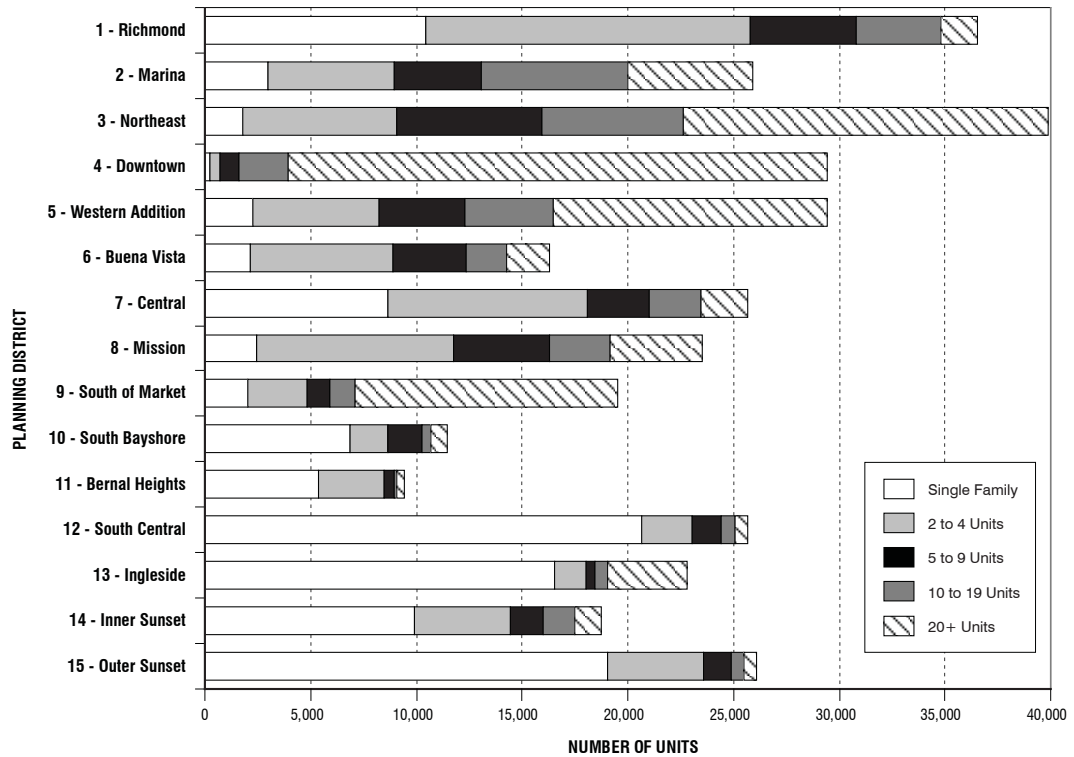


FIGURE 9.

San Francisco Housing Stock by Planning District, 2007



Housing Stock by Planning District

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

- The Northeast and Richmond Planning Districts continue to have the highest number of overall units, with each having over 35,000 units. The Northeast District accounts for 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 (25,466). The Northeast Planning District is second with 17,218 units. Eighty-seven percent of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 32% 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 19% of the City’s high-density housing.

TABLE 25. San Francisco Housing Stock by Planning District, 2000-2007

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
1. Richmond						
2000 Census Count	10,459	15,130	4,989	3,892	1,725	36,195
April 2000-2006	(13)	188	29	78	33	315
2007	(1)	23	5			27
Total	10,445	15,341	5,023	3,970	1,758	36,537
Percent of Total	29%	42%	14%	11%	5%	10%
2. Marina						
2000 Census Count	2,978	5,958	4,122	6,900	5,752	25,710
April 2000-2006	(8)	20	18	(14)	156	172
2007	(2)	(2)	(1)	14	31	40
Total	2,968	5,976	4,139	6,900	5,939	25,922
Percent of Total	11%	23%	16%	27%	23%	7%
3. Northeast						
2000 Census Count	1,813	7,228	6,782	6,571	16,658	39,052
April 2000-2006	(11)	60	53	140	396	638
2007	0	2	1		164	167
Total	1,802	7,290	6,836	6,711	17,218	39,857
Percent of Total	5%	18%	17%	17%	43%	11%
4. Downtown						
2000 Census Count	210	508	799	2,332	23,230	27,079
April 2000-2006	0	(1)	81	24	2,076	2,180
2007		(2)		18	160	176
Total	210	505	880	2,374	25,466	29,435
Percent of Total	1%	2%	3%	8%	87%	8%
5. Western Addition						
2000 Census Count	2,236	5,930	3,912	3,981	11,915	27,974
April 2000-2006	(3)	39	151	166	766	1,119
2007	30	8	6	16	306	366
Total	2,263	5,977	4,069	4,163	12,987	29,459
Percent of Total	8%	20%	14%	14%	44%	8%
6. Buena Vista						
2000 Census Count	2,141	6,742	3,463	1,860	1,852	16,058
April 2000-2006	(16)	12	31	18	123	168
2007	(1)	14	(1)		40	52
Total	2,124	6,768	3,493	1,878	2,015	16,278
Percent of Total	13%	42%	21%	12%	12%	5%
7. Central						
2000 Census Count	8,655	9,295	2,893	2,387	2,185	25,415
April 2000-2006	(3)	118	28	76	0	219
2007	1	14				15
Total	8,653	9,427	2,921	2,463	2,185	25,649
Percent of Total	34%	37%	11%	10%	9%	7%
8. Mission						
2000 Census Count	2,438	9,202	4,354	2,495	3,925	22,414
April 2000-2006	(10)	129	168	331	408	1,026
2007	(1)	18	25		56	98
Total	2,427	9,349	4,547	2,826	4,389	23,538
Percent of Total	10%	40%	19%	12%	19%	7%

CONTINUED >

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
9. South of Market						
2000 Census Count	2,025	2,690	959	897	6,396	12,967
April 2000-2006	(15)	140	74	310	4,691	5,200
2007	1	10		(1)	1,353	1,363
Total	2,011	2,840	1,033	1,206	12,440	19,530
Percent of Total	10%	15%	5%	6%	64%	5%
10. South Bayshore						
2000 Census Count	6,917	1,680	1,625	315	419	10,956
April 2000-2006	(27)	51	24	57	160	265
2007	4	22		16	176	218
Total	6,894	1,753	1,649	388	755	11,439
Percent of Total	60%	15%	14%	3%	7%	3%
11. Bernal Heights						
2000 Census Count	5,328	3,092	453	136	203	9,212
April 2000-2006	19	22	23	0	130	194
2007	4	12	5			21
Total	5,351	3,126	481	136	333	9,427
Percent of Total	57%	33%	5%	1%	4%	3%
12. South Central						
2000 Census Count	20,553	2,339	1,248	583	246	24,969
April 2000-2006	103	68	97	52	404	724
2007	8	1	(1)			8
Total	20,664	2,408	1,344	635	650	25,701
Percent of Total	80%	9%	5%	2%	3%	7%
13. Ingleside						
2000 Census Count	16,466	1,490	461	585	3,282	22,284
April 2000-2006	38	(1)	1	(14)	495	519
2007	7	3				10
Total	16,511	1,492	462	571	3,777	22,813
Percent of Total	72%	7%	2%	3%	17%	6%
14. Inner Sunset						
2000 Census Count	9,895	4,478	1,582	1,478	1,194	18,627
April 2000-2006	3	43	20	14	22	102
2007	0	4				4
Total	9,898	4,525	1,602	1,492	1,216	18,733
Percent of Total	53%	24%	9%	8%	6%	5%
15. Outer Sunset						
2000 Census Count	19,011	4,406	1,298	584	487	25,786
April 2000-2006	9	134	17	13	120	293
2007	1	1				2
Total	19,021	4,541	1,315	597	607	26,081
Percent of Total	73%	17%	5%	2%	2%	7%
Citywide						
2000 Census Count	111,125	80,168	38,940	34,996	79,469	344,698
April 2000-2006	66	1,022	815	1,251	9,980	13,134
2007	51	128	39	63	2,372	2,653
Total	111,242	81,318	39,794	36,310	91,821	360,485
Percent of Total	31%	23%	11%	10%	25%	100%

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 2007, Bay Area counties authorized 18,250 units for construction, 21% lower than the 2006 authorizations (23,475).
- Santa Clara (25%), Contra Costa (19%), San Francisco (18%) and Alameda (17%) counties accounted for almost 80% of the units authorized.

- In San Francisco, 98% of new housing is in multi-family buildings whereas Alameda (59%) and Santa Clara (57%) have more of a 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 2007. Figure 10 shows trends in housing construction by building type from 1998 to 2007.



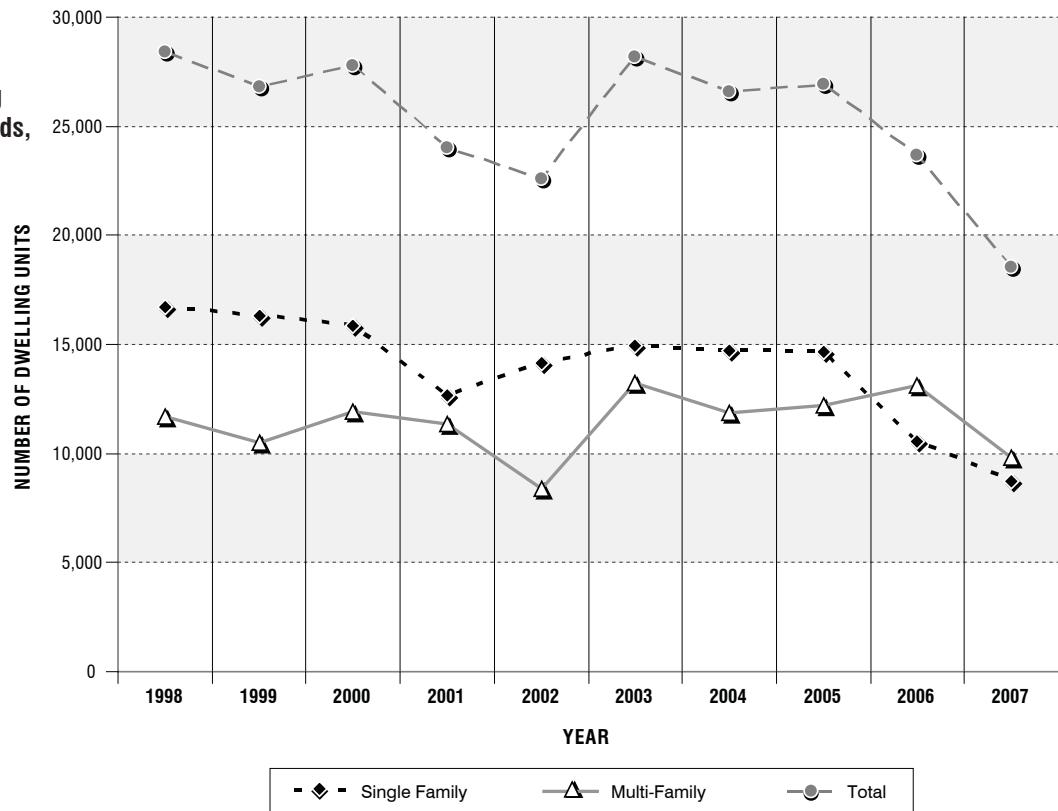
MAP 2.
San Francisco Bay Area Counties

TABLE 26.
Units Authorized for Construction San Francisco and the Bay Area Counties, 2007

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	1,338	1,902	3,240	17%
Contra Costa	2,693	837	3,530	19%
Marin	147	10	157	1%
Napa	231	52	283	2%
San Francisco	61	3,220	3,281	18%
San Mateo	649	367	1,016	5%
Santa Clara	1,984	2,615	4,599	25%
Solano	781	151	932	5%
Sonoma	844	638	1,482	8%
Total	8,728	9,792	18,520	100%

Source: Construction Industry Research Board

FIGURE 10.
Bay Area Housing Construction Trends, 1998-2007



Appendices

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 2007. 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 2007.

List 3 provides information for all projects with 10 or more units that were fully entitled by the Planning Department in 2007. 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 2007. 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 2007.

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: Inclusionary Housing Guidelines for Projects Receiving First Site or Building Permits after September 9, 2006

Guidelines for income, rent and sales price limits for below market rate units conforming to San Francisco's inclusionary housing ordinance.

Appendix D: Glossary

APPENDIX A, LIST 1.**Major Market Rate Housing Projects Completed, 2007**

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales Price	Initial Rental Price
555 4th St / The Palms	300	off-site (785 Brannan St, completed in 2006)	37 - Studios 157 - 1 BR 102 - 2 BR 4 - 3 BR	Ownership	from \$420,000 to \$1,845,000	
170 King St	198	24	7 - Studios 11 - 1 BR 6 - 2 BR	Ownership	\$750,000	
450 Rhode Island St / The Potrero	165	20	25 - Studios 62 - 1 BR 54 - 2 BR 4 - 3 BR	Ownership	from \$425,000 to \$700,000	
77 Bluxome St	102	10	102 SROs	Rental		from \$1,200
235 Berry St	99		1 - 1 BR 98 - 2 BR	Ownership	\$675,000	
1300 Fillmore St / Fillmore Heritage	80	12	37 - 1 BR 38 - 2 BR 5 - 3 BR	Ownership	\$670,000	
301 Crescent Wy	72	6	2 - 1 BR 3 - 2 BR 1 - 3 BR	Ownership	\$329,000 to \$550,000	
1275 Fell St / Broderick Place	70	8	15 - Studios 27 - 1 BR 28 - 2 BR	Ownership	from \$498,000	
733 Front St	69	In-Lieu	46 - 1 BR 23 - 2 BR	Ownership	from \$695,000	
83 McAllister St / Book Concern Lofts	60	6	38 - Studio 22 - 1 BR	Ownership	from \$305,000	
401 Crescent Wy	52	7	2 - 1 BR 4 - 2 BR 1 - 3 BR	Ownership	from \$400,000 to \$598,000	
501 Crescent Wy	52	5	1 - 1 BR 3 - 2 BR 1 - 3 BR	Ownership	\$329,000	
690 Market St / Ritz-Carlton Residences	52	off-site (see 938-342 Market St)	8 - 1 BR 37 - 2 BR 11 - 3 BR 1 - 4 BR	Ownership/ Fractional Time-share	\$1,450,000	
310 Townsend St	45	In-Lieu		Ownership	from \$515,000	
30 Dore St	42	4	2 - Studios 28 - 1 BR 1 - 2 BR 3 - 3 BR	Rental		
1005 Market St	42	0	Live/Work	n/a		
938-42 Market St	33	13 (includes 11 for 690 Market St)	5 - 1 BR 6 - 2 BR 2 - 3 BR	Ownership		
1314-26 Polk St	32	0		Ownership	from \$399,000	
566 South Van Ness Ave / The Cetrino	32	4	8 - 1 BR 24 - 2 BR	Ownership	\$495,000	

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Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales Price	Initial Rental Price
2655 Van Ness Ave	31	In-Lieu	4 - 1 BR 16 - 2 BR 11 - 3 BR	Ownership		
1300 Eddy St / Buchanan Lane	30	3	30 - 3 BR	Ownership	fr \$725,000	
8 McLea Ct	29	3	29 - Studios	Rental		
368 Elm St	28	3	5 - Studios 7 - 1 BR 16 - 2 BR	Ownership		
410 Jessie St	24	2		Ownership	fr \$735,500	
1905 Mission St 1587 15th St	24	3				
2161 Sutter St / Caledonia at Post	24	3		Rental		
725 Pine St	22	2		Ownership		
329 Bay St	21	2		Ownership	fr \$765,000	
520 Chestnut St	20	2	2 - 1 BR	Ownership	fr \$839,000	
1234 Howard St	18	2	1 - Studio 1 - 1 BR	Ownership	fr \$625,000	
4343 3rd St	16	2		Ownership	fr \$350,000	
2525 California St	16	In-Lieu		Ownership		
2298 Lombard St	14	1		Ownership		

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

APPENDIX A, LIST 2.

Major Affordable Housing Projects Completed, 2007

Address / Project Name	Developer / Sponsor	Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI % Targets	Type of Housing
201 Berry St / Mission Creek Senior Community	Mercy Housing California	139	138 - 1BR 1 - 2BR	Rental	138 VLI Senior	50%	Senior
420 Berry St / Crescent Cove	The Related Companies / SF Redevelopment Agency	234	81 - Studios 90 - 1BR 65 - 2 BR	Rental	134 VLI Families 100 Lower Income	134 - 31-50% 100 - 61-75%	Family / Very Low Income
881 Turk St Central Fwy Parcel A/ Parkview Terrace	A.F. Evans / Chinatown Comm. Development Ctr	101	59 - Studios 42 - 1 BR	Rental	20 VLI Homeless 80 VLI Senior	38 - 0-25% 62 - 31-50%	20 VLI Homeless 80 VLI Senior
1250 Haight St / Buena Vista Terrace	Citizen's Housing	40	33 - Studios 7 - 1 BR		VLI Seniors		Senior
2900 Arelious Walker Dr	True Hope Church	20			VLI Families		Family

APPENDIX A, LIST 3.**Major Housing Projects Reviewed and Entitled by Planning Department, 2007**

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2006.0584 CVX	1407-1435 Market St	Construction of new mixed-use building containing approximately 719 units and up to 719 parking spaces	719	04/05/07	PC	Approved	17415
2004.1031 CE	601 Crescent Wy	Proposed construction of 410 units of residential condominiums in two buildings on a vacant parcel in the residential area of the Executive Park PUD The project would include 618,000 sf of residential area	410	03/01/07	PC	Approved	17386
2006.1248 CVX	55 9th St	Construct a 17 story, 205 ft tall mixed use building with 260 units and 3,000 sf commercial space and 113 parking spaces.	260	11/08/07	PC	Approved	17521
2004.0339 C	1800 Van Ness Ave	Demolition of an existing 2-story commercial structure and parking lot and construction of a mixed-use project consisting of (1) 3,833 sf of ground floor retail; (2) 62 (formerly 68) independent-living senior housing units;	70	01/25/07	PC	Approved	17364
2005.0030 CE	3400 Cesar Chavez St	Demolition of an existing paint store and construction of a mixed-use building with 60 dwelling units, 92 off-street parking spaces, and 16,000 sf of ground floor retail use.	60	04/19/07	PC	Approved	17418
2006.0451 ACV	250 Brannan St	Convert the existing historic warehouse (legally established as an office use) as 51 dwelling units.	51	01/18/07	PC	Approved	17360
2006.0134 CE	16 Jessie St / 1 Ecker St	Conversion from warehouse to residential with up to 51 residential units, and up to 1,950 sf of ground floor retail.	51	01/02/07	MEA	Approved	Cat Ex
2004.0588 CE	255 7th St	Demolition of two buildings and construction of an affordable housing project with 49 dwelling units, 47 off-street parking spaces, and 20,000 sf for an outpatient health clinic.	46	06/07/07	PC	Approved	17442
2004.0890 CV	1868 Van Ness Ave	The proposed project is demolition of a gas station on a 8,960 sf site at the corner of Van Ness Avenue and Washington Street and construction of a 8-story 58,065 sf residential mixed-use structure with 35 dwelling units	35	06/07/07	PC	Approved	17439
2005.0731 C	231 Franklin St	Construct a new residential building with 31 units over 6,200 sf of ground floor commercial use	31	04/05/07	PC	Approved	17405
2005.0488 CEV	25 Lusk St	Convert 12,050 sf two-story business service space into 16 SRO units and add a 4,450 sf penthouse with an additional 10 SRO units.	26	01/18/07	PC	Approved	17361
2005.0930 V	1355 Pacific Ave	Demolition of existing two-story light industrial building. New construction of 24 dwelling units over ground floor parking in a five-story building.	24	07/27/07	ZA	Granted	

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2006.0107 C	300-380 Randolph St	Develop 18 new dwelling units on a proposed 15,000 square-foot lot after demolition of an existing church building	18	09/20/07	PC	Approved	17487
2005.0734 E	75 Moss St	Construct residential structure with 14 new residential units and 14 off-street parking spaces	14	06/11/07	MEA	Approved	Cat Ex
2007.0178 E	2350 19th Ave	Subdivide one lot into five new lots, and the construct two units on each lot for a total of ten dwelling units.	10	10/03/07	MEA	Approved	Cat Ex

Source: Planning Department

APPENDIX A, LIST 4.**Major Housing Projects Filed at Planning Department, 2007**

Planning Case No.	Address / Project Name	Case Description	No. Units
2007.0903!E	Treasure Island/ Yerba Buena Island Development Area Plan	Development and redevelopment plan for Treasure Island and Yerba Buena Island, including land uses up to (approximately): 6,000 units residential, 500 rooms hotel, 250,000-sf retail, 300 acres park and open space, parking, reuse and historic rehabilitation.	6000
2007.1035!E	350 8th St	Seven building mixed-use development for 416 rental dwelling units in 384,000-sf, with 50k-sf retail, 8,700-sf industrial/studio, and 409-space below ground parking on site of soma bus yard, block bounded by 8th Street, Harrison, Ringgold, Gordon, totaling 634,000-sf.	416
2007.0168!EK	227 West Point Rd	The proposed project would demolish the 267 affordable housing units in 50 buildings and construct about 668 affordable units, 6,400 sq. ft. of retail, and 739 parking spaces in 66 buildings. Buildings would range from two to five-stories 20 to 50 feet in height.	401
2007.1126E	5800 3rd St	Revised development proposed for mixed use residential retail project of 355-units and 21,000-sf grocery store (fresh & easy supermarket); increase in retail size to allow grocery.	355
2007.1250EVX	105 Harrison St	Demolish existing surface parking lot and construct mid-rise, 65-foot high residential building with approximately 259 studios, one- and two-bedroom dwelling units while providing approximately 0.5 acre public city park.	259
2007.0689!E	900 Folsom St	396,000-sf 9-story 300-unit residential mixed use, 285 parking, in two bldgs. requiring cu and variance, otherwise conforming to RSD; LEED gold. Remove surface parking, 2 billboards. 1.3 acre site.	300
2007.1337!E	140 New Montgomery St	Convert existing building from office to residential use and construct a two-story addition on the south side of the building on the existing parking lot. Seismic retrofit.	175
2007.0030!E	8 Washington St	The proposed project would include the temporary removal of the existing golden gateway tennis and swim club facility and the new construction of two mixed use buildings and outdoor health club facilities. The new buildings would include 170 residential units.	170
2007.1342E	168 Eddy St	100% affordable housing, approx 170-units over 15,000-sf retail space.	170
2007.0690!E	260 5th St	215,300-sf 9-story 151-units residential mixed use, 151 parking, in two bldgs, requiring cu and variance, otherwise conforming to RSD; LEED gold. demo warehouse. 0.7 acre site.	151
2007.1096E	450 O'Farrell St	PUD for church rebuild with 144-unit, 100% affordable, residential mid-rise, and unbundled 120-space subsurface parking serving both uses and neighborhood retail. Church asserting right to demolish rated 1910 existing church building.	144
2007.0456E	181 Fremont St	66-story office mixed-use high-rise project, 796,933 total sf, 878-ft. with class a office space (floors 2-44), 140 units residential (floors 47-65), with sky lobby, and auto lift-accessed 241-space 4-level underground parking.	140
2007.0381EQ	116 New Montgomery St	125 new condominiums/ 5 lot split - the project includes interior remodeling for conversion from office to residential use on the upper eight floors.	125

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Planning Case No.	Address / Project Name	Case Description	No. Units
2007.0303E	114 7th St	The project site consists of two lots across the street from each other, consisting of a surface parking lot and a five-story 117-room hotel. The proposed project would demolish the existing hotel and redevelop both sites with two, six-story buildings.	119
2007.1121EKX	429 Beale St	Demolition of existing structures, construction of a new 8 story 84 foot building with 113 dwelling units and 57 parking spaces.	113
2007.1076C	817 Sutter St	Group housing for post-secondary educational institution. Subject property contains tourist hotel with 112 guest rooms.	112
2007.1464EK	1036 Mission St	100% affordable residential mid-rise, 106-du, with ground-floor retail, approx 116,055-sf total, on two lots, in one structure with two bldg two masses-- one 13-story, one 8-story --and two city car share spaces, on existing surface parking lot.	106
2007.0928EK	570 Townsend St	Construction 85-unit rental housing, 65-ft at roofline, 100% affordable for 55 years, with replacement PDR space 15% lot size, 16 parking spaces, support services, total 109,592-sf.	85
2007.0980E	220 Golden Gate Ave	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
2007.0487E	401 Grove St	Proposed 70-unit residential project on row of old freeway, Market-Octavia plan area, bounded by Gough, Grove, Ivy, in three buildings with ground floor retail on the Gough frontage, 5-stories, 77,000-sf, including 50 space subsurface parking.	70
2007.1383EKVX	474 Natoma St	New construction of 58 ownership dwelling units, 100% affordable, over ground-floor parking (17 spaces).	58
2007.1072C	1727 Lombard St	Group housing for post-secondary educational institution. Subject property contains 52 guest rooms and is currently a tourist motel. Property features split-zoning, with front portion zoned NC-3 (group housing is principally permitted) and rear portion.	52
2007.0519CE	1645-1661 Pacific Ave	Demo auto repair buildings and construct 65,000-sf, 50-unit, residential condominium building, with 50 stacker parking spaces at basement, with common lobby entrance and roof deck.	50
2007.1077C	860 Sutter St	Group housing for post-secondary educational institution. Subject property contains hotel with 89 rooms (39 tourist and 50 residential hotel).	39
2007.0813E	1433 Bush St	Demolition of an existing commercial building and new construction of a mixed-use building tbd (depending on outcome of historical review or demo).	33
2007.0392E	832 Sutter St	The proposal is to construct a mixed-use building with no parking on an existing surface parking lot.	27
2007.0604E	1145 Mission St	Construction of 25-unit, 6-story, residential building with common roof deck, ground floor retail and basement parking (possibly stacker), totaling 30,914-sf.	25
2007.1110CE	397 5th St	Build a 24-unit residential over 5,000 square feet of retail space.	24

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Planning Case No.	Address / Project Name	Case Description	No. Units
2007.0966E	1600 Market St	The project would demolish an existing commercial building and construct a new nine-story structure approximately 84 feet tall with ground floor restaurant (3,700 sq. Ft.) And below ground parking for 8 spaces. Total gross building area is 41,435 square feet.	23
2007.1073C	1916 Octavia St	Group housing for post-secondary educational institution. Subject property contains tourist hotel with 22 guest rooms.	22
2007.0298E	690 Van Ness Ave	The proposed project would retain the existing 5,450 sq. Ft. One-story, 30 feet high building and construct a new vertical addition consisting of seven-stories, totaling 27,309 sq. Ft. 20 residential units, 3,464 sq. ft. of retail, and 26 parking spaces.	20
2007.1135EVX	562 Howard St	8-story residential addition to existing 2-story commercial building & a change of use of the existing ground-floor space to retail, 19 new dwelling units, ten (total) stories.	19
2007.1347E	3657 Sacramento St	Demolish existing garage and medical office buildings and construct a new 4-story building with 18 residential units, offices, retail, and 3 levels of underground parking.	18
2007.0007EK	750 2nd St	The proposed project would demolish the existing building and construct a new eight-story, 18-unit residential and 5,050 sq. Ft. Retail building. The building would include 18 parking spaces, would be approximately 93 feet in height.	18
2007.0211EK	740 Washington St	The proposed project would demolish the existing 13,500 sf retail building and construct 18 new affordable studio units totaling about 7,704 sf and a 4,450 sf ground floor senior center. The building would be approximately 50 feet in height, four-stories.	18
2007.1457E	1050 Valencia St	New construction of 16-unit residential mixed use bldg, with 25,000-sf residential, 2,000-sf retail, and 2,800-sf full basement storage, totaling 30,480-sf with one loading space retained. Demolition of 1970-constructed one-story Spork restaurant bldg and parking.	16
2007.1117E	1731 Powell St	The project would renovate a gutted theater into 3,500 square feet of commercial space and 17 residential condominiums with 20 parking spaces.	15
2007.0113E	1 Stanyan St	The proposed project would demolish the existing gas station and construct a new 13-unit residential building with 1,700 sq. Ft. Of ground floor retail and 14 parking spaces. The building would be approx. 24,256 sq ft, four-stories, and 40 feet in height.	14
2007.0959D	2395 Lombard St	The proposal is to demolish the existing automotive commercial building and to construct a 4-story mixed-use building in zoning district NC-3. The project proposes 12 dwelling units over a commercial ground floor and 15 parking spaces within a garage below.	12
2007.0317E	150 7th St	Vertical and horizontal addition.	12
2007.0463E	4199 Mission St	12-unit residential mixed-use, 30,995-sf total, replacing gas station.	12
2007.0178E	2350 19th Ave	The proposed project would demolish a 300 square foot carport/office shack, subdivide one lot into five new (25'x100') lots, and the construct two units on each lot for a total of ten dwelling units.	10
2007.0816E	894 Folsom St	The project would be a de facto demolition of an existing commercial structure and alteration for a new mixed-use commercial and residential structure.	10

APPENDIX A, LIST 5.**Major Projects Authorized for Construction by DBI, 2007**

Address	Units	Type
JANUARY		
2837 Mission St	6	Conversion
FEBRUARY		
4123 Cesar Chavez St	6	New
MARCH		
75 Moss St	14	New
1801 Noriega St	9	New
1020 Pine St	8	New
3401 Taraval St	6	Conversion
APRIL		
435 China Basin St	319	New
125 Mason St	81	New
1327 7th Ave	11	New
MAY		
800 Minnesota St	67	Conversion
1275 Indiana St	39	New
1301 Indiana St	32	New
29 Oakwood St	8	New
JUNE		
66 9th St	107	New
684 Ellis St	35	Alteration
1336 Pacific Ave	6	New
101 Executive Park Blvd, Bldg 8	8	New
101 Executive Park Blvd, Bldg 6	8	New
101 Executive Park Blvd, Bldg 5	7	New
2189 Bayshore Blvd	5	New
JULY		
275 10th St	135	New
335 Berry St	67	New
330 Berry St	64	Addition
680 Illinois St	35	New
723 Taylor St	12	New
1489 Valencia St	6	Addition
101 Executive Park Blvd, Bldg 26	6	New

CONTINUED >

Address	Units	Type
AUGUST		
1390 Mission St	136	New
701 Golden Gate Ave	100	New
642 Harrison St	43	Conversion
1299 Bush St	26	New
3620 19th St	17	New
101 Executive Park Blvd, Bldg 6	8	New
3020 San Bruno Ave	6	New
SEPTEMBER		
383 King St	260	New
5800 3rd St, Bldg 2	67	New
900 North Point St	54	Conversion
5800 3rd St, Bldg 1	54	New
30 Jessie St	51	Conversion
850 Broderick St	47	New
1596 Church St	6	Addition
OCTOBER		
1188 Mission St	440	New
72 Townsend St	74	Addition
4800 3rd St	18	New
910 Minnesota St	15	New
868 Minnesota St	15	New
821 Taraval St	6	New
NOVEMBER		
3575 Geary Blvd	150	New
233 Franklin St	32	New
580 Washington St	9	Conversion
1151 Sutter St	8	New
DECEMBER		
149 Mason St	56	New
900 Minnesota St	16	Conversion
101 Executive Park Blvd, Bldg 7	6	New
101 Executive Park Blvd, Bldg 23	6	New
101 Executive Park Blvd, Bldg 25	6	New
179 San Carlos St	5	New

Source: Planning Department

APPENDIX A, LIST 6.**Major Affordable Projects in the Pipeline as of December 31, 2007 (Arranged by Address)**

Address / Project Name	Very Low Income Chronically Homeless	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Currently Under Construction										
4601 3rd St Providence Senior Housing	5	45						50	50	New Construction
5600 3rd St For Sale			25			74	25	124	124	New Construction
32-40 6th St Seneca Hotel	88							88	204	Rehabilitation
2949 18th St 601 Alabama St	31	24	62				34	151	151	New Construction
810 Battery St Chinatown Comm Devel Corp.			81					81	81	New Construction
330 Berry St, 355 Berry St Mission Bay N4,P2; N4A,P2							131	131	131	New Construction
200 Brannan / 1 Federal St Lennar Brannan St							51	51	51	New Construction
DeLong (Phase 3) Habitat for Humanity Houses							4	4	4	New Construction
650-656 Eddy St	83							83	83	New Construction
684 Ellis St / Essex Hotel Mercy Hsg / Community Hsg	84							84	84	Rehabilitation
745-785 Fulton St Banneker Homes			108					108	108	Rehabilitation
1390 Mission St 10th & Mission Family Hsg	43		92					135	136	New Construction
820 O'Farrell St Jordan Apts				55				55	55	Rehabilitation
990 Polk St Senior Housing		110						110	110	New Construction
1521 Sutter St 1521 Sutter St Condos							3	3	28	New Construction
SUBTOTALS	334	179	368	55	0	74	248	1,258	1,400	
In Pre-Construction Planning										
4132 3rd St							1	1	7	New Construction
4800 3rd St Bay Oaks Apts						9	9	18	18	New Construction
5600 3rd St Armstrong Place Sr Hsg		115						115	116	New Construction
227-255 7th St Westbrook Plaza (Batmale)	9		39					48	49	New Construction
66 9th St 9th & Jessie Sr Housing	27	79						106	107	New Construction
275 10th St Supportive Housing	139							139	140	New Construction

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Address / Project Name	Very Low Income Chronically Homeless	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
420 29th Ave Bernal Heights Hsg Affiliate				20				20	20	New Construction
285 Broadway Chinatown CDC			52					52	52	New Construction
850 Broderick St Senior Housing			47					47	47	New Construction
1300 Eddy St 1300 Eddy St Condos							3	3	30	New Construction
684 Ellis St Essex Hotel	84							84	84	Rehabilitation
455 Fell St Central Fwy Parcel O			80					80	80	New Construction
365 Fulton St Central Fwy Parcel G	57			63				120	120	New Construction
3575 Geary Blvd Goldman Institute Sr Hsg		150						150	150	New Construction
220 Golden Gate Ave A.F. Evans/ Tenderloin NDC	174							174	174	Rehabilitation
701-725 Golden Gate Ave Central Fwy Parcel C	20	79						99	100	New Construction
465 Hayes St Central Fwy Parcel K							24	24	24	New Construction
149 Mason St Glide Economic Devel Corp	56							56	56	New Construction
1036 Mission St Tenderloin Ngbd Devel Corp	20		58					78	78	New Construction
474 Natoma St Natoma Court							58	58	58	New Construction
261 Octavia Blvd/ Octavia Court (Central Fwy Parcel Q)				15				15	15	New Construction
2139 O'Farrell St Kaiser Housing					21			21	21	New Construction
1500 Page St Agesong	39							39	39	Rehabilitation
570 Townsend St A. F. Evans	20		60					80	80	New Construction
1345 Turk St Muni Substation Housing							20	20	20	New Construction
227-229 West Point Rd. Hunters View			350				50	400	686	New Construction
10 Whitney Young Cir Whitney Young Site EE-2							24	24	24	New Construction
SUBTOTALS	645	423	686	98	21	9	189	2,071	2,395	

CONTINUED >

Address / Project Name	Very Low Income Chronically Homeless	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
In Preliminary Planning										
5800 3rd St Coca Cola Bottling Plant							343	343	343	New Construction
152-154 Coleridge St Planetree Housing				11				11	55	Rehabilitation
535 Folsom St at Essex Transbay Block 11	100							100	100	New Construction
Hunters Point Shipyard Parcel 54			50					50	50	New Construction
550 Mission Rock St Mission Bay South Parcel 3	97							97	97	New Construction
Mission Bay South Parcels 9 and 9a			80					80	80	New Construction
Mission Bay South Parcel 13	26		104					130	130	New Construction
1400 Mission St Mission St Studios					157			157	157	New Construction
102-104 Octavia Blvd Central Fwy Parcel U			20					20	20	New Construction
1210 Scott St / 1770 Eddy St							20	20	20	New Construction
270 Spear St Transbay Block 1			85					85	85	New Construction
SUBTOTALS	223	0	339	11	157	0	363	1,093	1,137	
TOTALS	1,202	602	1,393	164	178	83	800	4,422	4,932	

APPENDIX B. San Francisco Zoning Districts

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

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

APPENDIX C, TABLE 1. 2007 Inclusionary Housing Rental Guidelines for Projects Receiving First Site or Building Permit after September 9, 2006

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income <i>(30% of HUD Median Income)</i>	1	Studio	\$16,850	\$388
	2	1 Bedroom	\$19,300	\$445
	3	2 Bedroom	\$21,700	\$499
	4	3 Bedroom	\$24,100	\$548
	5	4 Bedroom	\$26,050	\$590
	6	5 Bedroom	\$27,950	\$631
Very Low Income <i>(50% of HUD Median Income)</i>	1	Studio	\$28,100	\$670
	2	1 Bedroom	\$32,150	\$766
	3	2 Bedroom	\$36,150	\$860
	4	3 Bedroom	\$40,150	\$949
	5	4 Bedroom	\$43,400	\$1,024
	6	5 Bedroom	\$46,600	\$1,097
Lower Income <i>(60% of HUD Median Income)</i>	1	Studio	\$33,700	\$810
	2	1 Bedroom	\$38,550	\$926
	3	2 Bedroom	\$43,400	\$1,041
	4	3 Bedroom	\$48,200	\$1,150
	5	4 Bedroom	\$52,050	\$1,240
	6	5 Bedroom	\$55,900	\$1,330
Low Income <i>(80% of HUD Median Income)</i>	1	Studio	\$44,950	\$1,091
	2	1 Bedroom	\$51,400	\$1,247
	3	2 Bedroom	\$57,850	\$1,402
	4	3 Bedroom	\$64,250	\$1,551
	5	4 Bedroom	\$69,400	\$1,674
	6	5 Bedroom	\$74,500	\$1,745

Source: Mayor's Office of Housing

Note: These guidelines apply only to projects subject San Francisco's inclusionary affordable housing program.

APPENDIX C, TABLE 2. 2007 Inclusionary Housing Homeownership Guidelines for Projects Receiving First Site or Building Permit after September 9, 2006

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense
Low Income <i>(80% of HUD Median Income)</i>	1	Studio	\$44,950	\$1,236
	2	1 Bedroom	\$51,400	\$1,414
	3	2 Bedroom	\$57,850	\$1,591
	4	3 Bedroom	\$64,250	\$1,767
	5	4 Bedroom	\$69,400	\$1,909
Median Income <i>(100% of HUD Median Income)</i>	1	Studio	\$56,200	\$1,546
	2	1 Bedroom	\$64,250	\$1,767
	3	2 Bedroom	\$72,300	\$1,988
	4	3 Bedroom	\$80,300	\$2,208
	5	4 Bedroom	\$86,750	\$2,386
Moderate Income <i>(120% of HUD Median Income)</i>	1	Studio	\$67,450	\$1,855
	2	1 Bedroom	\$77,100	\$2,120
	3	2 Bedroom	\$86,750	\$2,386
	4	3 Bedroom	\$96,400	\$2,651
	5	4 Bedroom	\$104,100	\$2,863

Source: Mayor's Office of Housing

Note: These guidelines apply only to projects subject San Francisco's inclusionary affordable housing program.

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 percent) of the total housing development to be sold or rented at below market rates (BMR). In San Francisco, this is usually 15%, and it applies to most newly constructed housing developments containing 5 or more dwelling units.

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

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

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

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

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

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

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