



Housing in the Market Octavia Plan Area

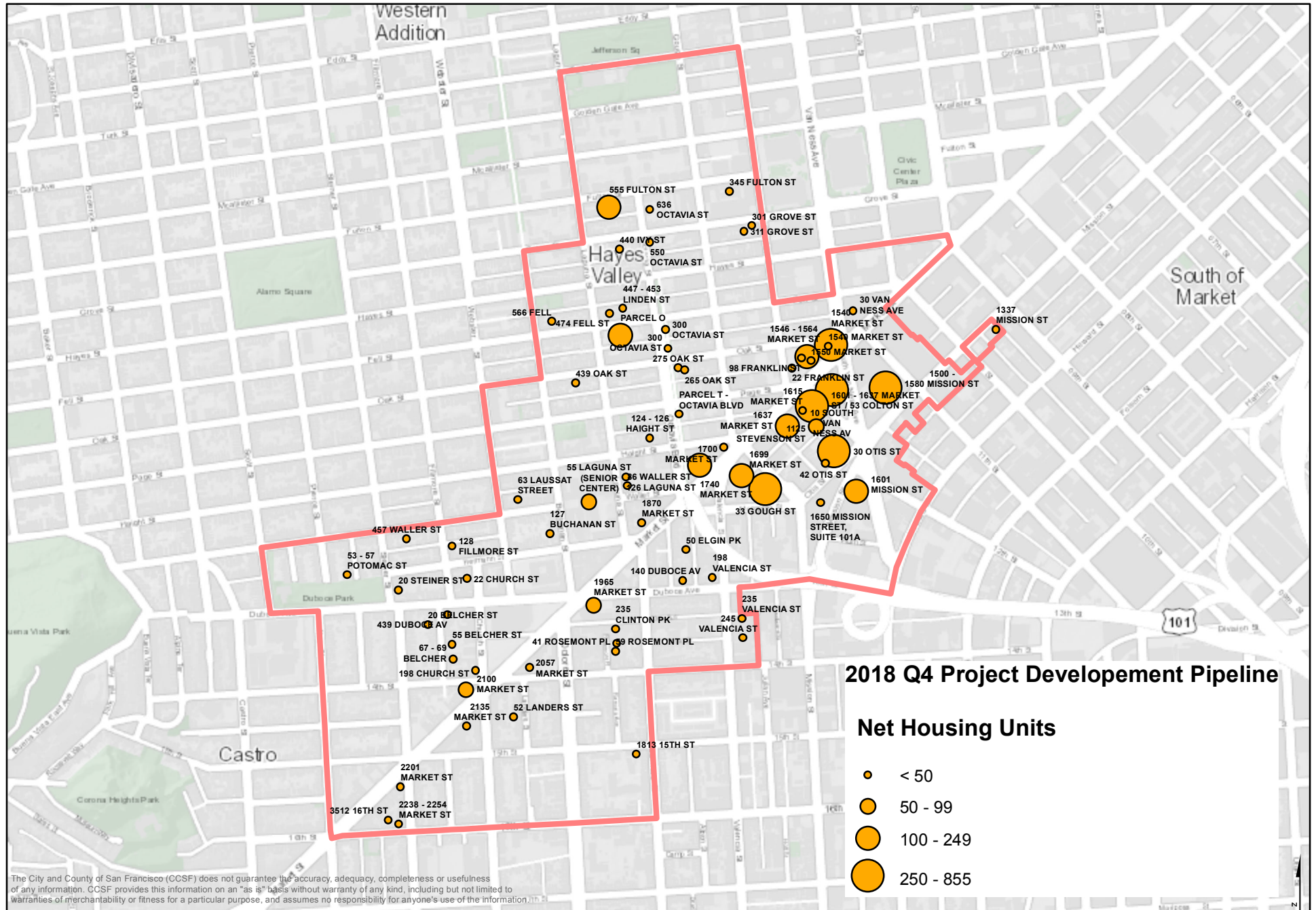
April 8, 2019

San Francisco Planning Department

Housing built to date (2009-2018) in Market Octavia:
Over 2,392 units

Housing in the pipeline in Market Octavia(2018 Q4):
Approximately 4,422

Market-Octavia Area Plan, 2018 Q4 Development Pipeline



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

TABLE 26.**Housing Price Trends, San Francisco Bay Area, 2014–2018**

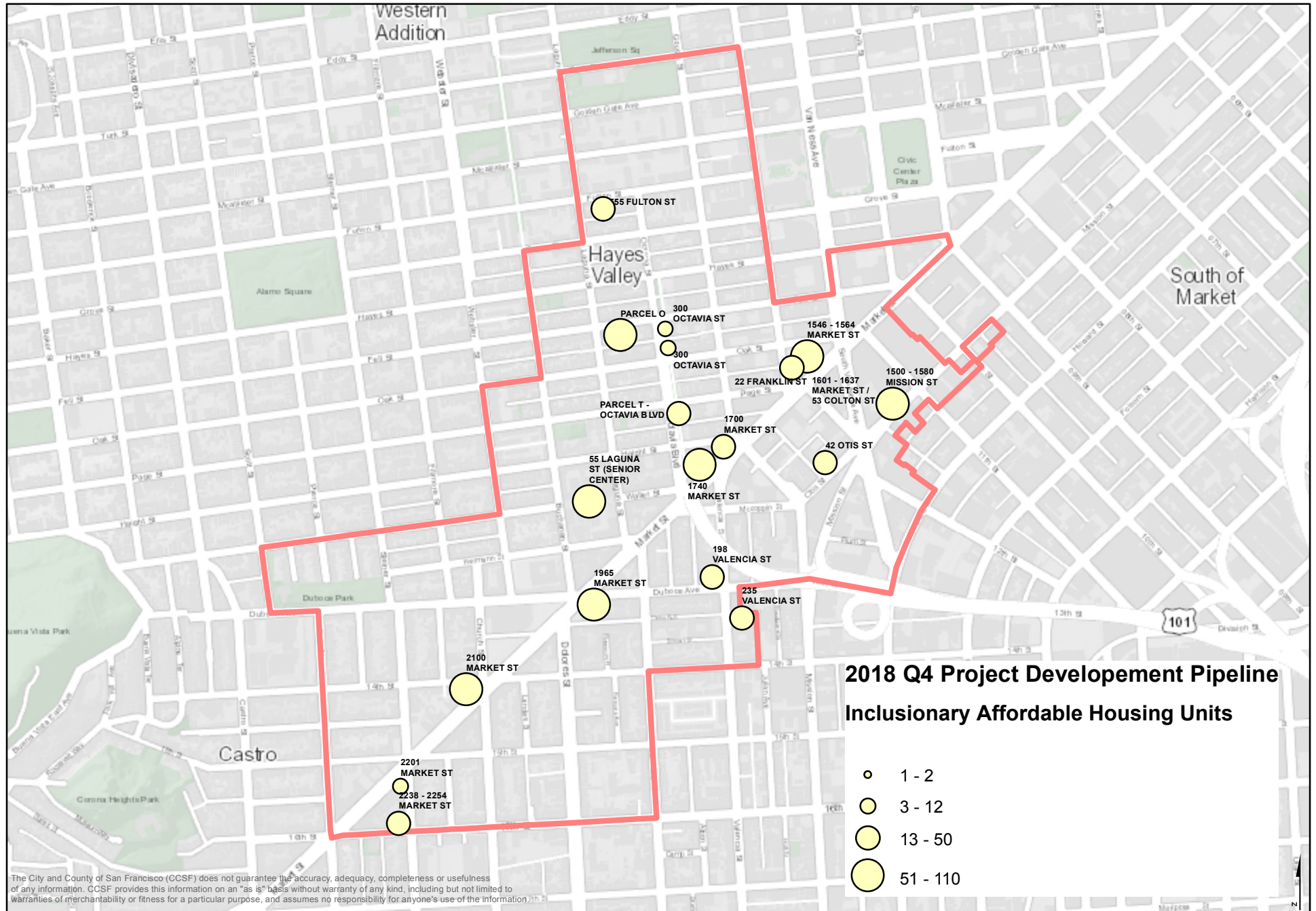
Year	Rental (Two Bedroom Apartment)		For Sale (Two Bedroom House)	
	<i>San Francisco</i>	<i>Bay Area</i>	<i>San Francisco</i>	<i>Bay Area</i>
2014	\$4,580	\$2,215	\$805,000	\$485,510
2015	\$4,830	\$2,213	\$993,250	\$561,170
2016	\$4,870	N/A	\$1,257,500	\$777,160
2017	\$4,500	\$2,846	\$1,469,000	\$910,350
2018	\$4,650	\$2,963	\$1,573,000	\$939,216

Source: Zumper.com & Priceconomics for apartment rental prices, California Association of Realtors for home sale prices

Notes: The California Association of Realtors Bay Area data do not include Napa and Sonoma Counties

Affordable Housing Units in Market Octavia (2009-2018)

	Public Subsidy	Inclusionary	Total Affordable Housing	Total Units
Completed	350	212	562	2,392
Pipeline	186	315	501	4,422



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Market Octavia Freeway Parcels



0

1,500

Feet

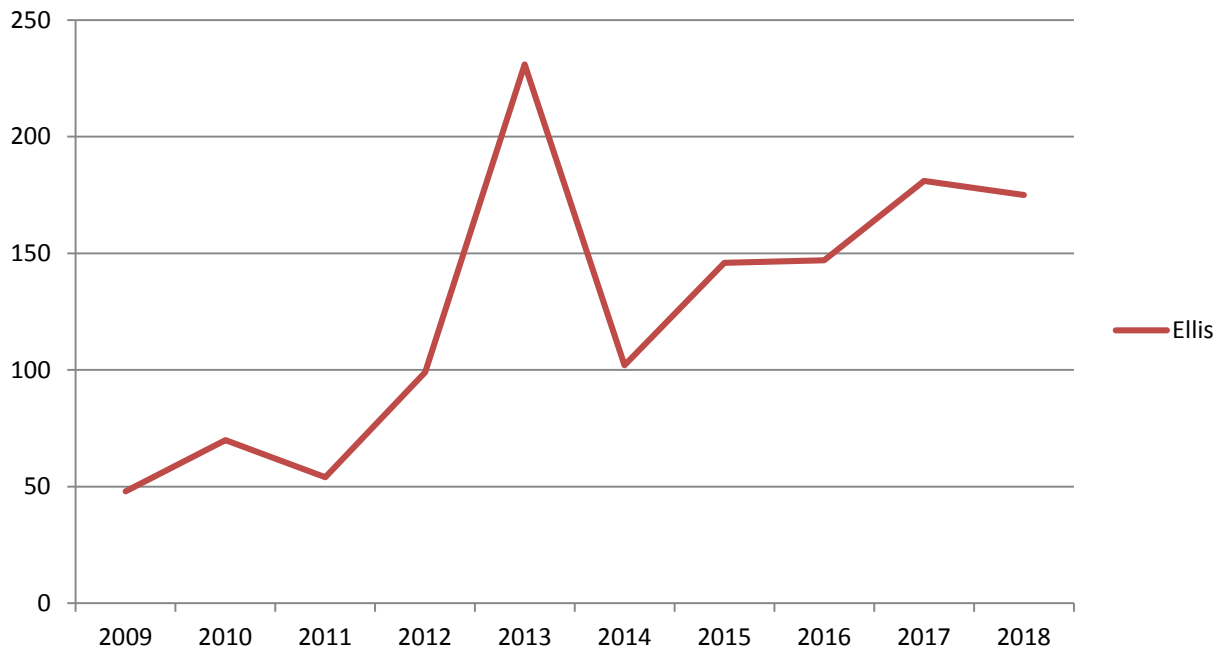
Table 3.10: Central Freeway Parcels					
	Parcel	Address	No. of Units	No. of Affordable Units	Development Status
Completed	A	881 Turk Street	101	101	Completed
	A	368 Elm Street	28	3	Completed
	C	701 Golden Gate Ave	100	100	Completed
	F	380 Fulton	75	0	Completed
	G	365 Fulton St	120	120	Completed
	H	527 Gough Street	21	3	Completed
	I	401 Grove St/ 300 Ivy	63	9	Completed
	J	450 Hayes Street	41	0	Completed
	P	307 Octavia/ 400 Laguna	182	0	Completed
	Q	261 Octavia Blvd	15	15	Completed
	V	8 Octavia Blvd	47	7	Completed
	Total Completed			793	358
Pipeline	M	360 Octavia Blvd	16	0	Entitled by Planning
	N	300 Octavia Blvd	12	0	BP Filed
	O	455 Fell Street	108	108	BP issued
	T	Octavia, Page and Rose	27	4	BP issued
	U	102-04 Octavia Blvd	30	30	Under Review
	Total Pipeline			196	142
TOTALS			989	500	51%

Evictions

Market & Octavia Area since 2009

- Ellis Act Evictions: **35**
- No Fault Evictions: **52**

Citywide Ellis Act Evictions, 2009-2018



**1,253 Ellis Act
Evictions
Citywide since
2009**