

# 2021 SAN FRANCISCO HOUSING INVENTORY





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# 2021 SAN FRANCISCO HOUSING INVENTORY

San Francisco Planning Department

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# **INTRODUCTION:** ABOUT THE 2021 HOUSING INVENTORY



The *Housing Inventory* is the Planning Department's annual survey of housing production trends in San Francisco. The report details changes in the City's housing stock, including housing construction, demolition, and alterations, and has been published regularly since 1967. This report presents housing production activity completed or authorized during the year 2021.

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 by general Zoning Districts and by Planning Districts. 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. The *Housing Inventory* also summarizes housing production trends in the recently adopted planning areas in Appendix B. These plan areas have separate five-year monitoring reports that detail housing production trends.

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 and the Office of Community Investment and Infrastructure (Successor Agency to the San Francisco Redevelopment Agency) provided information on affordable housing projects. The California Homebuilding Foundation/Construction Industry Research Board provided building permit data for the Bay Area region. The California Association of Realtors provided housing rental and ownership costs. Project sponsors also contributed data. The City is undergoing systems and process improvements to improve overall data quality related to permit data collection and tracking across all permitting agencies. The data presented in this report is the best available data as of the date of publication.

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

A limited number of copies are available for purchase from the Planning Department, 49 South Van Ness Avenue, Suite 1400, 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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# Housing Production Process

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

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

## Units Reviewed by Planning Department and DBI

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

## Units Authorized for Construction

If DBI approves the project following its own review, it issues building permits authorizing construction. Projects with approved building permits generally start construction within 90 days from the date the permit is issued. Start of

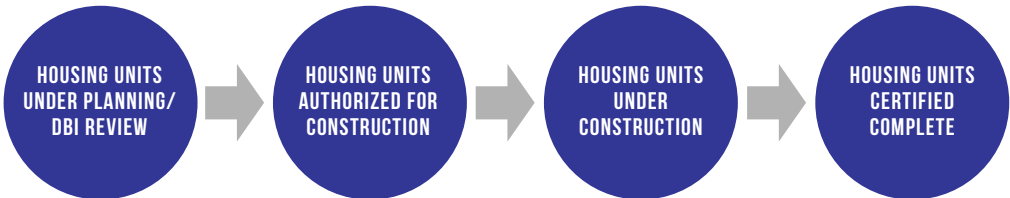
construction, however, may be delayed for up to a year. If the permit is not picked up or acted on within 90 days, the permit expires. The number of units authorized for construction is a key indicator of future housing construction.

## Units Certified Complete

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

For the purposes of this report, however, units that have received Temporary Certificates of Occupancy (TCOs) from DBI are also considered and counted as completed units.

**FIGURE 1.**  
The Housing Production Process



Note: Most housing projects require Planning Department review. For some projects, including major multi-phased projects, State and/or other City agencies may serve as the lead entitling agency.





# HIGHLIGHTS: 2021 SNAPSHOT



## SUMMARY OF HIGHLIGHTS

The construction of new housing in 2021 totaled 4,649 gross units compared to 4,402 units in 2020, which represents a 6 % increase from 2020. This production includes 4,081 units in new construction compared to 3,957 units in 2020, and 568 new units added through conversion of non-residential uses or expansion of existing structures compared to 444 in 2020. Sixteen (16) units were lost compared to 358 units lost in 2020, including demolitions (12; a 97% decrease from 352 demolitions in 2020), and unit mergers (3; a 40% decrease from 5 mergers in 2020). The city experienced a 28% increase in units added through alterations (568 in 2021 compared to 444 in 2020) and a 33% decrease in units lost through alterations since 2020 (4 in 2021 compared with 6 in 2020).

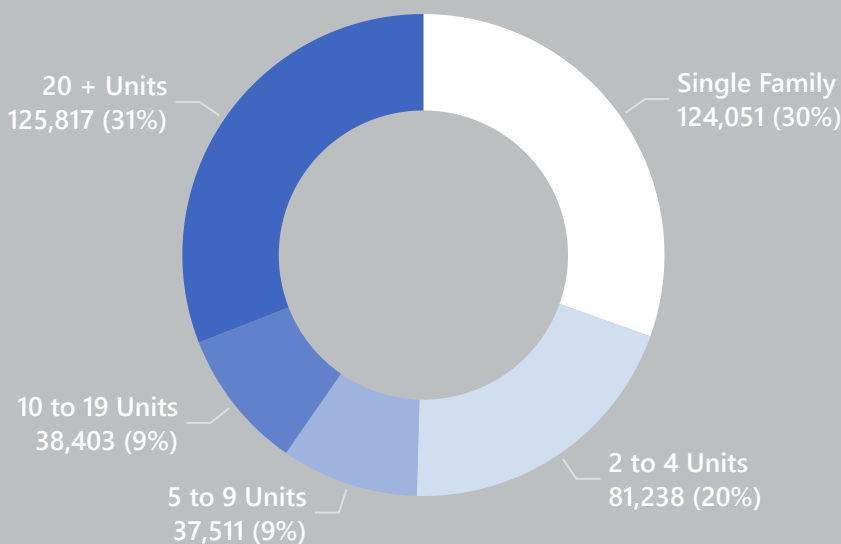
There was a net addition of 4,633 units to the City’s housing stock in 2021 compared to 4,043 units in 2020, which is a 15% increase from the 2020 net addition. The net addition in 2021 is also about 33% higher than the 10-year average net addition of 3,478, and is approximately 16% above the 5-year average net addition of 4,000 units. By the end of 2021, there were approximately 407,020 dwelling units in the city, compared to approximately 402,387 units in 2020, representing a 1% increase in total housing stock.

In 2021, affordable housing production totaled 1,495 units compared to 818 units in 2020, which is an 83% increase in completed affordable housing units. This is also about 25% above the five-year average of 1,196 affordable units. These new affordable units made up 32% of new units added to the City’s housing stock. This count includes approximately 355 inclusionary units, 855 100% affordable units, and 285 accessory dwelling units in 2021, compared to 480 inclusionary units, 208 100% affordable units, and 177 accessory dwelling units in 2020. About 74% of the new affordable units are affordable to low-income households.

In 2021, DBI authorized the construction of 2,093 net units compared to 3,165 units authorized in 2020, representing a 34% decrease from 2020. Eighty-four percent (84%) of new housing units authorized for construction over the last 5 years has been for buildings with 20 or more units. The Planning Department approved and fully entitled 54 projects in 2021. These projects propose a total of 2,010 new units.

## HOUSING STOCK

### HOUSING STOCK BY BUILDING TYPE



**407,020**

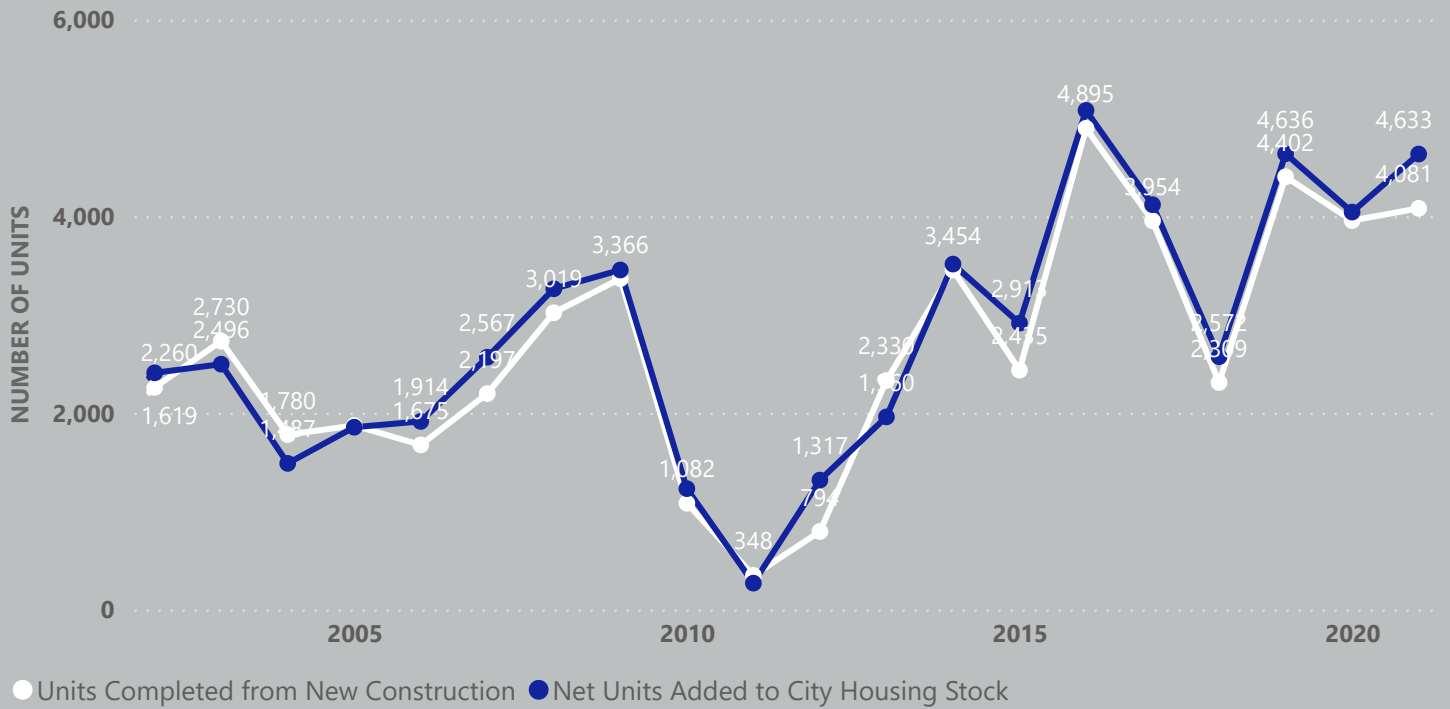
**AS OF 2021**

**1.2%**

**CHANGE FROM 2020 {402,387}**

# NEW CONSTRUCTION TRENDS

## NEW CONSTRUCTION, 2002-2021



**Note:** Net unit change and new construction figures for 2015 to 2020 have been updated since the previous Housing Inventory Report (2020) due to data cleanup.

**4,081**

2021

**3 %**

**MORE THAN 2020 {Δ 124}**

**25.1 %**

**ABOVE 10 YR AVG {3,261}**

**4,633**

2021

**15 %**

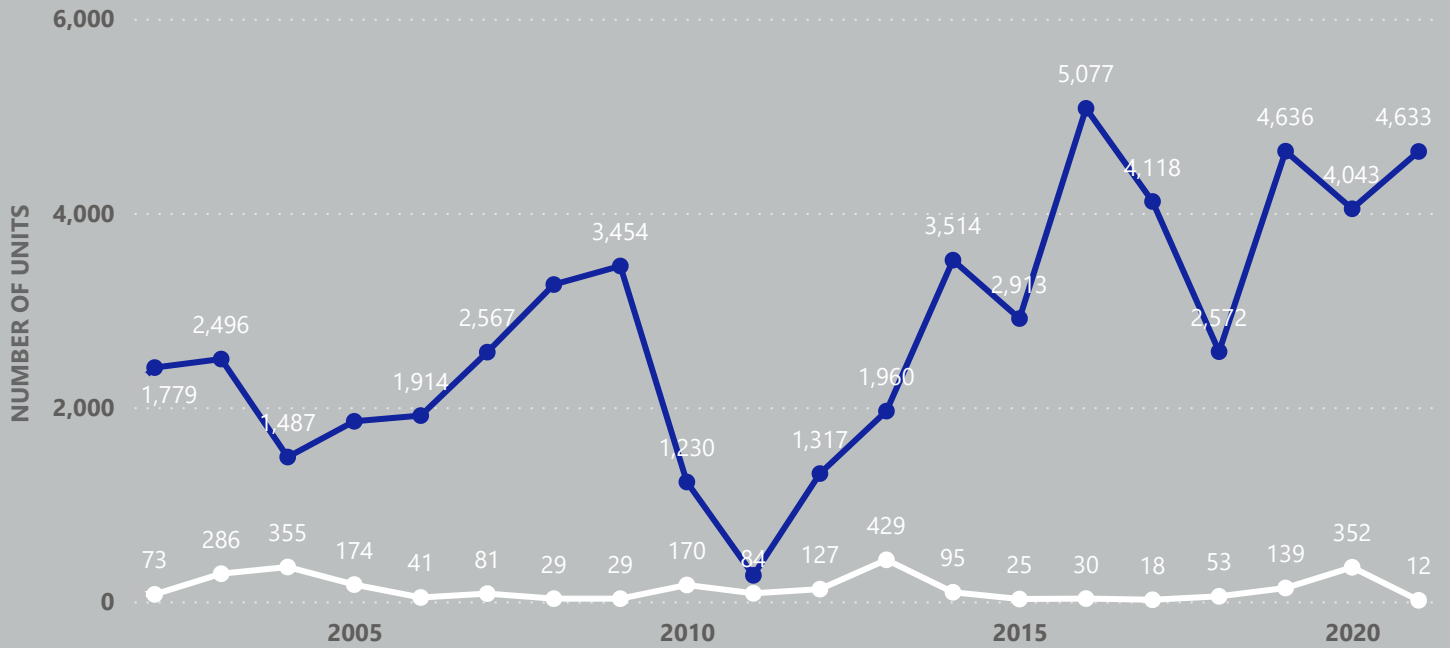
**MORE THAN 2020 {Δ 590}**

**33.2 %**

**ABOVE 10 YR AVG {3,478}**

# UNIT DEMOLITION TRENDS

## UNITS DEMOLISHED, 2002-2021



● Units Demolished ● Net Units Added To City Housing Stock

**Note:** Net unit change figures for 2015 to 2020 have been updated since the previous Housing Inventory Report (2020) due to data cleanup.

**12**

2021

**97 %**

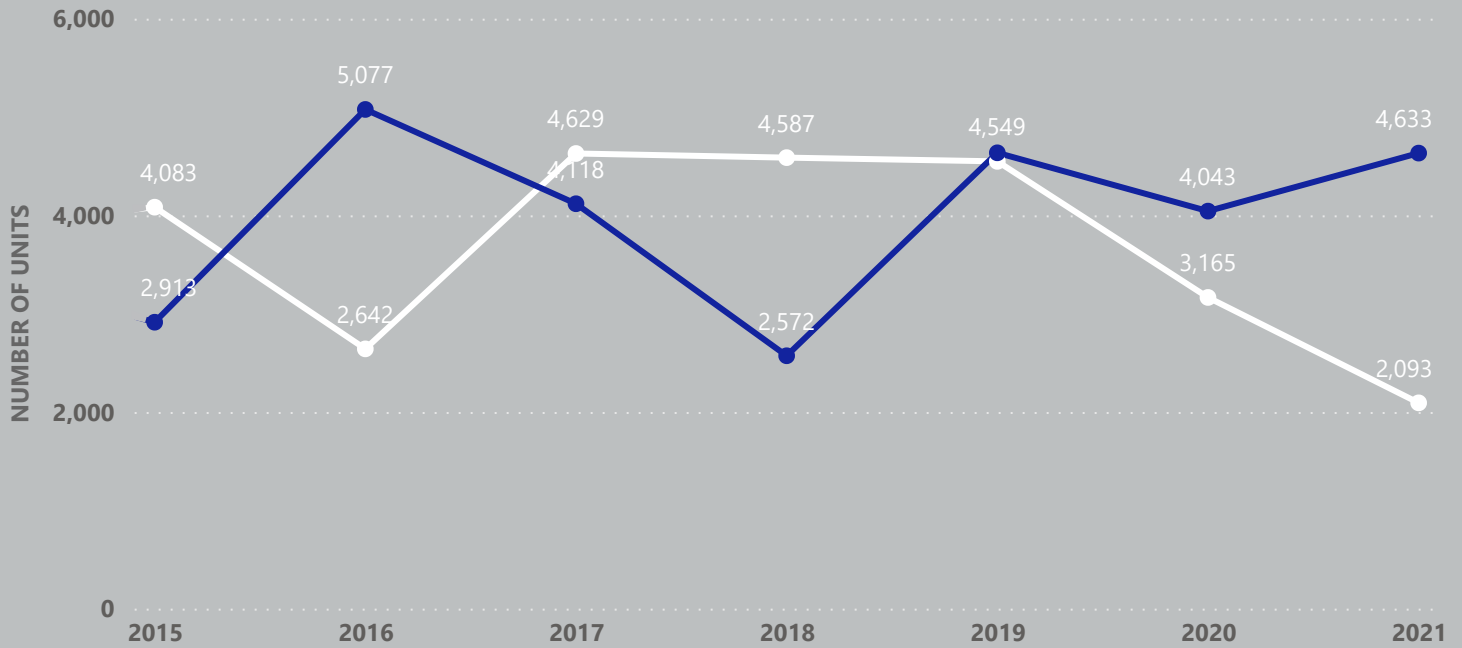
**LESS THAN 2020 {Δ -340}**

**90.6 %**

**BELOW 10 YR AVG {128}**

# UNIT CHANGING AUTHORIZATION TRENDS

## NET UNITS AUTHORIZED FOR CONSTRUCTION, DEMOLITION, AND UNIT ADDING/REMOVING ALTERATIONS, 2015-2021



● Net Units Authorized ● Net Units Added to City Housing Stock

**Note:** Figures for units authorized between 2015 and 2020 have been updated since the previous Housing Inventory Report (2020) due to improvement in methodology. See the glossary for Authorized definition. Net unit change figures for 2015 to 2020 have also been updated since the previous Housing Inventory Report (2020) due to data cleanup

**2,093**

2021

**34 %**

**LESS THAN 2020** { $\Delta$  -1,072}

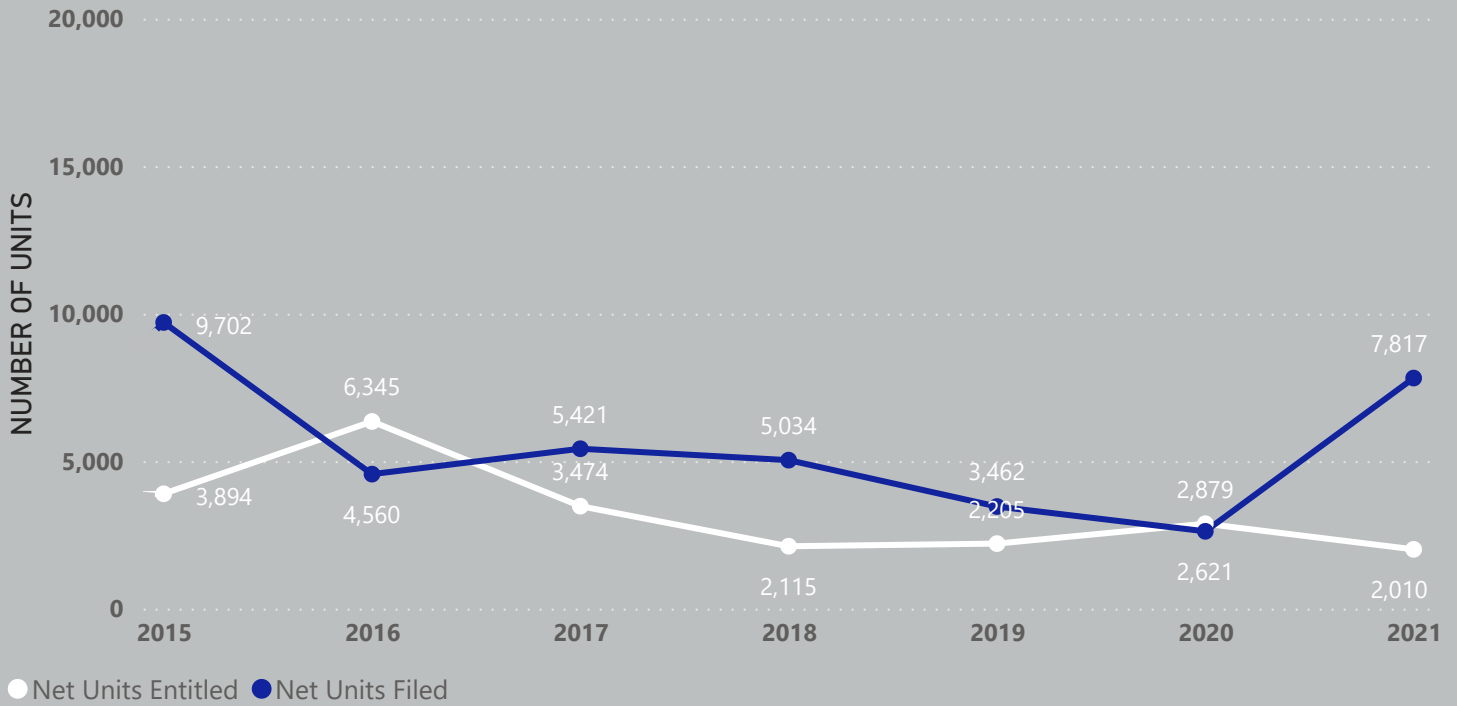
**42.9 %**

**BELOW 10 YR AVG** {3,664}



# UNITS FILED AND ENTITLED TRENDS

## UNITS FILED AND ENTITLED, 2015-2021



**Note:** Figures for units entitled between 2015 and 2020 have been updated since the previous Housing Inventory Report (2020) to address inconsistencies in the methodology. The figures include SB35 projects as well. Figures for units filed between 2015 and 2020 have also been updated since the previous Housing Inventory Report (2020) due to methodology improvements.

**2,010**

2021

**30 %**

LESS THAN 2020 { $\Delta$  -869}

**36.3 %**

BELOW 10 YR AVG {3,154}

**7,817**

2021

**198 %**

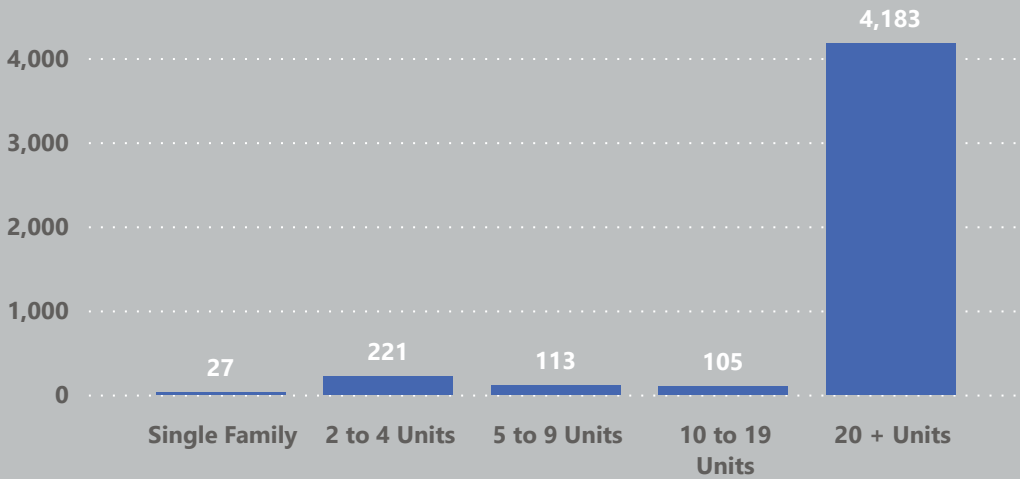
MORE THAN 2020 { $\Delta$  5,196}

**62.8 %**

ABOVE 10 YR AVG {4,803}

# 2021 HOUSING UNIT TRENDS

## UNITS ADDED BY BUILDING TYPE, 2021

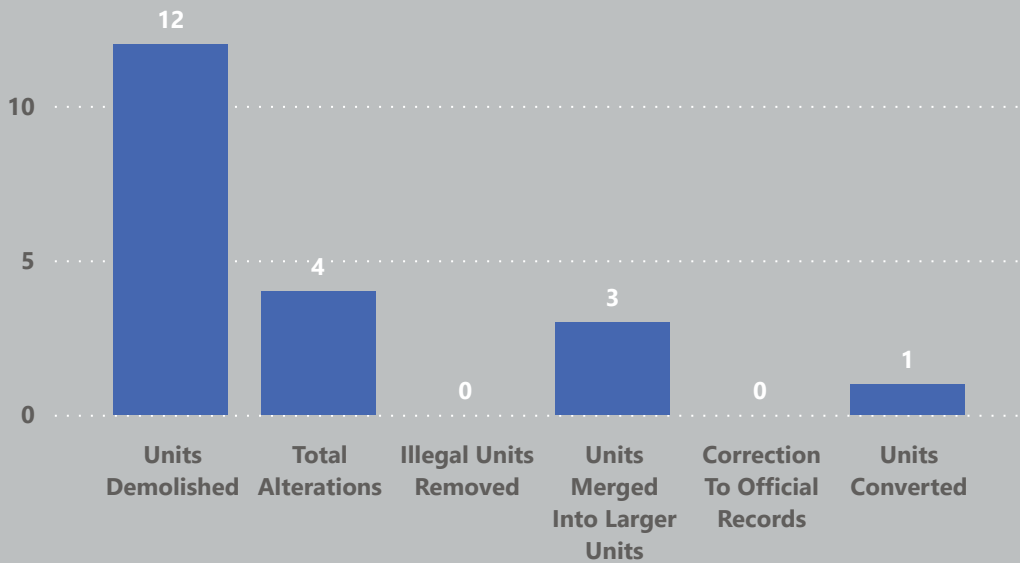


**4,649** **↑6%**

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**TOTAL NEW UNITS ADDED, 2021**      **CHANGE FROM 2020 {4,402}**

## UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS BY TYPE OF LOSS, 2021

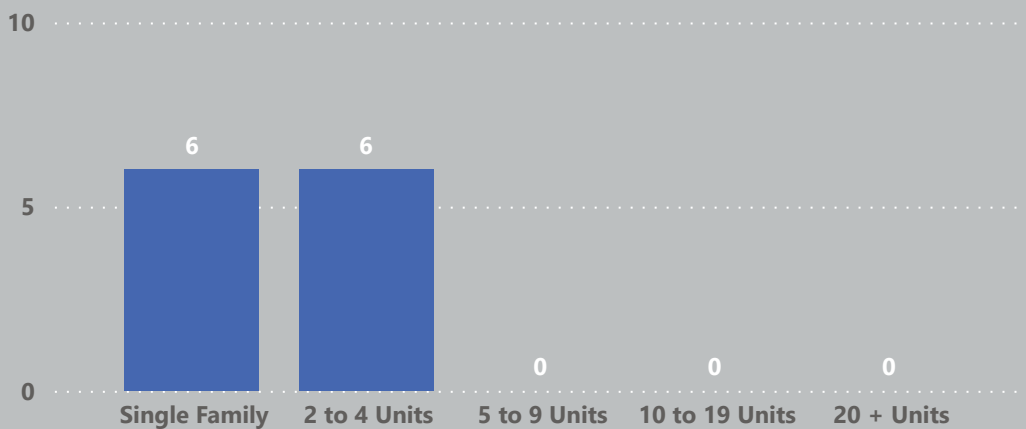


**16** **↓96%**

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**TOTAL UNITS LOST, 2021**      **CHANGE FROM 2020 {358}**

## UNITS DEMOLITIONS BY BUILDING TYPE, 2021



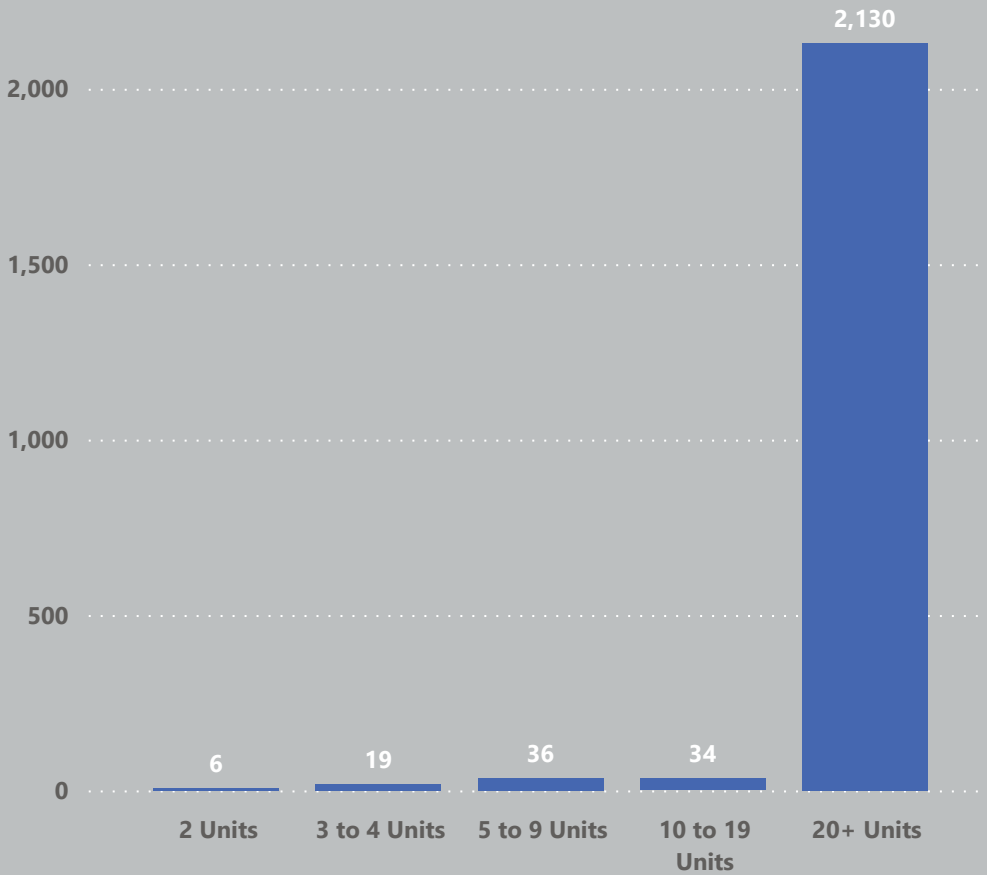
**12** **↓97%**

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**TOTAL UNITS DEMOLISHED, 2021**      **CHANGE FROM 2020 {352}**

# CONDOMINIUMS IN 2021

## NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2021



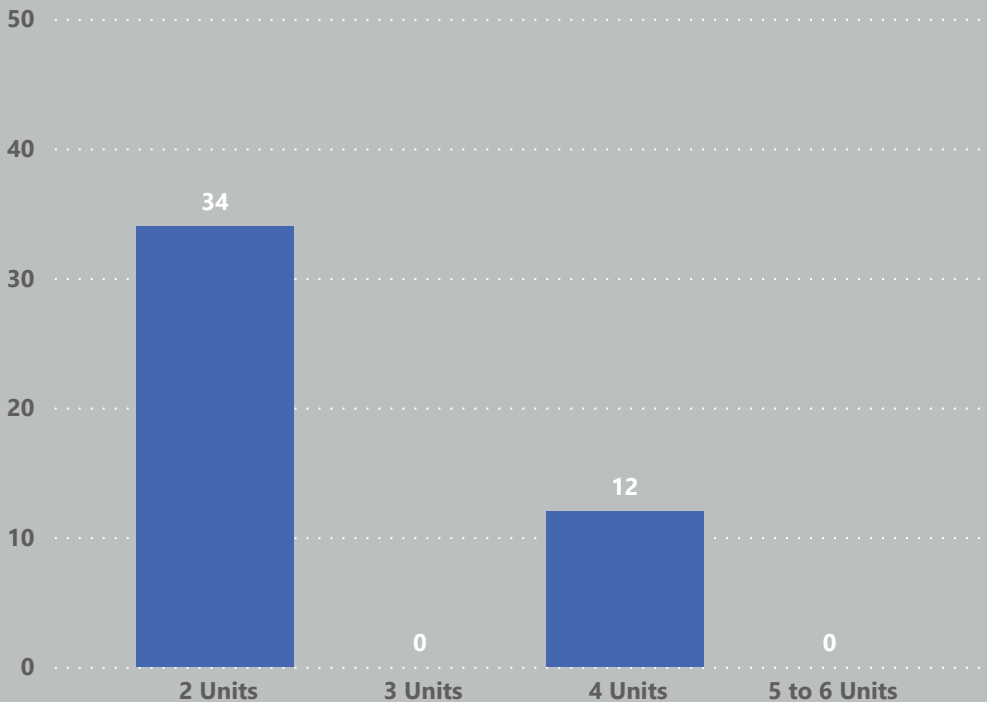
**2,225** ↓ **68%**

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**TOTAL NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2021**

**CHANGE FROM 2020**  
{6,987}

## CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2021



**46** ↓ **77%**

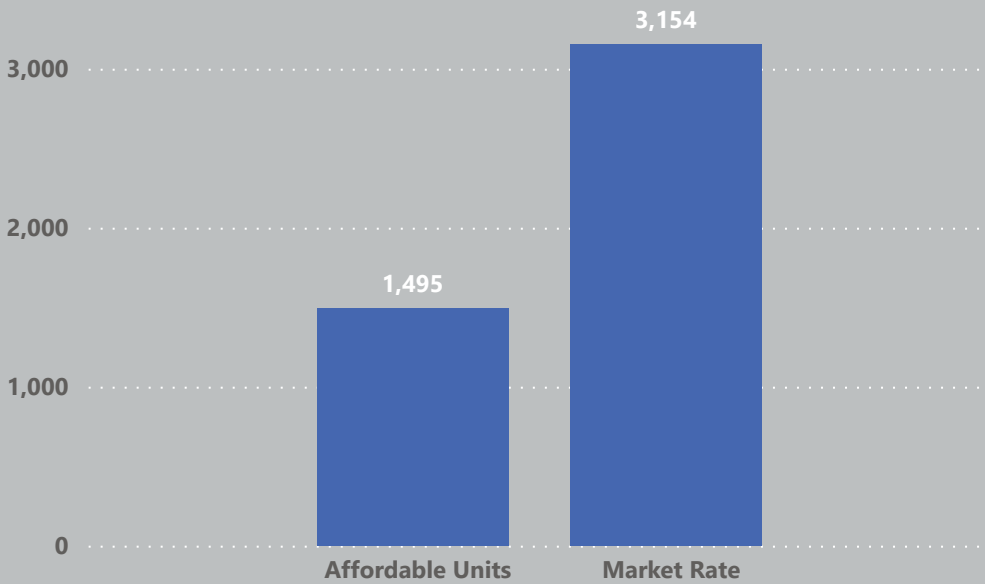
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**TOTAL CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2021**

**CHANGE FROM 2020**  
{201}

# AFFORDABLE HOUSING IN 2021

## NEW AFFORDABLE AND MARKET RATE UNITS, 2021



<b>1,495</b>	<b>↑ 109%</b>
<b>TOTAL NEW AFFORDABLE UNITS, 2021</b>	<b>CHANGE FROM 2020 {715}</b>
<b>3,154</b>	<b>↓ 14%</b>
<b>TOTAL MARKET RATE, 2021</b>	<b>CHANGE FROM 2020 {3,686}</b>

## NEW AFFORDABLE HOUSING BY INCOME LEVEL, 2021

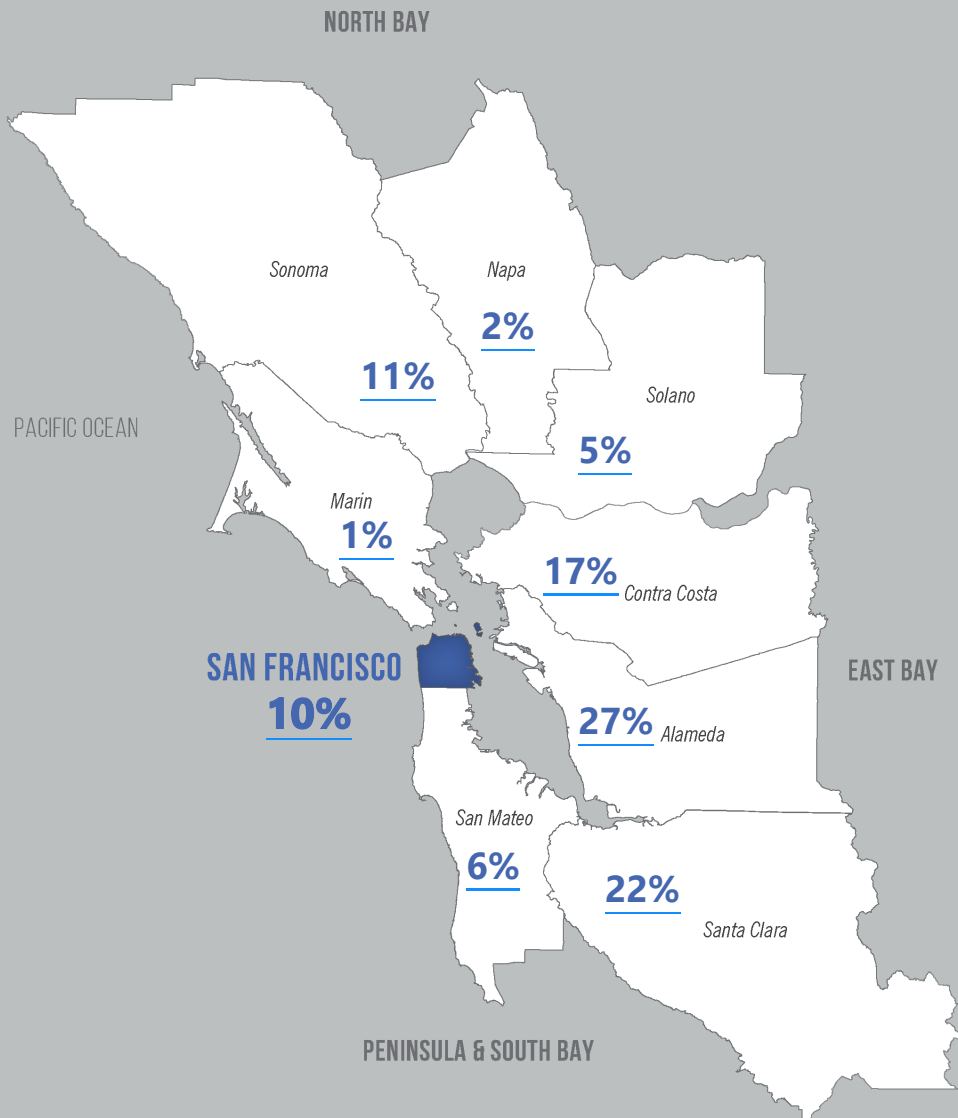


# HOUSING TRENDS BY GEOGRAPHY

## New Units Authorized in San Francisco and the Bay Area Counties, 2021

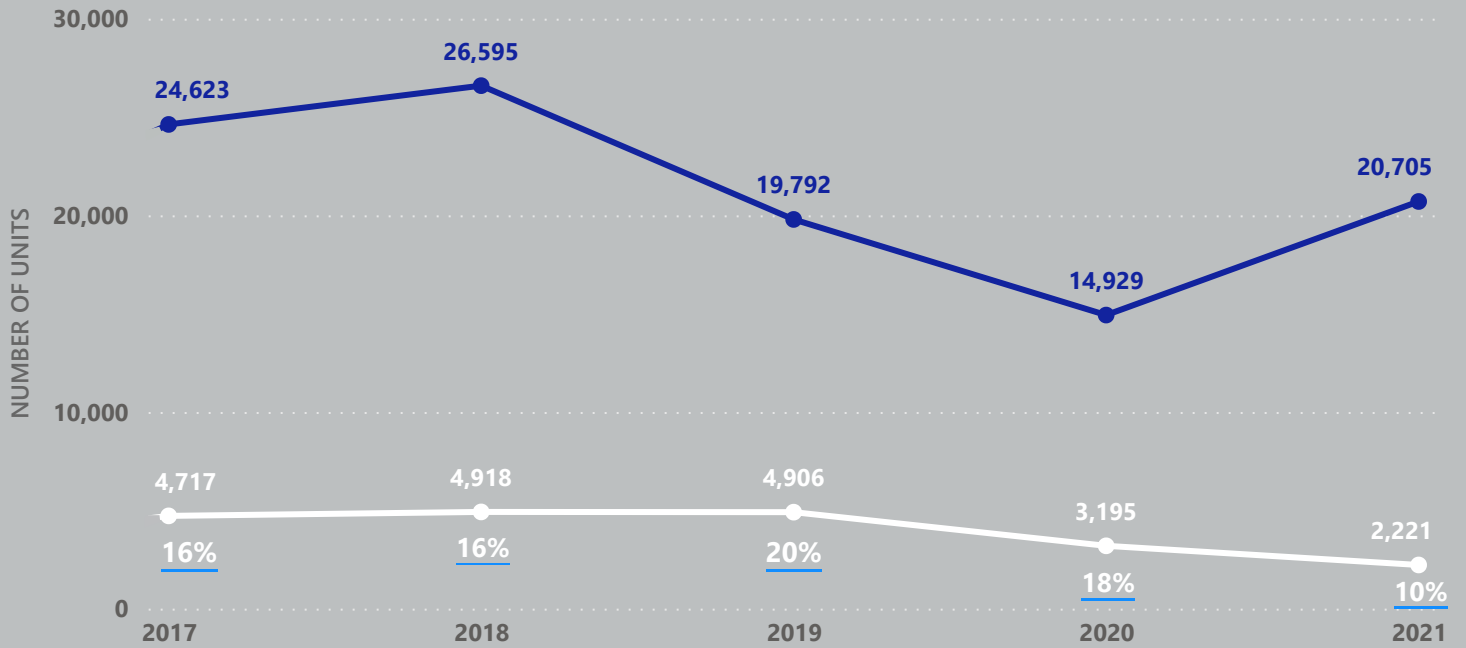
County	Single-Family Units	Multi-Family Units	Total Units	Percent of Bay Area Total
Alameda	1,589	4,494	6,083	27%
Santa Clara	1,766	3,179	4,945	22%
Contra Costa	2,228	1,695	3,923	17%
Sonoma	1,255	1,267	2,522	11%
San Francisco	43	2,178	2,221	10%
San Mateo	682	641	1,323	6%
Solano	900	347	1,247	5%
Napa	322	86	408	2%
Marin	233	21	254	1%
<b>Total</b>	<b>9,018</b>	<b>13,908</b>	<b>22,926</b>	<b>100%</b>

Source: Construction Industry Research Board (CIRB)



# HOUSING TRENDS BY GEOGRAPHY

## NEW UNITS AUTHORIZED IN THE BAY AREA REGION, 2017-2021



● Units Authorized In Rest Of Bay Area ● Units Authorized In San Francisco % SF Units Percentage of Total Bay Area

**2,221**

2021

**19%**

LESS THAN 2020 { $\Delta$  -546}

**38%**

ABOVE 10 YR AVG {3,802}

**20,705**

2021

**39%**

MORE THAN 2020 { $\Delta$  5,776}

**14%**

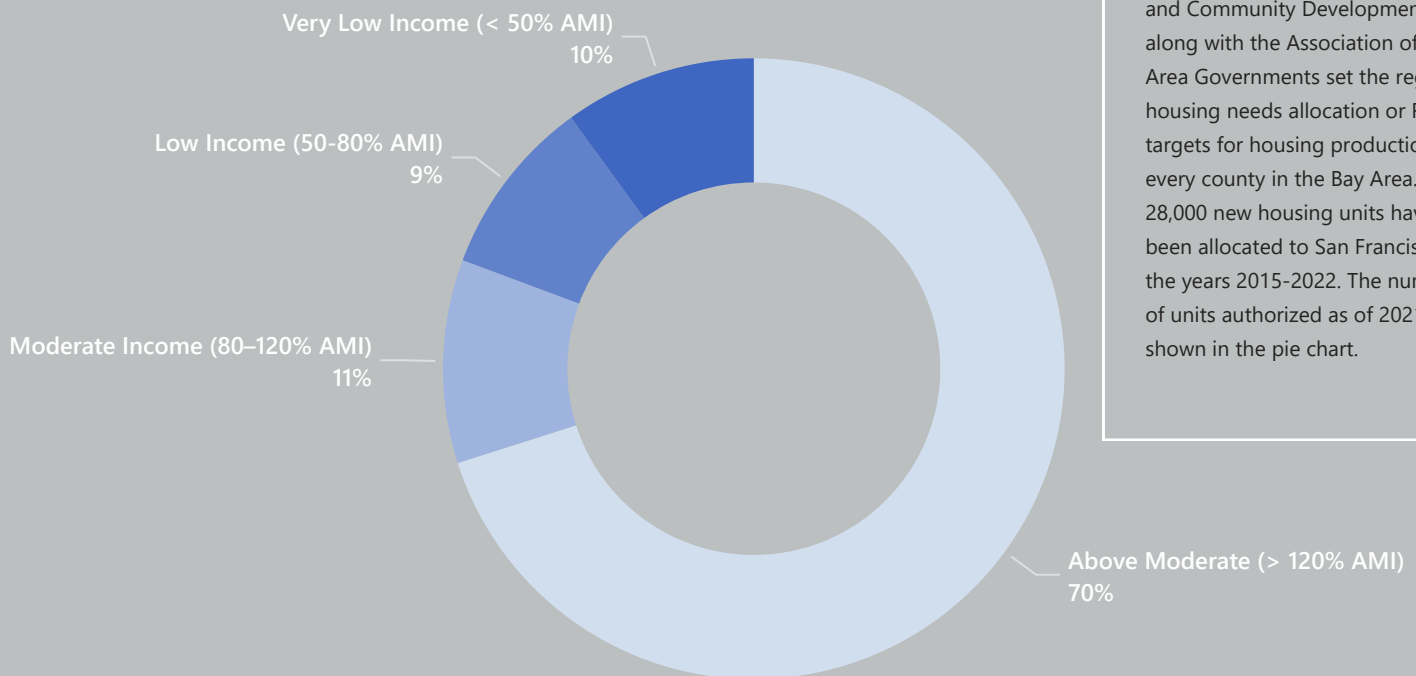
BELOW 10 YR AVG {2,342}

# REGIONAL HOUSING NEED ALLOCATION, PLANNING PERIOD 2015-2022

Household Affordability	Housing Goals	Authorized Units	Deficit	% Progress*	Completed Units
Above Moderate (> 120% AMI)	12,536	18,826	0	150%	22,220
Moderate Income (80–120% AMI)	5,460	2,847	2,613	52%	1,817
Low Income (50-80% AMI)	4,639	2,500	2,139	54%	2,317
Very Low Income (< 50% AMI)	6,234	2,688	3,546	43%	2,657
<b>TOTALS</b>	<b>28,869</b>	<b>26,861</b>	<b>8,298</b>	<b>71%</b>	<b>29,011</b>

\*In accordance with HCD instructions, progress is measured based on authorized unit additions (i.e., authorized demolitions and alterations that result in unit loss are excluded). In calculating the total progress, above moderate units in the excess of the RHNA target are not counted.

## UNITS AUTHORIZED, 2015 - 2021



The State Department of Housing and Community Development, along with the Association of Bay Area Governments set the regional housing needs allocation or RHNA targets for housing production in every county in the Bay Area. Over 28,000 new housing units have been allocated to San Francisco for the years 2015-2022. The number of units authorized as of 2021 are shown in the pie chart.

**FINDINGS:**  
HOUSING IN  
SAN FRANCISCO



## Housing Stock

The number of units in San Francisco's housing stock is derived by taking the total units from the 2010 Five Year American Community Survey (2010 ACS5) count as baseline, then adding net unit change (the sum of units completed from new construction and alterations minus units lost from demolition and alterations) each subsequent year.

Based on the 2010 ACS5 and net unit changes between 2010 and 2021, there are about 407,967 housing units in San Francisco, distributed between single family units (30%), moderate density buildings (two to nine units – 29%), and higher density structures (10 or more units –

40%). This distribution is similar over the last nine years as presented in Table 11.

In 2021, there was a net gain of 4,633 units in the City's housing stock. As of December 2021, units in buildings with 20 or more units comprised 30% of the City's total housing. Of all units added since the 2010 ACS5, about 93% have been in buildings with 20 units or more.

Table 1 provides a profile of San Francisco's housing stock by building type. Figure 2 illustrates San Francisco's net housing stock by building type for 2021.

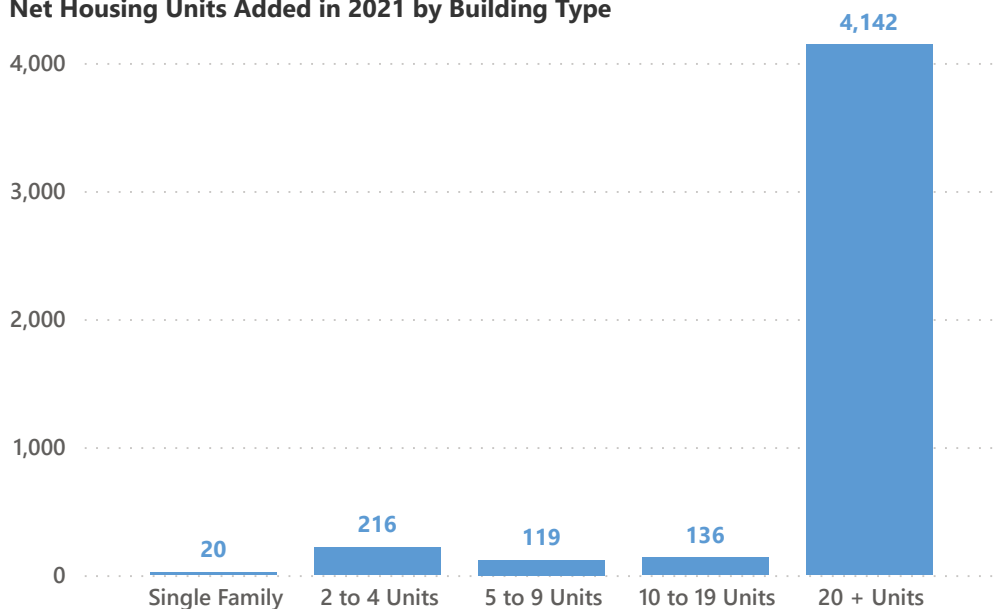
**TABLE 1.**

**San Francisco Housing Stock by Building Type, 2010–2021**

Building Type (groups)	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	TOTAL
2010 ACS5	123,951	79,774	37,088	37,656	93,496	371,965
Net Added 2011-2020	80	1,248	304	611	28,179	30,422
Net Added 2021	20	216	119	136	4,142	4,633
<b>Total</b>	<b>124,051</b>	<b>81,238</b>	<b>37,511</b>	<b>38,403</b>	<b>125,817</b>	<b>407,020</b>

**FIGURE 2**

**Net Housing Units Added in 2021 by Building Type**



## Housing Production Trends

### New Housing Construction

- » In 2021, new construction units total 4,081 units compared to 3,957 units in 2020, a increase of 3% from 2020. New construction in 2021 is 25% above the 10-year average of 3,261 new construction units.
- » Alterations resulted in 568 units added through conversion or expansion of existing structures and addition or legalization of accessory dwelling units, compared to 444 in 2020, resulting in a 28% increase from 2020. Four (4) units were lost due to conversions and mergers.

This means a net total of 564 units were added to the housing stock through “alterations” of existing units or buildings. This is a 29% increase from the 438 net units added in 2020 as a result of alterations.

- » Only 12 units were demolished in 2021.
- » The net addition to the City’s housing stock in 2021 is 4,633 units compared to 4,043 units in 2020, which represents a 15% increase from 2020 and is 33% above the 10-year average of 3,478 net new units.
- » In 2021, 1,495 affordable housing units were completed compared to 715 units in 2020, which is a 110% increase from the previous year. Affordable units completed in 2021 make up 32% of the total new units built in 2021.
- » In 2021, DBI authorized 2,221 units for construction. This represents a 30% decrease from the number of units authorized in 2020 (3,195).

Table 2 and the figure on page 6 show housing production trends over the past 20 years. The table and figure 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.

Three projects with the largest number of units completed in 2021 include: 1169 Market St (502 units), 30 Otis St (395 units) and 1140 Harrison St (371 units).

1950 Mission St (157 units) , 691 China Basin St (152 units) and 1990 Folsom St (143 units) are three major 100% affordable projects completed in 2021.

A list of all market rate projects with ten units or more completed in 2021 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects with 20 or more units completed in 2021.

**TABLE 2.****San Francisco Housing Trends, 2002–2021**

Year	Net Units Authorized	Units Completed from New Construction	Units Demolished	Net Units Gained or Lost from Alterations	Net Change In Number of Units
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
2008	2,346	3,019	29	273	3,263
2009	752	3,366	29	117	3,454
2010	1,209	1,082	170	318	1,230
2011	2,033	348	84	5	269
2012	3,888	794	127	650	1,317
2013	3,168	2,330	429	59	1,960
2014	3,834	3,454	95	155	3,514
2015	4,083	2,435	25	503	2,913
2016	2,642	4,895	30	212	5,077
2017	4,629	3,954	18	182	4,118
2018	4,587	2,309	53	316	2,572
2019	4,549	4,402	139	373	4,636
2020	3,165	3,957	352	438	4,043
2021	2,093	4,081	12	564	4,633
<b>TOTAL</b>	<b>59,803</b>	<b>52,940</b>	<b>2,602</b>	<b>5,388</b>	<b>55,726</b>

## 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 a building permit.

- » In 2021, 420 projects with 7,817 total gross units were filed with the Planning Department, compared to 483 projects with 2,621 units filed in 2020. This is a 198% increase from the number of units filed in 2020 and is about 63% above the ten-year average of 4,803 units.
- » The Planning Department approved and fully entitled 54 projects in 2021. These projects propose a total of 2,010 units. Two of the larger projects filed in 2021 include 3251 20th Ave (2930 units) and 50 Main St (808 units).

Table 3 shows the number of housing projects filed with the Planning Department over the last five years. Units filed at the Planning Department is defined as the number of units associated with applications that have been fully completed and accepted for review. 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 Office of Community Investment and Infrastructure (OCII) or other agencies with their own entitlement process do not show up in Table 3 because those agencies are responsible for the review of those projects.

Appendix A-3 records major projects (10 units or more) that received Planning entitlements in 2021. Appendix A-4 contains a list of the major projects filed at the Planning Department for review during 2021.

**TABLE 3.**  
**Projects and Units Filed at Planning Department for Review, 2017–2021**

Year	Projects Filed	Units Filed	Projects Entitled	Units Entitled
2017	612	5,421	41	3,474
2018	576	5,034	43	2,115
2019	535	3,462	44	2,205
2020	483	2,621	27	2,879
2021	420	7,817	54	2,010
<b>TOTAL</b>	<b>2,626</b>	<b>24,355</b>	<b>209</b>	<b>12,683</b>

**TABLE 4.**  
**Units and Projects Authorized for Construction by DBI by Building Type, 2017–2021**

Year	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20 + Units	Total Units	Total Projects
2017	111	152	117	204	4,133	4,717	470
2018	42	193	98	323	4,262	4,918	478
2019	36	257	172	398	4,043	4,906	641
2020	25	139	81	217	2,733	3,195	335
2021	43	186	104	226	1,662	2,221	417
<b>TOTAL</b>	<b>257</b>	<b>927</b>	<b>572</b>	<b>1,368</b>	<b>16,833</b>	<b>19,957</b>	<b>2,341</b>

## Units Authorized for Construction

- » In 2021, DBI authorized the addition of 2,221 units (through new construction and alteration) compared to 3,195 units in 2020, which is 30% less than in 2020.
- » There were more projects but fewer units in 2021: 417 compared to 335 projects in 2020. In 2021, the average number of units per project citywide was 5.3 units, which is below the average number of units per project over the last five-year period between 2017 and 2021 (8.5).

Table 4 summarizes the number of projects and units by building type authorized for construction by the DBI.

- » The majority of units authorized for construction in 2021 (75%) involve projects with 20 units or more.
- » Major projects authorized for construction during the reporting year include: 1068 Mission St (254 units), 921 Howard St (203 units), and 65 Ocean Ave (193 units).

Appendix A-5 lists all projects with 10 or more units authorized for construction in 2020.

## Demolitions

- » A total of 12 units were demolished in 2021.
- » The demolition of the 12 units in 2021 is 91% below the five-year demolition average of 128 units.

Table 5 shows the units demolished between 2017 and 2021 by building type and Table 6 shows the demolitions in 2021 by Zoning District.

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

## Alterations and Conversions

The 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 that 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 564 units from alterations in 2021 is comprised of 568 units added and 4 units eliminated.

- » Units gained through alterations increased 29% from the previous year – 564 units in 2021 compared to 438 units in 2020.
- » 318 units of alterations in 2021 are new accessory dwelling units or legalized secondary units.
- » Of the 4 units lost through alteration in 2021, four (4) units were lost due to mergers and one (1) was a unit conversion. This represents a 33% decrease in units lost through alterations from 2020.

Table 7 shows the number of units added or eliminated through alteration permits from 2017 to 2021. 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, 2017–2021**

Year	Buildings	Single	2 Units	3 to 4 Units	5 + Units	Total
2017	14	11	4	3	0	18
2018	25	22	4	0	27	53
2019	27	9	0	12	118	139
2020	50	8	2	0	342	352
2021	9	6	6	0	0	12
<b>TOTAL</b>	<b>125</b>	<b>56</b>	<b>16</b>	<b>15</b>	<b>487</b>	<b>574</b>

**TABLE 6.****Units Demolished by Zoning District, 2021**

Zoning District	Buildings	Single Family	Multi-Family	Total	Percent of Total
PDR-1-G	1	0	2	2	17%
RH-1	2	2	0	2	17%
RH-2	4	3	2	5	42%
RH-3	0	0	0	0	0%
RM-1	2	1	2	3	25%
RM-2	0	0	0	0	0%
<b>TOTAL</b>	<b>9</b>	<b>6</b>	<b>6</b>	<b>12</b>	<b>100%</b>

**TABLE 7.****Units Added or Lost Through Alteration Permits, 2017–2021**

Year	Units Added	Units Eliminated	Net Change
2017	229	47	182
2018	373	57	316
2019	394	21	373
2020	444	6	438
2021	568	4	564
<b>TOTAL</b>	<b>2,008</b>	<b>135</b>	<b>1,873</b>

**TABLE 8.****Units Lost Through Alterations and Demolitions, 2017-2021**

Year	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations	Units Demolished	Total Units Lost
2017	41	3	1	2	47	18	65
2018	30	5	21	1	57	53	110
2019	18	3	0	0	21	139	160
2020	0	5	0	1	6	352	358
2021	0	3	0	1	4	12	16
<b>TOTAL</b>	<b>89</b>	<b>19</b>	<b>22</b>	<b>5</b>	<b>135</b>	<b>574</b>	<b>709</b>

## Accessory Dwelling Units

Accessory Dwelling Units (ADUs), also known as secondary units, in-law units, or cottages, are independent dwelling units added to existing residential buildings. ADUs are subordinate to the primary residential unit(s), generally due to the location or size of the ADU. These units can either be developed within the existing building, as an extension to the existing building, or as an entirely separate structure.

As part of an effort to address growing housing demands, the ADU program offers homeowners and contractors a way to add a unit to an existing residential building. By legally adding a unit, a homeowner potentially subsidizes their mortgage by creating a rental apartment, or enables the creation of a multi-generational household.

A property owner or landlord can also turn under-utilized spaces within an existing apartment building into additional dwelling units, and as a result, increase housing options for residents.

- » In 2021, 248 ADUs were completed. 97 ADUs were added in buildings with two to four units, and 50 ADUs were added in building with five or more units.

The legalization program also allows legalizations of existing ADUs without any prior evidence. This voluntary program allows property owners to formally register and rent their unwarranted units in San Francisco, and to ensure that each unit meets safety conditions.

- » In 2021, 70 illegal secondary units were legalized through the legalization program

Table 9 shows the number of ADUs added and Table 9A shows the number of ADUs legalized in 2021. Table 10 shows the number of ADUs added and legalized by building type in 2021.

**TABLE 9.**  
**Accessory Dwelling Units Added, 2017–2021**

Year	ADUs Completed
2017	26
2018	87
2019	182
2020	133
2021	248
<b>TOTAL</b>	<b>676</b>

**TABLE 9A.**  
**Accessory Dwelling Units Legalized, 2017–2021**

Year	Legalizations	Legalizations through Ordinance 43-14
2017	20	59
2018	17	59
2019	19	87
2020	10	57
2021	8	62
<b>TOTAL</b>	<b>74</b>	<b>324</b>

**TABLE 10.**  
**Accessory Dwelling Units Added and Legalized Through Ordinance by Building Type, 2017–2021**

Year	Buildings	Detached Unit	2 to 4 Units	5 to 9 Units	10+ Units	Total
2017	79		50	17	18	85
2018	113		60	17	69	146
2019	198		108	47	114	269
2020	154		86	35	69	190
2021	209	7	113	54	136	310
<b>TOTAL</b>	<b>753</b>	<b>7</b>	<b>417</b>	<b>170</b>	<b>406</b>	<b>1000</b>



## Additional Units Proposed Through Density Bonus Programs

The California State Density Bonus Law offers development incentives to projects that provide on-site affordable housing. In 2017, the City established the Individually Requested State Density Bonus Program, which incorporates additional requirements and standards for local implementation of the State Program. The housing project utilizing this program must comply with the Inclusionary Affordable Housing Requirement, but the project may only seek a bonus at a single income level. The State Program offers projects the right to receive up to three incentives or concessions that are required to provide for affordable housing costs. A concession or incentive can be a reduction in site development standards, or a modification of zoning code requirements, approval of mixed-use zoning, or other regulatory concessions or incentives.

HOME-SF is an optional local density bonus program that may be used by applicants in lieu of the State Program to construct mixed-income projects with a higher percentage of inclusionary units in certain areas of San Francisco. Under this program, 20 to 30 percent of the units in a new housing project must be affordable to low, middle, and moderate-income families. To provide more family friendly housing, 40 percent of the total units in the building must be two bedrooms or larger. In return, density bonuses and zoning modifications are provided, thus allowing project sponsors to accommodate additional affordable units.

Of all the density bonus projects filed, only one project has been completed as of December 2021: 333 12th Street, with its 200 units, was completed in 2021.

- » As of December 2021, 91 projects were in the pipeline for the State Density Bonus Program. These projects propose adding 11,595 units to the housing stock.
- » As of December 2021, 22 projects were in the pipeline for the HOME-SF Density Bonus Program. These projects propose adding 1,355 units to the housing stock.

Table 11 on the following page shows the number of units associated with density bonus projects in the pipeline. Table 12 on the following page shows the number of projects in different stages of application as of December 2021. Table A-6 in Appendix A lists the density bonus projects in the pipeline and any associated waivers or incentives and concessions

**TABLE 11.****Density Bonus Projects in the Pipeline by Total Units as of December 2021**

Program	Projects	Total Units Before Bonus	Total Units with Bonus	Affordable Units	Percent of Total Units with Bonus
HOME-SF Density Bonus Program	22		1355	354	10.46%
State Density Bonus Program	91		11595	4274	89.54%
<b>TOTAL</b>	<b>113</b>		<b>12950</b>	<b>4628</b>	<b>100.00%</b>

**TABLE 12.****Density Bonus Projects in the Pipeline by Status of Application as of December 2021**

Program	Projects	PPA Filed	Under Review	Entitled	Building Permit Issued
HOME-SF Density Bonus Program	22	0	12	9	1
State Density Bonus Program	91	10	48	24	9
<b>TOTAL</b>	<b>113</b>	<b>10</b>	<b>60</b>	<b>33</b>	<b>10</b>

**TABLE 13.****New Housing Units Added by Building Type, 2017–2021**

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 + Units	TOTAL
2017	49	129	209	65	3,731	4,183
2018	46	98	94	109	2,335	2,682
2019	99	163	195	86	4,252	4,795
2020	34	143	149	126	3,949	4,401
2021	27	129	205	105	4,183	4,649
<b>TOTAL</b>	<b>255</b>	<b>662</b>	<b>852</b>	<b>491</b>	<b>18,450</b>	<b>20,710</b>

## New Housing Unit Trends

New construction and residential conversions are the primary engine behind changes to the housing stock. This section examines units added to the housing stock over the past five years by looking at the types of buildings and the Zoning Districts where they occurred. For 2021, this section examines all units added to the housing stock including ADUs, not just those added through new construction

### Types of Buildings

- » Ninety percent (90%) of new housing units added over the last 5 years involve buildings with 20 or more units.
- » Twenty-seven (27) single-family units were added in 2021 compared to 34 units in 2020, which is a 21% decrease from the previous year. Single-family building construction made up a very small proportion of new construction in the past five years (1.2%).

- » The share of units added in high-density buildings (20 or more units) matches the five-year average of 90%.

Table 13 shows new units added construction from 2017 through 2021 by building type.

### New Housing Units Added by Zoning District

Approximately 39% of units added in 2021 were in Mixed Use zoning districts. Commercial zoning districts made up 37% of the total units added, Residential, House and Mixed zoning districts contributed 21%, and Public zoning districts followed with 3% of total units added.

Table 14 summarizes new units added in 2021 by generalized Zoning Districts. Table 15 lists the number of units added in various Zoning Districts in the City. A complete list of San Francisco's Zoning Districts is included in Appendix C.

**TABLE 14.**  
**New Housing Units Added by Generalized Zoning, 2021**

Generalized Zoning Districts	Net Units Added	Percent of Total	Rank
Commercial (C-2, C-3-G, C-3-O(SD))	1,711	37%	2
Industrial (SALI, PDR-1-G)	146	3%	4
Mixed Use (CMUO, CRNC, NC, NCT, RC, etc.)	1,809	39%	1
Residential, House and Mixed (RED, RH, RM, RTO)	983	21%	3
<b>TOTAL</b>	<b>4,649</b>	<b>100%</b>	<b>10</b>

**TABLE 15.****New Housing Units Added by Zoning District, 2021**

Zoning Districts	Units	Percent of Total	Ranking
C-2	125	3%	11
C-3-G	1,139	25%	1
C-3-O(SD)	120	3%	12
C-3-R	24	1%	18
C-3-S	302	7%	4
CCB	1	0%	29
MB-RA	152	3%	9
MUG	2	0%	28
MUR	1	0%	30
NC-1	13	0%	22
NC-2	5	0%	27
NC-3	12	0%	23
NCD	97	2%	14
NCT	98	2%	13
RC-3	1	0%	31
RC-4	199	4%	8
RED	7	0%	25
RH-1	79	2%	15
RH-1(D)	6	0%	26
RH-1(S)	1	0%	32
RH-2	253	5%	5
RH-3	61	1%	16
RM-1	224	5%	7
RM-2	232	5%	6
RM-3	10	0%	24
RM-4	37	0%	21
RTO	23	0%	19
RTO-M	31	1%	17
SALI	146	3%	10
TB DTR	19	0%	20
UMU	548	12%	3
WMUG	681	15%	2
<b>TOTAL</b>	<b>4,649</b>	<b>100%</b>	

## 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 Condominiums Recorded

- » New condominiums recorded in 2021 comprised of 2,225 units compared to 6,987 units in 2019, a 68% decrease from the previous year.
- » Approximately 96% of the condominiums recorded were in buildings with 20 or more units.

Table 16 shows construction of new condominiums recorded by DPW over the past ten years and Table 17 shows new condominium construction by building type over the past five years.

**TABLE 16.**

### New Condominiums Recorded by DPW, 2012–2021

Year	Units	% Change from Previous Year
2012	976	-40%
2013	2,586	165%
2014	1,977	-24%
2015	2,099	6%
2016	2,019	-4%
2017	3,216	59%
2018	3,123	55%
2019	4,327	39%
2020	6,987	61%
2021	2,225	-68%
<b>TOTAL</b>	<b>29,535</b>	

**TABLE 17.**

### New Condominiums Recorded by the DPW by Building Type, 2017–2021

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	TOTAL
2017	22	12	38	28	3,116	3,216
2018	20	42	25	56	2,980	3,123
2019	40	47	53	48	4,139	4,327
2020	20	38	59	16	6,854	6,987
2021	6	19	36	34	2,130	2,225
<b>TOTAL</b>	<b>108</b>	<b>158</b>	<b>211</b>	<b>182</b>	<b>19,219</b>	<b>19,878</b>

## 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.

- » Condominium conversions decreased by 77% in 2021 (46 from 201 conversions in 2020). This number is 88% lower than the 10-year average of 379 units.
- » About 74% of units converted in 2021 occurred in two-unit buildings, followed by 26% occurring in 4-unit buildings.
- » 100% of the condominium conversions in 2021 were in buildings with two to four units.

Table 18 shows the number of conversions recorded by DPW from 2012-2021. Table 19 shows condominium conversions by building type over the past five years.

**TABLE 18.**

**Condominium Conversions Recorded by DPW, 2012–2021**

Year	Units	% Change from Previous Year
2012	488	3%
2013	369	-24%
2014	730	98%
2015	661	-9%
2016	417	-37%
2017	296	-29%
2018	191	-35%
2019	387	103%
2020	201	-48%
2021	46	-77%
<b>TOTAL</b>	<b>3786</b>	

**TABLE 19.**

**Condominium Conversions Recorded by the DPW by Building Type, 2017–2021**

Year	2 Units	3 Units	4 Units	5 to 6 Units	TOTAL
2017	118	72	48	58	296
2018	86	48	12	45	191
2019	238	69	40	40	387
2020	104	27	24	46	201
2021	34	0	12	0	46
<b>TOTAL</b>	<b>580</b>	<b>216</b>	<b>136</b>	<b>189</b>	<b>1,121</b>

## 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. 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 20 reports the number of residential hotel buildings and units for both for-profit and nonprofit residential hotels from 2017 through 2021.

- » As of 2021, 19,000 residential hotel rooms are registered in San Francisco; 65% are residential rooms in for-profit residential hotels and 35% are residential in non-profit hotels.

**TABLE 20.**

### Changes in Residential Hotel Stock, 2017–2021

Year	For-Profit Residential Hotel Buildings	For-Profit Residential Hotel Residential Rooms	For-Profit Residential Hotel Tourist Rooms	Non-Profit Residential Hotel Buildings	Non-Profit Residential Hotel Residential Rooms	Total Buildings	Total Residential Rooms
2017	392	12,498	2,526	109	6,541	501	19,039
2018	397	12,710	2,674	106	6,489	503	19,199
2019	394	12,490	2,555	110	6,709	504	19,199
2020	389	12,424	2,509	114	6,645	503	19,069
2021	387	12,274	2,398	114	6,726	501	19,000
<b>TOTAL</b>	<b>1,959</b>	<b>62,396</b>	<b>12,662</b>	<b>553</b>	<b>33,110</b>	<b>2,512</b>	<b>95,506</b>

# 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 Fair Market Rent Area (HMFA). MOHCD's 2021 Maximum Income by Household Size Table is derived from HUD's 2021 Median Family Income for a 4-person Household for San Francisco ('HMFA'), unadjusted for high housing costs, and rounded to the nearest \$50, and further derived via application of MOHCD AMI Hold Harmless Policy, effective 05/03/2019. The HMFA includes San Francisco, Marin, and San Mateo counties. The standard definitions for housing affordability by income level are as follows:

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

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

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

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

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

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

Housing affordability for units is calculated as follows:

Affordable rental unit: A unit for which rent equals 30% of the income of a household with an income at or below 120% 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.

Inclusionary Affordable Housing Program/OCII's Limited Equity Program —Ownership Units: These are units priced for which the mortgage payments, PITI (principal, interest, taxes and insurance), and homeowners association dues equal less than 33% of the gross monthly income of a household earning between 80% and 130% of MOHCD AMI (assuming a 5% down payment and a 30-year fixed mortgage at the current market interest rate). [Note: This characterization relates to pricing rather than qualifying; households can qualify from 80% to 150% MOHCD AMI for inclusionary ownership units.]

Inclusionary Affordable Housing Program — Rental Units: These units are rental units for which rent equals 30% of income for households earning between 55% and 110% AMI MOHCD AMI. [Qualifying range is 25% to 130% of MOHCD AMI.]

OCII/Development Agreement units' pricing ranges from 45% to 150% of MOHCD AMI.

Tables 21 and 22 show the incomes and prices for affordable rental and ownership units based on 2021 HUD income limits.



**TABLE 21.****2021 Rental Affordable Housing Guidelines**

Income Levels	HouseholdSize	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (30% of HUD Median Income)	1	Studio	\$28,000	\$627
	2	1 Bedroom	\$31,950	\$713
	3	2 Bedroom	\$35,950	\$783
	4	3 Bedroom	\$39,950	\$852
	5	4 Bedroom	\$43,150	\$899
	6	5 Bedroom	\$46,350	\$947
Very Low Income (50% of HUD Median Income)	1	Studio	\$46,650	\$1,093
	2	1 Bedroom	\$53,300	\$1,247
	3	2 Bedroom	\$59,950	\$1,383
	4	3 Bedroom	\$66,600	\$1,518
	5	4 Bedroom	\$71,950	\$1,619
	6	5 Bedroom	\$77,250	\$1,719
Lower Income (60% of HUD Median Income)	1	Studio	\$55,950	\$1,326
	2	1 Bedroom	\$63,950	\$1,513
	3	2 Bedroom	\$71,950	\$1,683
	4	3 Bedroom	\$79,900	\$1,851
	5	4 Bedroom	\$86,300	\$1,978
	6	5 Bedroom	\$92,700	\$2,106
Low Income (80% of HUD Median Income)	1	Studio	\$74,600	\$1,792
	2	1 Bedroom	\$85,250	\$2,045
	3	2 Bedroom	\$95,900	\$2,282
	4	3 Bedroom	\$106,550	\$2,517
	5	4 Bedroom	\$115,100	\$2,698
	6	5 Bedroom	\$123,600	\$2,878

**TABLE 22.****2021 Homeownership Affordable Housing Guidelines**

Income Levels	Household Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Low Income (70% of HUD Median Income)	1	\$65,300	\$1,796	\$248,984
	2	\$74,600	\$2,052	\$277,026
	3	\$83,950	\$2,309	\$305,333
	4	\$93,250	\$2,564	\$333,376
	5	\$100,700	\$2,769	\$351,630
Median Income (90% of HUD Median Income)	1	\$83,950	\$2,309	\$359,527
	2	\$95,900	\$2,637	\$401,590
	3	\$107,900	\$2,967	\$443,919
	4	\$119,900	\$3,297	\$486,247
	5	\$129,450	\$3,560	\$515,612
Moderate Income (110% of HUD Median Income)	1	\$102,600	\$2,822	\$446,340
	2	\$117,200	\$3,223	\$502,425
	3	\$131,900	\$3,627	\$559,039
	4	\$146,500	\$4,029	\$615,124
	5	\$158,250	\$4,352	\$656,130

## New Affordable Housing Production

Table 23 shows the production of affordable housing by levels of affordability. 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.

- » In 2021, 1,495 affordable housing units were completed compared to 715 units in 2020, which is a 110% increase from the previous year. Of these, 480 are new inclusionary units.
- » The number of affordable units built in 2021 (1,495) is 42% higher than the five year average of affordable units built (1,051 units).
- » Low, very low, and extremely low-income units represented 74% of the new affordable units that were constructed in 2021; moderate income units made up the remaining 26%.
- » A total of 318 Accessory Dwelling Units (ADUs) were added or legalized in 2021. Typically, these are smaller units and are sometimes referred to as secondary units. These are also usually affordable to households with moderate incomes, however, these units are not income-restricted. Informed by a regional analysis on affordability of ADUs by MTC, in 2021, 285 of the 318 ADUs added or legalized, qualified as affordable units.

Major (20 or more units) new affordable housing projects completed in 2021 are detailed in Appendix A-2. On-site affordable inclusionary units are listed under major market rate projects in Appendix A-1. Affordable housing projects under construction, or in pre-construction or preliminary planning with either the Mayor's Office of Housing and Community Development or the Office of Community Investment and Infrastructure are presented in Appendix A-7.

**TABLE 23.****New Affordable Units by Income Level, 2017–2021**

Year	Extremely Low (30% AMI)	Very Low (50% AMI)	Lower (60% AMI)	Low (80% AMI)	Moderate (120% AMI)	Total Affordable Units	Total New Units	Percent of All New Units
2017	0	562	0	221	184	967	4,183	23%
2018	45	285	0	251	208	789	2,682	29%
2019	0	413	0	506	368	1,287	4,796	27%
2020	13	215	0	156	331	715	4,401	16%
2021	13	567	0	528	387	1,495	4,649	32%
5-YR TOTAL	71	2,042	0	1,662	1,478	5,253	20,711	25%

## Inclusionary Housing

In 1992, the Planning Commission adopted guidelines for applying the City's Inclusionary Affordable Housing Policy. This policy required housing projects with 10 or more units that seek a conditional use (CU) permit or planned unit development (PUD) to set aside a minimum of 10% of their units as affordable units. In 2002, the Board of Supervisors legislated these guidelines into law and expanded the requirement to all projects with 10 or more units. In condominium developments, the inclusionary affordable ownership units would be available to households earning up to 100% of the AMI; below market inclusionary rental units are affordable to households earning 60% or less of the area median income (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 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. In 2013, the inclusionary requirements were changed back to projects with 10 or more units and the on-site requirement went back down to 12%. In August 2017, the inclusionary requirements were changed to 12% of on-site units for projects with 10 to 24 units, and 18% on-site for rental projects with 25 units or more and 20% on-site for ownership projects with 25 units or more. For projects within the Mission Planning Area,

North of Market Residential SUD (Tenderloin), and SoMa NCT (6th Street), the inclusionary requirements are as follows: 25% on-site for rental, 27% on-site for ownership in projects with 25 or more units. These increases apply to new projects without an environmental evaluation initial study on or after January 12th, 2016. Table 25 shows inclusionary units completed from 2017 to 2021.

- » 355 inclusionary units were completed in 2021.
- » In 2021, the number of inclusionary units built (355) represented a 26% decrease from that provided in 2020 (480). The number of inclusionary housing units built in 2021 is also 3% less than the five-year annual average of 365 units.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2020 and details of inclusionary units for those projects that have them.

In Fiscal Year 2021, a total of \$4,379,076 was collected as partial payments of in-lieu fees for projects. Appendix D is a summary of in-lieu fees collected since 2012.

**TABLE 25.**

### New Affordable Housing Production by Source, 2017-2021

Year	Inclusionary Units	Units in 100% Affordable Projects	Affordable ADU's or Legalized Units	Total Affordable Units
2017	346	539	82	967
2018	397	255	137	789
2019	464	572	251	1,287
2020	486	52	177	715
2021	355	855	285	1,495
<b>TOTAL</b>	<b>2,048</b>	<b>2,273</b>	<b>932</b>	<b>5,253</b>

**TABLE 26.****Housing Price Trends, San Francisco Bay Area, 2017–2021**

Year	RENTAL- 2 BR Apartment: San Francisco	RENTAL- 2 BR Apartment: Bay Area	FOR SALE- 2 BR House: San Francisco	FOR SALE- 2 BR House: Bay Area
2017	\$4,500	\$2,846	\$1,469,000	\$910,350
2018	\$4,650	\$2,963	\$1,573,000	\$939,216
2019	\$4,500	\$3,166	\$1,450,000	\$908,750
2020	\$3,570	\$2,110	\$1,581,000	\$1,058,000
2021	\$3,970	\$2,963	\$1,690,000	\$1,200,000
<b>TOTAL</b>	<b>\$21,190</b>	<b>\$14,048</b>	<b>\$7,763,000</b>	<b>\$5,016,316</b>

**Affordability of Market Rate Housing**

- » In 2021, the median rental price for a two-bedroom apartment in San Francisco was \$3,970 compared to \$3,570 in 2020, an 11% increase from the previous year.
- » The 2020 median rental price for a two-bedroom apartment in San Francisco is 34% higher than the median rental price for the entire Bay Area.
- » In 2021, the median price for a two-bedroom home in San Francisco increased to \$1,690,000. This price is 7% higher than the 2020 median home price (\$1,581,000).
- » A three-person household with a combined household income at 80% of the median income could pay a maximum rent of \$2,282 (according to Table 21) or only about 57% of the median rent (\$3,970).

Table 26 shows median rental and sales prices for 2017 through 2021.

## 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 27 shows units that have been rehabilitated through funding by the Mayor’s Office of Housing and Community Development (MOHCD) and the Office of Community Investment and Infrastructure (OCII). Often it is more economical to purchase and rehabilitate existing 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..

- » In 2021, the Mayor’s Office of Housing and Community Development and the Office of Community Investment and Infrastructure rehabilitated 4 units.

The City has also strengthened eviction and tenant protections, and preserved the affordability of 563 units across 53 properties through its Small Sites acquisition and rehabilitation program since 2014.

**TABLE 27A.**  
**Details of Units Acquired or Rehabilitated, 2021**

Address	Total Units	Units Acquired / Rehabilitated
1382 30th Ave	4	4
<b>TOTAL</b>	<b>4</b>	<b>4</b>

The Mayor’s Office of Housing and Community Development implemented the first phase of the Rental Assistance Demonstration (RAD) program in 2015. RAD is a voluntary, permanent conversion of public housing to the Section 8 housing program. Since 2016, 3,443 units of public housing properties were transferred to owner/developer teams to rehabilitate.

**TABLE 27.**  
**Units Acquired or Rehabilitated, 2017–2021**

Year	Units Acquired /Rehabilitated
2017	119
2018	49
2019	181
2020	405
2021	4
<b>TOTAL</b>	<b>758</b>

**TABLE 27B.**  
**Rental Assistance Demonstration Program, 2016–2021**

Year	Very Low Income Units Turned Over /Rehabilitated	Low Income Units Turned Over /Rehabilitated
2016	2158	118
2017	0	0
2018	934	233
2019	0	0
2020	0	0
2021	0	0
<b>TOTAL</b>	<b>3092</b>	<b>351</b>

## Changes in Housing Stock by Geography

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

Table 28 summarizes newly constructed units completed, altered units, and units demolished in each Planning District. The table also ranks each Planning District by its position for each of the ratings categories.

» The South of Market Planning District had the most new construction in 2021 with 1,080 units built or 36% of the total new construction. It lost 0 units through demolition and gained an additional 4 net units added through conversion or alteration, making it the district with the third-highest net gain of 1,137 net new units or 25% of net new addition Citywide.

» The Mission had the greatest amount of net new housing units with 1,305 net new units. Downtown Planning District followed with 1,186 net new housing units added Citywide.

» The Central Planning District had the highest number of units demolished, with 5 units lost or about 42% of the total 12 units that were demolished in 2021.

» The Ingleside Planning District gained the least number of units in 2021, adding 0 new units through completions, losing 0 units through demolition, and gaining only 10 units through alterations resulting in a net gain of 10 units to the housing stock.

Figure 3 on the following page shows total new housing constructed and demolished by San Francisco Planning Districts in 2021.

**MAP 1.**  
San Francisco Planning Districts

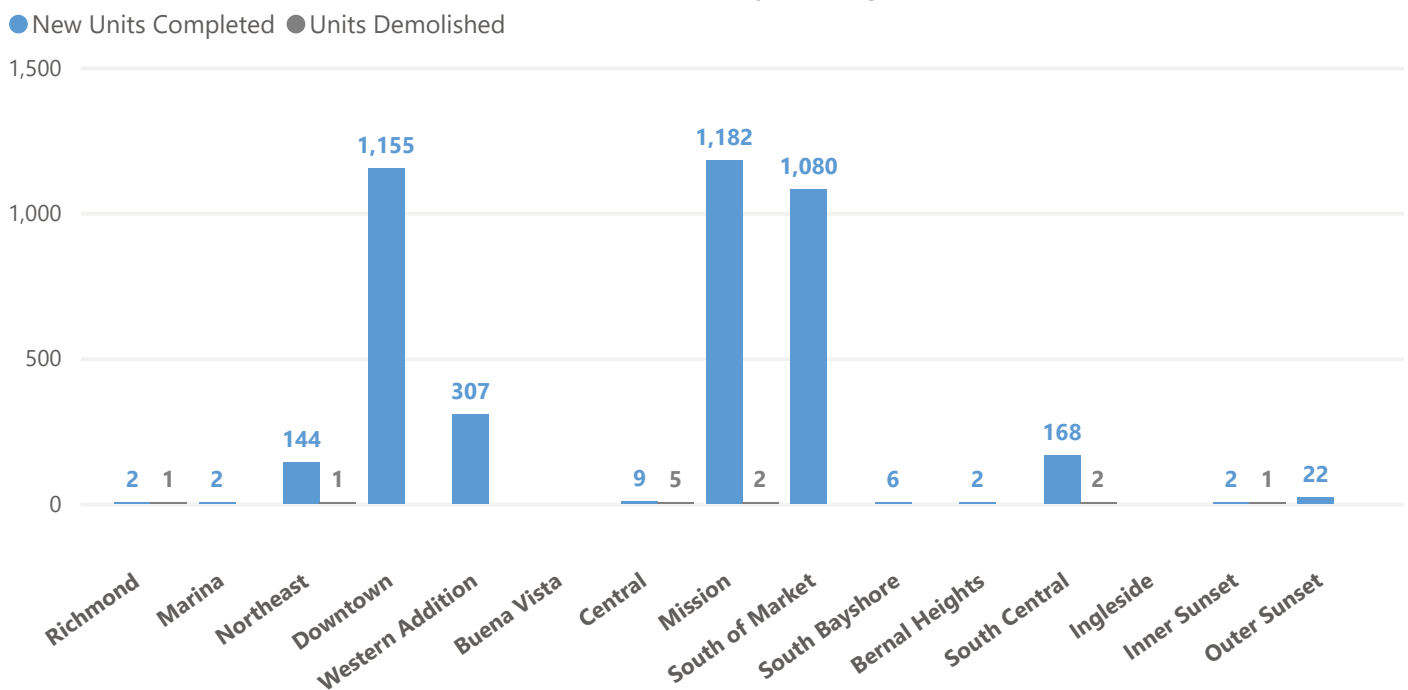




**TABLE 28.**  
**Housing Units Completed and Demolished by Planning District, 2021**

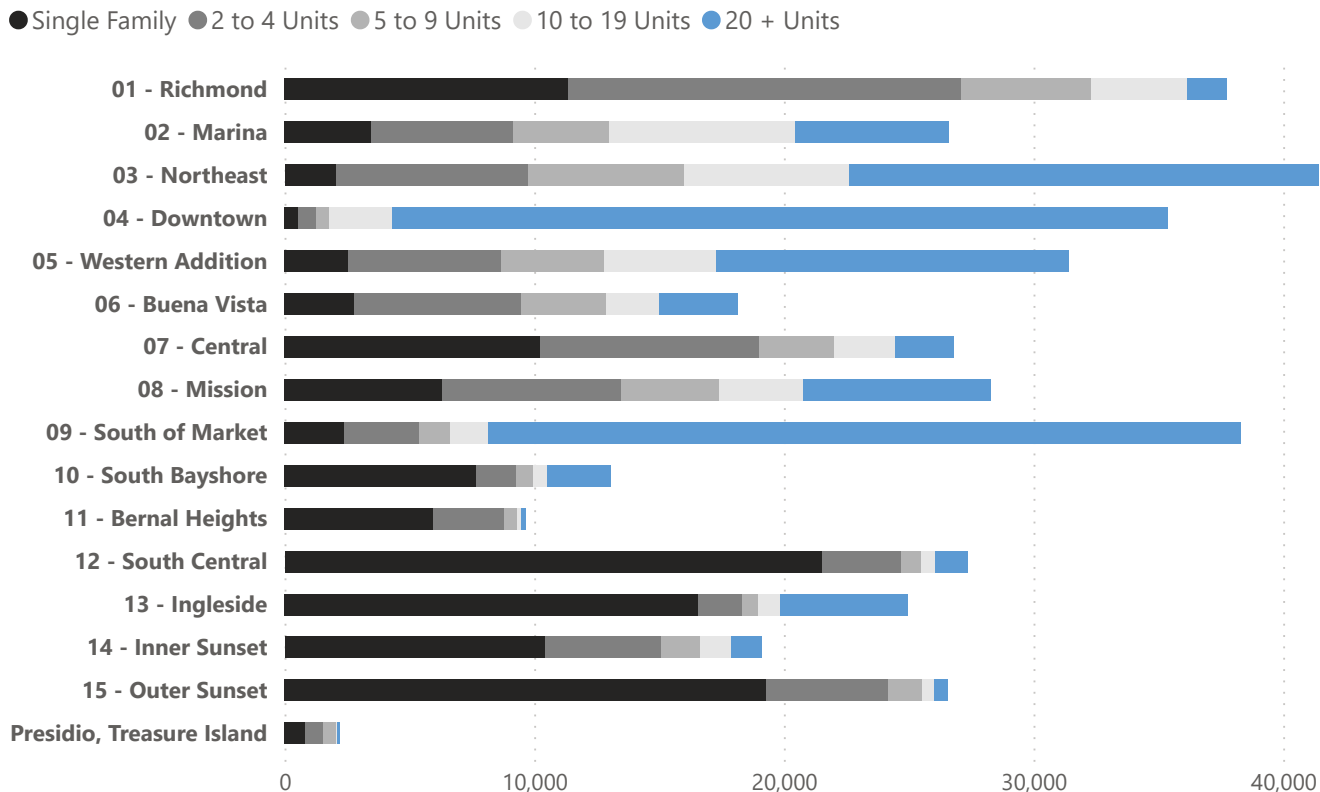
No.	District Name	Units Completed from New Construction	New Units Completed Rank	Units Demolished	Units Demolished Rank	Units Gained/ Lost Through Alterations	Units Altered Rank	Net Gain Housing Units	Net Gain Housing Rank
1	Richmond	2	10	1	3	34	8	35	11
2	Marina	2	11			29	10	31	12
3	Northeast	144	6	1	3	26	11	169	6
4	Downtown	1,155	2			31	9	1,186	2
5	Western Addition	307	4			48	3	355	4
6	Buena Vista		14			35	7	35	10
7	Central	9	8	5	1	35	6	39	9
8	Mission	1,182	1	2	2	125	1	1,305	1
9	South of Market	1,080	3			57	2	1,137	3
10	South Bayshore	6	9			15	13	21	13
11	Bernal Heights	2	12			11	14	13	14
12	South Central	168	5	2	2	42	5	208	5
13	Ingleside		15			10	15	10	15
14	Inner Sunset	2	13	1	3	44	4	45	7
15	Outer Sunset	22	7			22	12	44	8
<b>Total</b>		<b>4,081</b>		<b>12</b>		<b>564</b>		<b>4,633</b>	

**FIGURE 3.**  
**Units Completed from New Construction & Units Demolished by Planning District, 2021**



**FIGURE 4.**

**Housing Stock by Building Type by Planning District, 2021**



**Housing Stock by Planning District**

Figure 4 shows the total overall housing stock by building type for the 15 San Francisco Planning Districts. Table 29 contains San Francisco housing stock totals by Planning District and shows the net gain since the 2010 Census.

- » The Northeast and Richmond Planning Districts continue to have the highest number of overall units, having 41,344 units and 37,760 units respectively. The Northeast District accounts for about 10% of the City’s housing stock, while the Richmond Planning District accounts for about 9%.
- » 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 approximately 46% of all single-family homes.
- » The Richmond, Central, Northeast, and Mission Planning Districts are the areas with the highest numbers of buildings with 2 to 4 units, representing 19%, 11%, 10%, and 9% of those units respectively.
- » In the “5 to 9 Units” category, the Northeast, Richmond, Western Addition, and Mission Planning Districts have the highest numbers of those units with 17%, 14%, 11%, and 10% respectively.
- » The Marina, Northeast, Western Addition, and Richmond Planning Districts continue to have the highest share of buildings with 10 to 19 units. Fifty-eight percent (58%) 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 – about 29,834 units. The South of Market District closely follows with about 29,394 units. Eighty-seven percent (87%) of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 24% of all the high-density housing citywide. The South of Market District, with 78% of its units in buildings with 20 units or more, also claims 24% of the City’s high-density housing.

**TABLE 29.****Net Change in Housing Stock by Planning District, 2010–2021**

Planning District	YEAR (groups)	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total*
1 - Richmond	2010 ACS5	11,388	15,525	5,126	3,845	1,467	37,351
	2011-2020	-18	177	68	30	115	372
	2021	0	21	9	4	1	35
	Percent of Total	9.2%	19.4%	13.9%	10.1%	1.3%	9.3%
	TOTAL	11,370	15,723	5,203	3,879	1,583	37,758
2 - Marina	2010 ACS5	3,469	5,636	3,824	7,404	5,817	26,150
	2011-2020	-8	46	12	27	333	410
	2021	1	8	8	14	0	31
	Percent of Total	2.8%	7.0%	10.2%	19.4%	4.9%	6.5%
	TOTAL	3,462	5,690	3,844	7,445	6,150	26,591
3 - Northeast	2010 ACS5	2,080	7,621	6,147	6,585	17,965	40,398
	2011-2020	0	61	62	41	721	885
	2021	0	8	11	11	139	169
	Percent of Total	1.7%	9.5%	16.6%	17.3%	15.0%	10.2%
	TOTAL	2,080	7,690	6,220	6,637	18,825	41,452
4 - Downtown	2010 ACS5	547	719	494	2,460	24,967	29,187
	2011-2020	3	10	16	82	4,892	5,003
	2021	0	0	0	2	1,184	1,186
	Percent of Total	0.4%	0.9%	1.4%	6.6%	24.7%	8.7%
	TOTAL	550	729	510	2,544	31,043	35,376
5 - Western Addition	2010 ACS5	2,535	6,065	4,055	4,381	12,283	29,319
	2011-2020	1	72	39	69	1,540	1,721
	2021	0	16	18	16	305	355
	Percent of Total	2.0%	7.6%	11.0%	11.6%	11.2%	7.7%
	TOTAL	2,536	6,153	4,112	4,466	14,128	31,395
6 - Buena Vista	2010 ACS5	2,777	6,633	3,339	2,099	2,062	16,910
	2011-2020	0	75	35	21	1,065	1,196
	2021	1	1	14	16	3	35
	Percent of Total	2.2%	8.3%	9.0%	5.6%	2.5%	4.5%
	TOTAL	2,778	6,709	3,388	2,136	3,130	18,141

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Planning District	YEAR (groups)	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total*
7 - Central	2010 ACS5	10,219	8,671	2,935	2,398	2,167	26,390
	2011-2020	6	117	32	24	176	355
	2021	3	22	7	7	0	39
	Percent of Total	8.2%	10.8%	7.9%	6.3%	1.9%	6.6%
	TOTAL	10,228	8,810	2,974	2,429	2,343	26,784
8 - Mission	2010 ACS5	6,295	7,026	3,797	3,221	4,205	24,544
	2011-2020	8	133	68	175	2,069	2,453
	2021	4	26	28	3	1,244	1,305
	Percent of Total	5.1%	8.8%	10.4%	8.9%	6.0%	7.0%
	TOTAL	6,307	7,185	3,893	3,399	7,518	28,302
9 - South of Market	2010 ACS5	2,379	2,933	1,207	1,428	14,070	22,017
	2011-2020	7	62	39	81	14,953	15,142
	2021	1	7	12	0	1,117	1,137
	Percent of Total	1.9%	3.7%	3.4%	3.9%	23.9%	9.4%
	TOTAL	2,387	3,002	1,258	1,509	30,140	38,296
10 - South Bayshore	2010 ACS5	7,614	1,614	700	514	890	11,332
	2011-2020	57	-24	-18	23	1,671	1,709
	2021	2	19	0	0	0	21
	Percent of Total	6.2%	2.0%	1.8%	1.4%	2.0%	3.2%
	TOTAL	7,673	1,609	682	537	2,561	13,062
11 - Bernal Heights	2010 ACS5	5,926	2,796	537	130	199	9,588
	2011-2020	19	43	0	0	0	62
	2021	3	10	0	0	0	13
	Percent of Total	4.8%	3.5%	1.4%	0.3%	0.2%	2.4%
	TOTAL	5,948	2,849	537	130	199	9,663
12 - South Central	2010 ACS5	21,602	3,005	858	589	800	26,854
	2011-2020	-56	103	-64	-6	315	292
	2021	3	35	0	3	167	208
	Percent of Total	17.4%	3.9%	2.1%	1.5%	1.0%	6.7%
	TOTAL	21,549	3,143	794	586	1,282	27,354
13 - Ingleside	2010 ACS5	16,497	1,565	606	900	4,832	24,400
	2011-2020	85	190	0	20	274	569
	2021	1	9	0	0	0	10
	Percent of Total	13.4%	2.2%	1.6%	2.4%	4.1%	6.1%
	TOTAL	16,583	1,764	606	920	5,106	24,979

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Planning District	YEAR (groups)	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total*
14 - Inner Sunset	2010 ACS5	10,450	4,528	1,555	1,226	1,188	18,947
	2011-2020	3	86	5	18	7	119
	2021	1	14	1	7	22	45
	Percent of Total	8.4%	5.7%	4.2%	3.3%	1.0%	4.7%
	TOTAL	10,454	4,628	1,561	1,251	1,217	19,111
15 - Outer Sunset	2010 ACS5	19,321	4,750	1,385	442	495	26,393
	2011-2020	-27	97	1	6	48	125
	2021	0	17	5	22	0	44
	Percent of Total	15.6%	6.0%	3.7%	1.2%	0.4%	6.5%
	TOTAL	19,294	4,864	1,391	470	543	26,562
Presidio, Treasure Island and Golden Gate Park	2010 ACS5	852	687	523	34	89	2,185
	2011-2020	0	0	9	0	0	9
	2021	0	0	0	0	0	0
	Percent of Total	0.7%	0.8%	1.4%	0.1%	0.1%	0.5%
	TOTAL	852	687	532	34	89	2,194
Citywide	2010 ACS5	123,951	79,774	37,088	37,656	93,496	371,965
	2011-2020	80	1,248	304	611	28,179	30,422
	2021	20	213	113	105	4,182	4,633
	Percent of Total	30.0%	20.0%	9.0%	9.0%	31.0%	100.0%
	TOTAL	124,051	81,235	37,505	38,372	125,857	407,020

## 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 2021, Bay Area counties authorized 22,960 units for construction, 27% more than the 2020 authorizations of 18,124 units.
- » Alameda (27%), Santa Clara (22%) and San Francisco (17%) counties accounted for 66% of the total units authorized in 2021.
- » In San Francisco, 99% of new housing is in multi-family buildings. Alameda (74%), Santa Clara (64%), Contra Costa (43%), and San

Mateo (48%), also have a high percentage of authorized units in multi-family structures. Authorized single-family housing units predominate in Napa (78%), Marin (92%), and Solano (72%).

The map on page 12 shows the nine counties that make up the Greater San Francisco Bay Area. Table 30 shows the total number of units authorized for construction for San Francisco and the rest of the Bay Area for 2020. Figure 5 shows trends in housing construction by building type from 2012 to 2021.

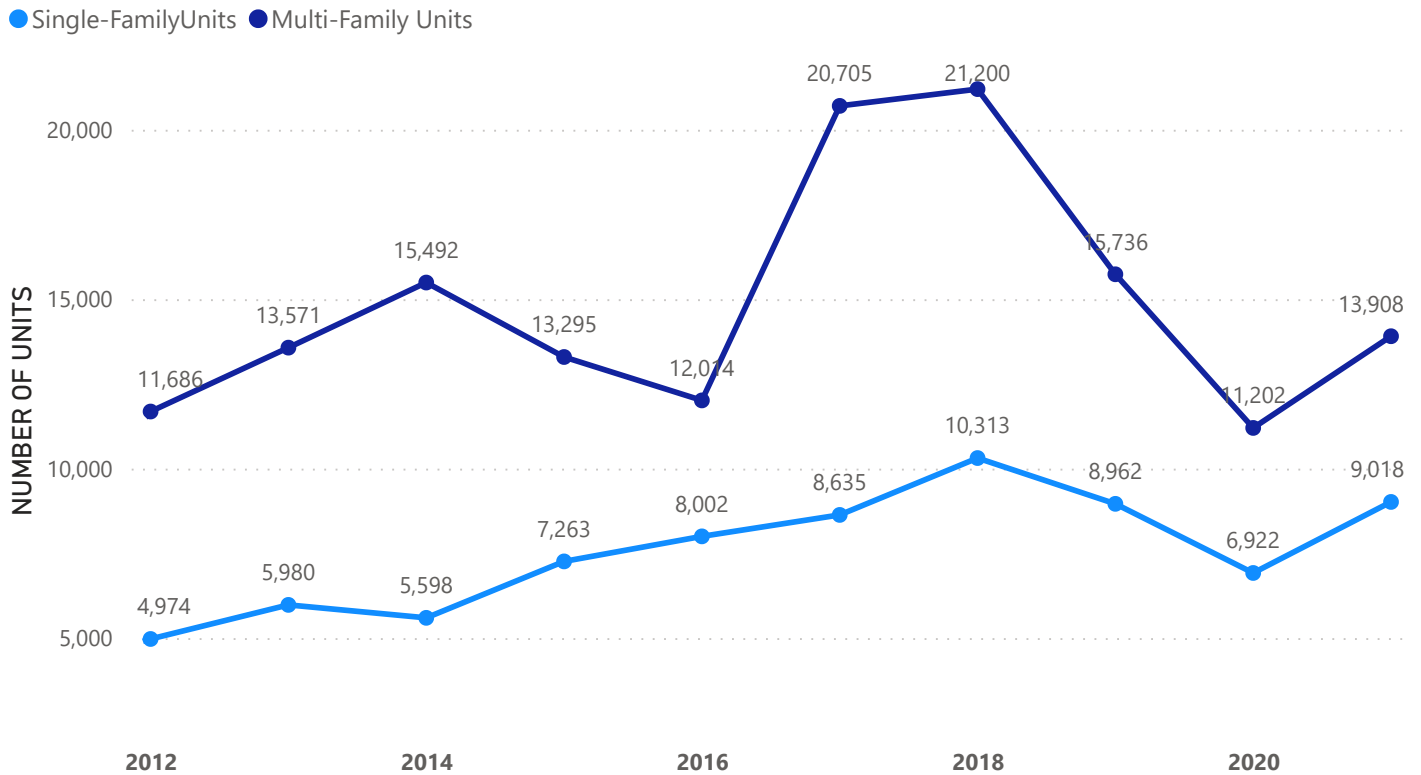
**TABLE 30.**

**New Units Authorized in San Francisco and the Bay Area Counties, 2021**

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	1,589	4,494	6,083	27%
Contra Costa	2,228	1,695	3,923	17%
Marin	233	21	254	1%
Napa	322	86	408	2%
San Francisco	43	2,178	2,221	10%
San Mateo	682	641	1,323	6%
Santa Clara	1,766	3,179	4,945	22%
Solano	900	347	1,247	5%
Sonoma	1,255	1,267	2,522	11%
<b>Total</b>	<b>9,018</b>	<b>13,908</b>	<b>22,926</b>	<b>100%</b>

**FIGURE 5.**

**Bay Area Housing Construction Trends, 2012–2021**



**APPENDICES:**  
A CLOSER LOOK  
AT HOUSING IN  
SAN FRANCISCO

## 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 DBI, 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.

**Table A-1** details major market-rate housing projects with ten or more units that were completed in 2021. This list also includes the number of inclusionary units in the project.

**Table A-2** is comprised of major affordable housing projects with twenty or more units that were completed in 2021.

**Table A-3** provides information for all projects with twenty or more units that were fully entitled by the Planning Department in 2021. 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.

**Table A-4** provides information for all projects with ten or more units that were filed with the Planning Department in 2021. 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, and only includes fully complete applications accepted for review by the Planning Department.

**Table A-5** contains residential projects with ten or more units authorized for construction by DBI in 2021.

**Table A-6** contains residential projects proposing to utilize a density bonus program.

**Table A-7** 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 Office of Community Investment and Infrastructure.

**Table A-8** details 2021 housing production in Analysis Neighborhoods as defined by San Francisco Indicator Project (DPH).

## Appendix B: Planning Area Annual Monitoring

Tables in **Appendix B** have been added to the *Housing Inventory* to comply in part with the requirements of Planning Code §341.2 and Administrative Code 10E.2 to track housing development trends in the recently-adopted community area plans. These plan areas also have separate monitoring reports that discuss housing production trends in these areas in greater detail.

**Table B-1** details 2021 housing trends in recently adopted planning areas.

**Table B-2** summarizes the units entitled by the Planning Department in 2021 by planning areas.

**Table B-3** summarizes units gained from new construction in 2021 by planning areas.

**Table B-4** summarizes units demolished in 2021 by planning areas.

**Table B-5** summarizes units lost through alterations and demolitions in 2021 by planning areas.

**Table B-6** summarizes affordable housing projects for 2021 in planning areas.

## Appendix C: San Francisco Zoning Districts

## Appendix D: In-Lieu Housing Fees Collected

## Appendix E: Glossary



**TABLE A-1.****Major Market Rate Housing Projects Completed, 2021**

Street Address / Project Name	Total Project Units	Units Completed Before 2021	Units Completed in 2021	Affordable Units	Unit Mix	TenureType	Initial Sales Price or Rental Price
1169 Market St	502	0	502	74	NA	Ownership	NA
30 Otis St	395	0	395	0	NA	Rental	From \$3,031 To \$7,560
1140 Harrison St	371	0	371	0	NA	Rental	From \$2,494 To \$6,509
434 Minna St	302	0	302	36	NA	Rental	Form \$2,625 To \$5,755
950 Market St	242	0	242		NA	Ownership	NA
1001 South Van Ness Av	208	0	208		NA	NA	NA
333 12th St	200	104	96	27	NA	Rental	NA
975 Bryant St	185	0	185	30	NA	Rental	From \$2,653 To \$4,357
706 Mission St	169	146	23	0	NA	Ownership	NA
830 Eddy St	137	0	137	20	NA	Rental	From \$2,128 To \$7,780
1532 Harrison St	136	0	136	22	NA	Rental	From \$2,846 To \$5,503
88 Broadway	125	0	125	52	NA	NA	NA
75 Howard St	120	0	120	0	NA	Ownership	From \$1,495,000 To \$7,250,000
2500 Turk Bl	84	0	84	0	NA	NA	NA
2698 Turk Bl 0	71	0	71	0	NA	NA	NA
555 Golden Gate Av	55	0	55	7	NA	Ownership	\$649,000 +
1145 Polk St	54	0	54	8	NA	Ownership	NA
770 Powell St	44	32	12	0	NA	NA	NA
1174 Folsom St	42	0	42	0	NA	NA	NA
230 07th St	40	0	40	5	NA	Ownership	From \$1,198,000 To \$1,728,000
349 8th St	38	0	38	6	NA	Ownership	\$575,000 +
3701 Noriega St	12	0	12		NA	Rental	NA
2410 33rd Av	10	0	10		NA	Rental	From \$3,200 To \$4,450

**TABLE A-2.**

**Major Affordable Housing Projects Completed, 2021**

Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI % Targets	Type of Housing
1301 16th St	172	29	Studios: 4 One bedroom: 13 Two bedroom: 11 Three bedroom: 1	Rental	Studio: \$1,182/month One BR: \$1,339/month Two BR: \$1,494/month Three BR: \$1,649/month	0.55	Family
1950 Mission St	157	155	Studios: 32 One bedroom: 36 Two bedroom: 73 Three bedroom: 14	Rental	Studio: \$936-\$1,272/month One BR: \$1,052-\$1,436/month Two BR: \$1,167-\$1,599/month Three BR: \$1,280-\$1,760/month	45%-60%	Family
691 China Basin St	152	151	Studios: 10 One bedroom: 34 Two bedroom: 76 Three bedroom: 29 Four bedroom: 1 Five bedroom: 1	Rental	Studio: \$823-\$1,383/month One BR: \$876-\$1,948/month Two BR: \$1,022-\$2,175/month Three BR: \$1,120-\$2,402/month Four BR: \$1,527/month Five BR: \$1,625/month	40%-80%	Family
1990 Folsom St	143	142	Studios: 23 One bedroom: 48 Two bedroom: 60 Three bedroom: 11	Rental	Studio: \$823-\$1,586/month One BR: \$923-\$1,794/month Two BR: \$1,022-\$2,002/month Three BR: \$1,120-\$2,209/month	40%-74%	Family
2060 Folsom St	127	126	Studios: 22 One bedroom: 15 Two bedroom: 48 Three bedroom: 42	Rental	Studio: 30% of income One BR: \$1,444/month Two BR: \$1,317-\$1,606/month Three BR: \$1,610-\$1,770/month	50%-60%	Family/ Transition-Age Youth
490 South Van Ness Ave	81	80	Studios: 2 One bedroom: 44 Two bedroom: 30 Three bedroom: 4	Rental	Studio: \$1,272/month One BR: \$923-\$1,436/month Two BR: \$1,022-\$1,599/month Three BR: \$1,120-\$1,760/month	40%-60%	Family
3001 24th St	45	44	Studios: 44	Rental	Studio: 30% of income	30%-50%	Senior

**TABLE A-3.****Major Housing Projects Reviewed and Entitled by Planning Department, 2021**

Planning Case No.	First Address / Project Name	Case Description	Units	Approval Date	Action
2014.1058	6424 3rd Street / 1088 Key Avenue	The Project includes demolition of the existing one-story building on the project site, and new construction of a four-story, 40-ft tall, mixed-use building (approximately 28,73 gross square feet) with 17 dwelling-units, approximately 2,671 square feet of retail sales and service use, 17 off-street parking spaces (via stackers), 17 Class 1 bicycle parking spaces, and 4 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 2 three-bedroom units, 10 two-bedroom units, and 5 one-bedroom units. The Project includes 2,303 square feet of common open space via ground floor courtyard and fourth floor roof deck, and 366 additional square feet of private open space via second-floor terraces.	17	13-May-21	Approved
2015-005983PRJ	850 Bush Street	The project sponsor proposes a five-story vertical and horizontal addition to the existing 18-foot-tall, two-story, 3,080-gross-square-foot commercial building. The project would add 21 residential units (7 one-bedroom units and 14 two-bedroom units) and approximately 1,850 square feet of retail space (1,550 square feet at the ground floor and 300 square feet at the second floor). With implementation of the project, the proposed mixed-use building would be 65 feet tall (81 feet tall with elevator penthouse), seven stories, and approximately 16,425 gross square feet in size. The project would provide 21 class 1 bicycle spaces at the ground-floor level and zero off-street vehicular parking spaces. The project would require 48.7 cubic yards of soil disturbance; no underground levels are proposed.	21	16-Dec-21	Approved
2015-009955PRJ	1525 PINE ST	The Project would demolish the existing 1,661 square foot one-story commercial restaurant (dba "Grubstake") and construct a new 83-foot tall eight-story mixed-use building with a 2,856 square foot restaurant and 21 dwelling units. The Project relies on State Density Bonus Provisions for an additional six units over the base density of 15 units, for a total of 21 units.  Conditional Use required for Development on a Large Lot, Dwelling Unit Mix, Non-Residential Use Size, and Restaurant Operating Hours.	21	22-Jul-21	Approved
2015-012577PRJ	1200 Van Ness Avenue	The proposed project will be the construction of 130' high, 13-story, 259,621 gsf mixed use (retail/commercial/residential) building with a parking garage for 368 cars in five below grade levels. The proposed project will have retail which may include a grocery store, medical offices and clinics on Level 2 through Level 5 and an eight-story residential tower with 95 dwelling units (71 one bedrooms and 24 two bedrooms).	107	23-Sep-21	Approved
2017-004557PRJ	550 OFARRELL ST	Demolish all but the façade of the existing two-story parking garage and construct a 13-story over-basement residential tower (approximately 112,810 square feet) that would utilize Section 207(c)(1) to achieve 111 dwelling units (22 on-site affordable units).  Project requires Conditional Use Authorization for structure height and to modify bulk limits, and a Variance from the rear yard and dwelling unit exposure requirements.  Preferred Project retains the façade of the existing garage as a "retained element." A Project Variant is also being analyzed as part of the EIR.	111	14-Jan-21	Approved

NOTE: The case descriptions were pulled from the system as-is.

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Planning Case No.	First Address / Project Name	Case Description	Units	Approval Date	Action
2016-013012PRJ	478-484 Haight Street	<p>The proposed project would demolish the existing two-story, single-family residence over retail building and construct a 40-foot, four-story, 23,056 square-foot building with childcare uses on floors 1 and 2 and 18 total residential uses on floors 3 and 4 (nine residential units on each floor). The project would have approximately 9,942 square feet of childcare uses, 10,728 square feet of residential uses, and 2,394 square feet of common outdoor open space.</p> <p>The proposed childcare use would have a maximum student capacity of 180 students and approximately 20 staff members, and would be operated in accordance with the project's School and Childcare Drop-Off and Pick-Up Management Plan. A 1,703 square-foot open space deck connected to the childcare use would be included.</p> <p>The 18 dwelling units would be comprised of 10 one-bedroom units and eight two-bedroom units. Nine of the dwelling units would be classified as accessory dwelling units (ADUs). In addition, the project would include a 2,394 square-foot outdoor common area on the rooftop (for residences only) and rooftop capacity for solar panels, to be filed under a separate permit. No vehicle parking is proposed on-site. The project would include 38 bicycle parking spaces comprised of 36 class I bicycle parking spaces accessible via the ground floor residential entry and 2 class II bicycle parking spaces on the Haight Street frontage. The proposed project includes two new street trees along the project's Haight Street frontage.</p> <p>Three existing on-street parking spaces in front of the subject property, two of which are currently restricted for commercial loading, would be converted to passenger loading spaces. One additional parking space partially in front of the subject property would be converted to passenger loading. In total, the proposed project would include four passenger loading spaces (96 feet). A new American Disabilities Act (ADA) accessible curb ramp would also be installed to provide access from the sidewalk to the street. The existing curb cut toward the eastern property boundary would be removed and the curb would be aligned with the surrounding sidewalk. No diesel-powered generator is proposed on-site.</p> <p>Construction of the project would disturb approximately 7,125 square feet of soil and require excavation to a maximum depth of 3 feet below ground surface for construction of the building's mat slab foundation. Approximately 650 cubic yards of soil would be excavated. No pile-driving is proposed. Project construction is anticipated to last 18 months.</p>	17	04-Nov-21	Approved
2018-014795PRJ	1560 FOLSOM ST	Large Project Authorization to permit Lot-line adjustment, Change of Use, Demolition and New Construction to permit the merge of four existing lots and new construction of two buildings, consisting of 231 dwelling units and ground floor retail.	244	18-Feb-21	Approved

NOTE: The case descriptions were pulled from the system as-is.

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Planning Case No.	First Address / Project Name	Case Description	Units	Approval Date	Action
2017-012086PRJ	770 WOOLSEY ST	<p>The Project ("Project") includes demolition of the existing abandoned greenhouse structures and new construction of 31 three-story residential duplex buildings with a height of approximately 35 feet and a total Gross Floor Area of approximately 118,600 square feet with ground floor garage and storage spaces. The Project would construct a total of 62 dwelling units. The Project includes 62 off-street vehicle parking spaces, 93 Class 1 and 12 Class 2 bicycle parking spaces. The Project will also provide approximately 43,300 square feet of open space. Of that total amount, approximately 14,900 square feet will be private rear yards, approximately 11,200 square feet will be common shared spaces for the residential units, and approximately 17,200 square feet will be provided as a publicly accessible open space at the corner of Woolsey and Hamilton Streets. As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible.</p> <p>The Project would also add a new 11-foot wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot wide sidewalks and would add four new sidewalk bulbouts (one at each corner of the site). The Project would include 31 new curb cuts and provide approximately 28 on-street parking spaces surrounding the Project site. Two on-street car share spaces will be located on Hamilton Street near the proposed publicly accessible open space. A total of approximately 33 street trees would be provided along the perimeter of the block. (11-8-21 kjd)</p>	62	18-Nov-21	Approved
2018-007380PRJ	1320 WASHINGTON ST	<p>The 9,453-square-foot project site is located on the block bound by Washington, Jackson, Leavenworth and Jones streets in the Nob Hill neighborhood of San Francisco. A 28-foot-tall, two-story, 18,906-square-foot public parking garage with 48 vehicle parking spaces, built in 1920, currently occupies the site. The proposed project would demolish the existing building and construct an approximately 65-foot-tall, six-story-over-basement, 47,329-square-foot residential building with 25 dwelling units (12 one-bedroom units, 9 two-bedroom units, and four three-bedroom units). The project would also include 25 unbundled vehicle parking spaces and 25 bicycle parking spaces in a basement garage. A new 10-foot-wide curb cut on Washington Street would provide access to the new garage, replacing the existing 64-foot-wide curb cut. A main entrance along Washington Street would provide pedestrian access to the building lobby. Two bicycle parking spaces and four new street trees would be installed in the public right of way along the Washington Street frontage. The project would include 6,078 square feet of open space for building residents in a combination of private roof terraces and rear yards, and a common roof deck. The new building would be supported by a mat or spread footing foundation. Construction would last approximately 18 months and include excavation of the entire site to depths of 13.5 to 20.5 feet below ground surface (from front to back of site) resulting in the removal of approximately 5,100 cubic yards of soil.</p>	25	04-Nov-21	Approved
2018-016808PRJ	321 FLORIDA ST	<p>The proposed project is a mixed-use residential development, located in the Urban Mixed-Use (UMU) District, which would be built on an existing surface parking lot. The project as proposed applies the State Density Bonus Program, which allows for a 35% increase in density. The base project is a 6 story building, containing 95,385 square feet of residential use, and the density bonus project is a 10 story building, containing 128,770 square feet of residential use, with 169 units, 54 parking spaces and 128 bicycle parking spaces. Thirty-one affordable units will be provided on site. The project proposes approximately 1,591 square feet of ground floor retail space.</p>	168	25-Feb-21	Approved

NOTE: The case descriptions were pulled from the system as-is.

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Planning Case No.	First Address / Project Name	Case Description	Units	Approval Date	Action
2017-015678PRJ	425 BROADWAY	<p>The project site is currently developed with a 144-space, 21,725 square-foot commercial parking structure that is accessed via Broadway and Montgomery Street. On Broadway, there is also a Muni bus stop serviced by the 12-Folsom Muni bus route adjacent to the site, and a commercial loading zone along the property frontage.</p> <p>The proposed project would demolish the existing parking structure and construct two new mixed-use buildings on the L-shaped project site. The Broadway building would be five stories (56 feet) tall with two basement levels and contain approximately 6,700 square feet of design professional office space in the two basement levels, approximately 3,450 square feet of retail on ground level, approximately 1,850 square feet of design professional office and two residential units on floor 2, and 12 residential units on floors 3 to 5 (i.e., four residences per floor). The Broadway building would also include 2,640 square feet of common open space on the rooftop. Select dwelling units would also have a private terrace.</p> <p>The Montgomery building would be seven stories (64 feet) tall with one basement level and would contain a 17-space basement parking garage in the basement level, approximately 2,150 square feet of design professional office space and 1,150 square feet of retail space on floor 1 (street level), approximately 2,100 square feet of design professional office and three residential units on floor 2, and 25 residential units on floors 3 to 7 (i.e., five residences per floor). The Montgomery building rooftop would be solar-ready to accommodate solar panels. The two proposed buildings would be separated by Verdi Alley, which is a public right-of-way that extends west from Montgomery Street for approximately 58 feet and a private alley following the western terminus of the public right-of-way; the private segment of the alley is burdened with a below-grade sewer easement held by the San Francisco Public Utilities Commission. The private segment of Verdi Alley would provide project open space, and the public segment would provide pedestrian access to the residential and office lobbies in the Montgomery building and vehicular access for emergency services, deliveries, trash pick-ups, and maintenance of the below-grade sewer.</p> <p>In total, the proposed project includes approximately 52,365 gross square feet of residential use, 4,940 gross square feet of retail use, and 17,995 gross square feet of design professional office use. The dwelling unit mix would comprise of 16 one-bedroom units, 21 two-bedroom units, and five three-bedroom units. Of the 42 total residential units, six of the units would be affordable units. The proposed project would include 17 vehicular residential parking spaces, 47 secure class 1 bicycle parking spaces and 7 class 2 parking spaces along the project's frontage on Broadway and Montgomery Street. Neither building would include back-up diesel generators. The existing commercial loading zone on Broadway would be retained.</p> <p>The proposed project would be supported by a mat foundation. Construction of the project would disturb approximately 13,641 square feet of soil and require excavation to a depth of 15 feet below ground surface, except at the location of vehicle stackers and elevator pits, which would have a maximum depth of 21 feet. The project would excavate approximately 6,997 cubic yards of soil. Project construction is anticipated to last 26 months.</p>	34	16-Dec-21	Approved

NOTE: The case descriptions were pulled from the system as-is.

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Planning Case No.	First Address / Project Name	Case Description	Units	Approval Date	Action
2018-015815PRJ	1055 TEXAS ST (formerly 999 TEXAS ST)	<p>The Project includes the construction of a five-story-over-two basements, 49-foot-tall residential building with 25 dwelling units on two vacant lots. The building would contain approximately 20,329 gross square feet and provide approximately 3,015 square feet of usable common open space, and 374 square feet of private open space for the residents in the rear yard and on roof decks above the fourth and fifth floors. A total of 25 Class 1 bicycle parking spaces would be provided in a basement-level bicycle room and four Class 2 spaces on the sidewalk adjacent to the project site. The Project would also include a lot merger of Lots 032 and 033 on Block 4224.</p> <p>In order for the Project to proceed, the Commission must grant a HOME-SF Project Authorization, pursuant to Planning Code Sections 206.3 and 328. Using the HOME-SF Program, the Project is receiving development bonuses to allow form-based density and the addition of one additional story of height in exchange for providing 25% on-site affordable dwelling units. The Project is also receiving Zoning Modifications from the rear yard, open space, and dwelling unit exposure requirements of Planning Code Sections 134, 135, and 140, respectively.</p>	25	14-Jan-21	Approved
2018-016721PRJ	0 GUTTENBERG ST	<p>The 36,406-square-foot project site is a vacant, irregularly shaped lot in the interior of the block bounded by Guttenberg, Morse, Brunswick and Lowell streets. The proposed project would construct three new two- to three-story (21- to 26-foot-tall) residential buildings totaling 32,214 square feet. The new buildings would include a total of 19 dwelling units with eleven three-bedroom units and eight two-bedroom units. The dwelling units would be accessed from Guttenberg Street by a new 30-foot-wide curb cut leading to a new approximately 267-foot-long, 20-foot-wide private driveway with approximately 5-foot-wide sidewalks on either side. A total of 29 unbundled vehicle parking spots and 19 bicycle parking spaces would be provided in ground-level parking garages in each building. Approximately 8,000 square feet of private open space would also be provided in the form of rear yards. Solar photovoltaic systems would be installed on the roofs of each building. Site grading would involve excavation to depths of three to 6.5 feet below ground surface. Trenching for utilities would involve excavation to a maximum depth of eight feet below ground surface. The proposed project would include approximately 370 cubic yards of soil export and import to construct the project. The project would require planning commission approval of a conditional use authorization for a planned unit development pursuant to planning code sections 303 and 304.</p>	19	11-Mar-21	Approved
2019-012676PRJ	159 FELL ST	Demolition of an existing 2-story building. Construction of a new 7-story building with ground-floor retail and 20 residential units.	24	29-Jul-21	Approved
2019-012820PRJ	4742 MISSION ST	<p>The Project includes the demolition of an existing 7,065 gross square foot, single-story, vacant commercial building and new construction of a 45,235 gross square foot, eight-story-over-basement, 74-foot 6-inch-tall, 46 dwelling unit mixed-use building with approximately 2,456 square feet of commercial space on the ground floor and mezzanine level. The Project includes a dwelling unit mix consisting of 2 three-bedroom units, 16 two-bedroom units, 12 one-bedroom units, and 16 studio units. The Project would include approximately 4,608 square feet of usable open space on a common roof deck and 611 square feet of private open space via three private decks, 7 off-street vehicle parking spaces and 46 Class 1 bicycle parking spaces located at the basement level, and 4 Class 2 bicycle parking spaces. The proposed project is a Home-SF development.</p>	46	04-Mar-21	Approved

NOTE: The case descriptions were pulled from the system as-is.

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Planning Case No.	First Address / Project Name	Case Description	Units	Approval Date	Action
2019-013276PRJ	560 BRANNAN ST	The proposed Project includes demolition of a two-story, 15,672 square-foot PDR building and the new construction of a nine-story (96-feet tall), mixed-use building with approximately 80,520 square feet of residential use for a total of 120 dwelling units and 5,745 square feet of ground floor PDR use. The Project would provide 107 Class 1 and 8 Class 2 bicycle parking spaces. No off-street parking spaces will be proposed.	120	18-Nov-21	Approved
2019-019698PRJ	4512 23RD ST	The Project includes new construction of a 11,661 square foot, five-story-over-basement, 45-foot 9-inch-tall, 13 dwelling unit building on a vacant lot. The Project would include approximately 1,782 square feet of usable open space via two common roof decks, one private patio and rear yard, and 13 Class 1 bicycle parking spaces located at the basement level. The project is utilizing the Home-SF program for zoning modifications to the rear yard, dwelling unit exposure and open space and development bonuses for a one floor increase in height to the zoning height and bulk district zoning requirements.	13	21-Oct-21	Approved
2019-020740PRJ	468 TURK ST	The proposed project would demolish the existing 2-story 8,730 square feet (sf) commercial building and construct a 35,090 sf residential building. The project site is located at 468 Turk, on a single 4,695 sf parcel (Block 0336 Lot 006.), in the RC-4 "High Density Residential- Commercial" Zoning District, 80-T Height/Bulk District, "North of Market Special Use District-Subarea 1" and "Uptown Tenderloin Historic District". The proposed structure would be nine stories high over basement with a height of 86 feet and would include 101 group home units.	101	06-May-21	Approved
2019-020818PRJ	5012 03RD ST	The project proposes to construct a new six story, 69-foot tall mixed-use residential and commercial building on a vacant lot. The proposed 25,430 square-foot building would contain 616 square feet of commercial space on the ground floor and 21,780 square feet of residential uses on floors 1 through 6 consisting of 29 dwelling units comprised of eight studios, eight one-bedroom units, 10 two-bedroom units, and three three-bedroom units. The proposed project is a Home-SF project and nine of the dwelling units would be on-site affordable units. The project would include 2,525 total square feet of common outdoor space comprised of a 735 square-foot patio on the ground floor and a 1,790 square-foot rooftop open space.  In addition, the proposed project includes 32 class-I secure bicycle parking spaces and four class-II bicycle parking spaces on the 3rd Street project frontage, consistent with the city's bicycle parking requirements. No on-site vehicular parking is proposed. The existing street trees and vehicle parking spaces on the street frontage would remain unchanged. No back-up diesel generator is proposed.  Construction of the project would occur over the course of approximately 18 months. The project would be supported by a mat slab foundation and would excavate approximately 315 cubic yards of soil to a depth of 2 feet below grade for foundation construction. No pile driving or nighttime construction is proposed.	29	29-Jul-21	Approved
2020-001610PRJ	3832 18TH ST	The project sponsor proposes the demolition of the approximately 25-foot-tall, two-story, single-family residence and construction of a 60-foot-tall (68-foot-tall with elevator penthouse), six-story, residential building containing 19 group housing units. The proposed building would be approximately 11,147 gross square feet in size and would provide 890 square feet of common open space at the ground floor and 314 square feet of private open space at the 6th floor. The project would not provide off-street vehicular parking. The project proposes to use the state density bonus program.	18	14-Oct-21	Approved

NOTE: The case descriptions were pulled from the system as-is.

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Planning Case No.	First Address / Project Name	Case Description	Units	Approval Date	Action
2019-023105PRJ	2800 GEARY BLVD	<p>The proposed site is located on the northwest corner of Geary Boulevard and Wood Street, on the block bound by Geary Boulevard to the south, Collins Street to the west, Euclid Avenue to the north, and Laurel Street/Lupine Avenue/Wood Street to the east, in the Presidio Heights neighborhood. The proposed project would demolish the existing one-story building on the 11,680-square-foot project site (previously a Firestone Tire retail and service center) and would construct a new mixed-use residential and commercial building.</p> <p>The proposed building would include a total of 42 dwelling units, consisting of 24 one-bedroom, 13 two-bedroom, and five three-bedroom. The proposed building would be 6 stories tall and 65 feet in height to the roof (79 feet to the top of the elevator penthouse) and would contain approximately 55,360 gross square feet. The building would contain 850 square feet of ground-level commercial space, a community room, patio, rear yard, roof deck, and solar panels. The project would utilize the HOME-SF program to increase the allowable number of units and building height from 40 feet to 65 feet tall.</p> <p>The proposed project would remove the existing curb cut on Geary Boulevard and would add a new ten-foot-wide curb cut along Wood Street for entrance to a ramp for a basement parking garage. The garage would contain a total of 23 parking spaces, 20 of which would utilize a car stacker, and 43 Class I bicycle parking spaces.</p> <p>The proposed project would excavate over an approximately 8,000 square foot area to an average depth of 11 feet for a total excavation amount of approximately 3,260 cubic yards of soil. The proposed project would add two additional street trees (for a total of four trees) along the Geary Boulevard frontage, and six additional street trees along the Wood Street frontage. The building would be supported by a reinforced concrete mat foundation.</p>	42	17-Jun-21	Approved
2020-006779PRJ	375 06TH AVE	<p>Priority Project per ED 13-01</p> <p>Demolition of an existing mortuary and construction of a new 98 unit 100% affordable senior housing building with a ground floor neighborhood commercial space. No parking provided</p>	98	02-Feb-21	Approved
2020-010648PRJ	240 VAN NESS AVE	<p>The project would demolish the existing structures and construct an 8-story building with 112 dwelling units. Two units will be reserved for on-site staff and 110 will be 100% affordable, with 25% of the units serving individuals with intellectual and developmental disabilities. Ground floor would include Cultural, Institutional, and Educational space. No car parking is proposed.</p> <p>The project is being reviewed under SB-35 and seeks two concessions and eight waivers under the State Density Bonus.</p>	112	05-Apr-21	Approved
2021-005007PRJ	300 DE HARO ST	<p>300 De Haro is a 12 story group housing project, situated at the corner of De Haro and 16th Streets. It will have 450 co-living units, ample and well designed indoor and outdoor common spaces, lively ground floor retail and amenity spaces, and parking for both bikes and cars.</p> <p>The project will use both SB-35 and the State Density Bonus to increase density and on-site affordability. Fifty three percent (53%) of the units will be affordable, for a total of 239 affordable units. Affordable units will be offered at various tiers: 40 units at 50-55% AMI, 185 at 80% AMI, and 14 at 110% AMI.</p>	450	15-Dec-21	Approved

NOTE: The case descriptions were pulled from the system as-is.

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Planning Case No.	First Address / Project Name	Case Description	Units	Approval Date	Action
2020-005897PRJ	233 GEARY ST	<p>The proposed project site is located at the northeast corner of Geary and Stockton streets on a block bounded by Geary Street to the north, Stockton Street to the east, and O'Farrell and Powell streets to the south and west, respectively. The project site comprises two contiguous parcels totaling 18,906 square feet at the former Macys location on Union Square. The site includes assessor's block 0314/lots 018-020. The existing building on the site consists of 148,105 square feet of retail (basement 1 + floors 1-7), 31,552 square feet of office uses (floors 8-11), and 24,140 square feet of common space at the basement 2 level, level 11, and at the roof and mechanical penthouse levels. The building height would remain unchanged at approximately 153 feet to the roof level (179 feet in height inclusive of mechanical penthouse). The project proposes a change in use for the conversion of the existing office and retail department store (former Macys) building into a mixed-use building with approximately 63,240 square feet of retail (floors 1-3 + basement floors), 81,470 square feet of office (floors 4-7 and 11), and 49,700 square feet of residential use with 21 dwelling units (floors 8 – 10). The project would relocate the sixth floor powder room to the third floor. The roof level would include an approximately 5,300-square-foot roof terrace with a 10-foot trellis. The trellis would not increase the building height. The project would include 36 Class I, and 4 Class II bicycle parking spaces[1]. Entry access to the residential units and office space would be from Stockton Street; retail access would be from Geary Street.</p> <p>Freight loading would take place at the two loading spaces at the sub-basement level, accessed from O'Farrell Street, and a 23'- 2" yellow curb for active freight loading and unloading for commercial vehicles at the northeast corner of Geary and Stockton streets. The project would require 18,215 cubic feet of temporary excavation for the footings, elevator pit, showers, and utilities and 16,392 cubic feet excavation for permanent foundation support totaling of 1,334 cubic yards of debris and material. Project construction duration is estimated at 18 months and anticipated to begin in late 2021.</p>	21	22-Jul-21	Approved

NOTE: The case descriptions were pulled from the system as-is.

TABLE A-4.

## Major Housing Projects with Applications Accepted at the Planning Department, 2021

Planning Case No.	First Address / Project Name	First Project Description	Net Units
2020-004806PRJ	4199 MISSION ST	<p>The proposed project would consist of demolishing the existing one-story gas station and the construction of a new six (6) story residential mixed use 1st through 6th floors, (5) Studios, (15) One Bedrooms, (16) Two Bedrooms - 40% of the 40 Unit Total, (4) Three Bedrooms - 10% of the 40 Unit Total, (40) TOTAL RESIDENTIAL UNITS, 30% of the total 40 residential units or 12 units will be affordable.</p> <p>2. The Project proposes to take advantage of the SF Home Program-Tier 3 to add two (2) additional stories to the SF Planning Code permitted four (4) story, 45 foot height building. The proposed new building height would be 65 feet. and a minimum of 30% of the total units will be affordable. The proposed residential building would have one community shared space at the first floor. There would be six (6) off-street parking spaces and 20 bicycle parking spaces.</p>	39
2020-006679PRJ	1196 COLUMBUS AVE	<p>The Project proposes the demolition of an existing one-story commercial building constructed in 1995 and the construction of a new 28,865 gsf, six-story, 60' high, building with 56 group housing rooms ("Project"). The Project will include 56 Class I and 4 Class 2 bicycle spaces and approximately 1,413 sq. ft. of usable open space. No off-street parking spaces are proposed.</p> <p>The Project will utilize the Individually-Requested State Density Bonus program (SDB). With the SDB, the project will request a reduction of the rear yard from the required 25% to 20%.</p>	56
2020-009947PRJ	2055 TARAVAL ST	Home-SF application request for proposed new construction of an affordable 5-Story mixed use, 17 unit building with (1) commercial unit at ground level.	17
2021-000438PRJ	4570 MISSION ST	Demolish two existing commercial buildings and merge parcels. Construct new 6 story Mixed Use building using HOME-SF Tier 2. Project will feature 69 dwellings with ground floor commercial. Basement parking will be accessed off of Harrington Street, 28 vehicular parking and 72 bicycle spaces includes resident storage.	69
2021-000702PRJ	2101 LOMBARD ST	Update to existing application: Project proposes demolition of an existing (1) story formula retail restaurant. Proposal will use the Individually Requested State Density Bonus program for the construction of a new mixed use building of (6) stories over basement. The building is to consist of (15) dwelling units on Levels 2-5, Level 1 commercial and residential entry, and level 6 commercial to supplement Level 1 restaurant use. Basement level to include shared parking for residential and commercial, as well as bicycle parking and mechanical/utility spaces.	15
2021-000947PRJ	56 WELSH ST	The proposed Project combines 7 lots between Bryant and Welsh Streets mid-block between 4th Street and Zoe Street in the Central SoMa district. Current PDR buildings will be replaced with a 160 FT tall mixed use multi-family residential building incorporating 500 dwelling units, 115 accessory parking spaces, and 20,604 SF of PDR use space. The project is seeking expedited approval pursuant to the Central SoMa Housing Sustainability District. The project will use the State Density Bonus to increase the size of the building allowed under current CMUO zoning but will not exceed 160 FT in height so that it qualifies for the Housing Sustainability District.	500
2021-001053PRJ	730 Stanyan ST	New 8-story building containing 175,426 square feet of residential uses above 12,556 square feet of ground floor commercial uses on vacant lot. The project will provide 160 100% affordable housing rental units. The building will serve residents earning from 30% to 100% AMI, including low-income families, families exiting homelessness, low-income transitional aged youth (TAY) and TAY exiting homelessness. The project will include 40-units subsidized by the Local Operating Subsidy Program (LOSP) and will also feature 5 commercial spaces on the ground floor to serve both residents and the wider neighborhood. These spaces will be operated by nonprofit partners and will include an early childhood education center, a drop-in center for TAY, a community technology training center, a senior center, and a food incubator space featuring affordable food options.	160

NOTE: The case descriptions were pulled from the system as-is.

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Planning Case No.	First Address / Project Name	First Project Description	Net Units
2021-001542PRJ	400 PAGE ST	Adding six (6) units on ground level per ordinance 162-16. Convert existing garage into new dwelling units within (e) envelope. Eight new bedrooms, one new den, eight new bathrooms, six new dishwashers, seven new washer/dryers. New windows facing the street.	11
2021-005007PRJ	300 DE HARO ST	300 De Haro is a 12 story group housing project, situated at the corner of De Haro and 16th Streets. It will have 450 co-living units, ample and well designed indoor and outdoor common spaces, lively ground floor retail and amenity spaces, and parking for both bikes and cars.  The project will use both SB-35 and the State Density Bonus to increase density and on-site affordability. Fifty three percent (53%) of the units will be affordable, for a total of 239 affordable units. Affordable units will be offered at various tiers: 40 units at 50-55% AMI, 185 at 80% AMI, and 14 at 110% AMI.	450
2021-005342PRJ	925 BRYANT ST	The Project proposes the demolition of the existing 13,000 square foot retail/warehouse building and 7,000 square feet of surface parking and the construction of a new 7-story residential building by seeking an individually requested state density bonus. The proposed project's base density could be maximumly developed as a four-story, 48-foot group housing residential building with a residential gross floor area of 67,652 sq. ft. and a total gross floor area of 83,999 sq. ft. The Project would seek a 50% density bonus under the individually requested state density bonus program to construct a 127,467 sq. ft. seven-story-over-basement residential building with ground floor retail. In order to achieve that bonus, 15% of base project units must be subject to 50% AMI, which covers the project's on-site inclusionary requirement at the very-low-income level. The project will also provide 4.5% of base project units at low income and 4.5% of base project units at moderate income.	218
2021-005588PRJ	25 MASON ST	Proposed development at the site is for a 100,000 square feet 155 unit residential complex. The estimated construction costs would be \$95 million at parcel number 0340 002. The building would consist of 12 stories, one basement. Type 1-A.	155
2021-005814PRJ	659 UNION ST	The Project is proposed as a State Density Bonus ("SDB"; Gov. Code § 65915) ministerial reviewed mixed use housing development adhering to all zoning requirements where possible, and otherwise seeking waivers and incentives as needed to accommodate the scope of the development proposal. The Project seeks to develop 23 residential units consisting of twenty (20) base units, designating two (2) very low-income units, and accepting three (3) of the seven (7) bonus, market-rate units available under the SDB along with two (2) incentives and an unlimited number of waivers. Working with the neighborhood, the applicant has agreed to preserve the Verdi Building's three street-facing walls (such that no new shadow is cast on Washington Park), rebuild the floor plates, and the rear wall. The Project will also add an approximately 30' 6" extension along Powell Street, east of the Verdi Building in what is now a vacant space adjacent to the structure, for a lobby, elevators, stairs, and one additional unit per floor. The Project proposes to add a partially enclosed fourth floor set to the rear of Verdi Building, with open space area for the balance of the roof of the structure.  The Project proposes an incentive under the SDB to permit for Restaurant Uses on the ground floor and rooftop (i.e., within the partial fourth floor and open space in the rear of the roof area described immediately above) and SDB waivers for Height (Section 250), Dwelling Unit Exposure (Section 140), Open Space (Section 135), Rear Yard (Section 134) and Use Size (Section 121.1).	23
2021-007014PRJ	1369 HYDE ST	Addition of 17 ADUs to existing 82-unit multi-family building per ord. 162-16. Add windows at front elevations for proposed ADUs.	17

NOTE: The case descriptions were pulled from the system as-is.

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Planning Case No.	First Address / Project Name	First Project Description	Net Units
2021-007313PRJ	80 JULIAN AVE	The Village will be 79 feet in height (plus up to 16' of mechanical space) and 6 stories plus a full basement consisting of 41,600 gsf of new space. The Village will provide community-based services like housing navigation, benefits counseling, workforce development and education related services. Dedicate space for a citywide program for American Indian youth and teens (Second Floor and Basement), house a dental clinic (Third Floor) and medical clinic (Fourth Floor) operated by the Native American Health Center ("NAHC"), create 12 group housing units with bathrooms of transitional housing, house the Women's Lodge in 9 bedrooms accommodating women with young children ages 0 to 5 (Sixth Floor).	21
2021-008648PRJ	1338 MISSION ST	Mission Street Management LLC (the "Project Sponsor") proposes to demolish the existing buildings and construct a 30-story, approximately 327'4" tall residential building with 287 dwelling units and 1,514 square feet of ground floor retail (the "Project"). The Project will provide a total of 14,038 square feet of common residential open space throughout the building including a garden, amenity terraces, and shared resident terraces at alternating levels. The Project's unit mix is 77 studios (26.8%), 138 1-bedrooms (48.1%), 43 2-bedrooms (15%), and 29 3-bedrooms (10.1%). Off-street parking and loading will be accessible from a 22' driveway along Mission Street with two loading spaces and 21 parking spaces located on level 1 of the basement and 28 parking spaces on level 2 of the basement, for a total of 49 off-street parking spaces. (Please see attached PRJ for further details.)	287
2021-009951PRJ	2530 18TH ST	The project is a new, 8-story building of concrete construction that will provide much needed supportive housing for low-income families and those transitioning out of homelessness. The housing component of the project is 100% affordable, up to the 80% AMI level. The project will consist of 60-75 units in a mix of sizes up to three-bedroom units. The building's lowest two floors will also include dedicated office space for the Homeless Prenatal Program (HPP), allowing them to expand their existing office, program, and training spaces currently housed next door at 2500 18th Street. The project is seeking SB-35 approval and will be using the State Density Bonus for approval of a height beyond that currently zoned. The existing unoccupied warehouse on the site will be demolished.	73
2021-010017PRJ	5222 03RD ST	New construction of a seven level residential building utilizing the Home-SF program to provide 100 dwelling units. The project will follow the Home-SF tier 3 guidelines and shall provide greater than the required 30% affordable number of units. The Additional affordable units will be targeted toward middle-income tenants such as teachers.	100
2021-011813PRJ	67 BELCHER ST	The proposed project is a density bonus residential project. Demolition of the existing two-story single-family dwelling and new construction of a five-story (56 feet tall) building with up to 31 residential units with one, two, and three bedrooms. The new building floor area would be 54,500 square feet, including 15 off-street parking spaces. The project would seek density bonus waivers of the height limit, exposure, and the rear yard height controls. The project will require a Conditional Use Authorization for the demolition of a dwelling unit and large lot development, and an Individually-Requested State Density Bonus Application.	30
2021-011858PRJ	395 3rd St	The Project will replace an existing surface parking lot with a 336 foot tall residential Project with 4,459sf of Retail space facing 3rd Street and Harrison Street, which incorporates approximately 524 dwelling units and accessory below grade parking. The Project will use the State Density Bonus law waivers to exceed minimum floor plate size, building height, and open space requirements. The Project will comply with both the required 21.0% affordable housing requirement by providing 12% at 50% AMI; 4.5% at 80% AMI; 4.5% at 110% AMI as well on-site affordable requirements of the density bonus.	524

NOTE: The case descriptions were pulled from the system as-is.

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Planning Case No.	First Address / Project Name	First Project Description	Net Units
2021-012028PRJ	3251 20TH AVE	<p>The Stonestown Development is a proposed mixed-use, multi-phased master-planned development located on the west side of San Francisco. The 40.9 acre privately-owned site is comprised of an 11 acre shopping center (Stonestown Galleria), 3 acres of streets, and 26.9 acres of surface parking lots. An adjacent site of approximately 3 acres may be incorporated into the Project. The existing Stonestown Galleria will remain a part of the future development with minor modifications and upgrades, and the 26.9 acres of surface parking lots and potentially the adjacent 3 acre lot will be transformed into a predominantly residential neighborhood with additional uses including parks and plazas, retail, community amenity space, office, commercial, and structured parking. Collectively, the existing shopping center and new uses will make up a new neighborhood or "Town Center". The Town Center will be a place for the community to live and gather, with shops, entertainment, restaurants, parks, and plazas all in one neighborhood.</p> <p>The proposed Project includes approximately 4,700,000 gross square feet (GSF) of new building area allocated among the following uses: approximately 2,930 residential dwelling units, up to 3,700 parking spaces, approximately 200,000 GSF of retail and community amenity space, up to 200,000 GSF of office, and up to 200 hotel rooms. An additional 150 units may be added on the adjacent property. In addition, the Project proposes to make improvements to the street network, circulation, and utilities. Lastly, the Project includes approximately 6 acres of publicly accessible parks, plazas, and open space.</p> <p>Brookfield Properties (Project Sponsor) proposes to enter into a Development Agreement (DA) accompanied by a site specific rezoning of the property to a Special Use District (SUD) and related design guidelines.</p>	2930
2021-012100PRJ	2550 IRVING ST	<p>2550 IRVING STREET IS A 100% AFFORDABLE FAMILY HOUSING RENTAL DEVELOPMENT, OF 90 UNITS IN SEVEN STORIES, EXCLUDING PARAPETS, MECHANICAL, STAIR AND ELEVATOR PENTHOUSES, WITH GROUND FLOOR RESIDENTIAL AMENITIES (COMMON LAUNDRY, COMMUNITY ROOM AND KITCHEN, RESIDENT LOUNGE, RESTROOMS) AND SUPPORT SERVICE PROGRAM OFFICES, PROPERTY MANAGEMENT OFFICES, MEP SPACES, TRASH TERMINATION ROOM, BICYCLE PARKING, AND RESIDENT PARKING UTILIZING A PUZZLE LIFT AND PIT STACKER SYSTEM.</p> <p>THE PROPOSED UNIT MIX INCLUDES STUDIOS, ONE-BEDROOM, TWO-BEDROOM, AND THREE-BEDROOM UNITS. AT LEAST 50% OF THE UNITS WILL BE TWO- AND THREE-BEDROOM UNITS. OPEN SPACE IS PROVIDED WITH AN AT-GRADE COURTYARD IN THE REAR YARD, AND A ROOF DECK AND URBAN AGRICULTURE SPACE. STREETScape IMPROVEMENTS WILL INCLUDE NEW SIDEWALK LANDSCAPING, STREET TREES, AND VEHICLE CURB CUTS FOR GARAGE ENTRY AND RESIDENTIAL TRASH. EXISTING PEDESTRIAN CURB CUTS AT CROSSWALKS TO REMAIN.</p> <p>The project will pursue SB35 and state density bonus law AB 1763 for zoning modifications and priority processing. Under state density bonus law AB 1763, the project seeks exceptions, concessions and waivers for the following:</p> <ul style="list-style-type: none"> <li>- Rear Yard</li> <li>- Above Grade Parking Setback</li> <li>- Usable Open Space</li> <li>- Active Ground Floor Uses</li> <li>- Freight Loading</li> </ul> <p>The existing 2-story structure and site elements (the San Francisco Police Credit Union, surface parking and landscaping) will be demolished for the new construction.</p>	90

NOTE: The case descriptions were pulled from the system as-is.

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Planning Case No.	First Address / Project Name	First Project Description	Net Units
2021-012305PRJ	333 RANDOLPH ST	Existing 2-Story building mixed-use residential/commercial building, to comply with complaints 201961761, 201798122, 20197221, 2019015851ENF to qualify unwarranted units.  This is an existing, Two- Story over Basement, mixed-use, building. Originally, there were four residential units and offices on the first floor and second floor. We are requesting a merging of the two UDU's 13 and 14 per Planning Dept. Request to qualify the exit requirements, light, ventilation, egress, fire separation, and other code-compliant requirements for life safety.	11
2021-012382PRJ	2700 SLOAT BLVD	Home-SF application request for new construction of a 400 condominium, 12-Story mixed-use building. The Project will contain (128 studios; 96 one-bedrooms; 131 two-bedrooms; and 45 three-bedrooms), ranging in size from approximately 350 to 1,080 square feet.	400
2021-012554PRJ	2045 SUTTER ST	100% affordable housing project. Addition of 5th story to existing 4 story building; 2045 Sutter street (building a) construction of new elevator for 5 floors (16 new units). Application 202110140447 and 202109098099 plans shared. Two applications on set of plans.	28
2021-012562PRJ	50 MAIN ST	The Project proposes demolition of the existing 2-story, 50,683-sf parking garage at 50 Main; new construction of a residential tower at 50 Main with 808 units in an 85-story tall building; alteration of the existing 473'6" tall, 1,000,180-gsf office building at 77 Beale and an addition of 49,999 gsf of new office use; renovation and alteration of the existing historic 569,622-gsf office buildings with ground floor retail at 215 and 245 Market Street with primary changes occurring in the interior courtyard annex buildings without any additional office square footage; and creation of a new publicly accessible park at the project site's ground floor.	808
2021-012583PRJ	841 POLK ST	New construction of a 13 story over basement group housing residential building. The purpose of the project is to provide the maximum number of high quality individual group housing bedrooms to contribute to San Francisco's housing stock.	40
2021-012714PRJ	955 SANSOME ST	The proposed project would demolish the existing 3-story, 52,180 sf parking garage and construct a new ten-story mixed-use structure that contains ground floor retail space (approximately 2,536 square feet) and 57 dwelling units. The additional (tenth) story is requested through HOME-SF legislation, Tier 2 option. Thirty-seven unbundled parking spaces and two car-share spaces are proposed in a garage accessed from Sansome Street.	57
2021-012927PRJ	244 09TH ST	Large Project Authorization request for demolition of the existing building and construct an 8-story, 80-foot-tall mixed-use building with 27 dwelling units and 1,396 square feet of ground floor commercial space (the "Project"). The Project will also provide 536 square feet of common residential open space at the rear yard on the second floor and a 725 square feet roof deck. The Project's unit mix is 13 studios, 13 2-bedrooms, and 1 3-bedroom. The Project does not propose parking and will provide 27 Class I bicycle parking spaces and 4 Class II bicycle parking spaces.  The Project will provide on-site BMR units and seeks a density bonus under the individually requested State Density Bonus Program. The Project requires waivers from the following physical development standards in the San Francisco Planning Code ("Planning Code") in order to construct the Project with allowable density bonus units: rear yard (Section 134), usable open space (Section 135, 823(c)(2)(B)), height (Section 260(a)), and dwelling unit exposure (Section 140).	27
2021-013057PRJ	842 CALIFORNIA ST	Conditional Use Authorization request for demolition and removal of four existing structures, including two single family homes, one three-unit residential apartment building, and one commercial building. One unit was owner occupied by the seller; the remainder have been vacant for many years. Proposed construction consists of a single 7-story building (plus basement), with 22 market-rate condominiums and 2 market-rate replacement rental units, and on-site parking in basement level.	20

NOTE: The case descriptions were pulled from the system as-is.

**TABLE A-5.****Major Projects Authorized for Construction by DBI, 2021**

Address	Units	Construction Type	Earliest Authorization Data
1 AVENUE OF THE PALMS *	138	New Construction	17-Nov-21
1 EARL ST	34	New Construction	28-May-21
1068 MISSION ST	254	New Construction	30-Jul-21
1125 STEVENSON ST	64	New Construction	11-Jan-21
1335 LARKIN ST	23	New Construction	12-Feb-21
1535 JACKSON ST	11	Alternation	29-Jan-21
1570 PACIFIC AV	53	New Construction	22-Dec-21
1900 MISSION ST	11	Alternation	30-Aug-21
198 VALENCIA ST	28	New Construction	29-Mar-21
2340 SAN JOSE AV	131	New Construction	08-Jul-21
2525 VAN NESS AV	28	New Construction	21-May-21
2750 19TH ST	63	New Construction	21-Jul-21
343 08TH ST	38	New Construction	30-Jul-21
388 BEALE ST	13	Alternation	24-Feb-21
4840 MISSION ST	137	New Construction	14-Jun-21
65 OCEAN AV	193	New Construction	21-Jan-21
690 MARKET ST	24	Alternation	27-Oct-21
706 MISSION ST	23	Alternation	03-Sep-21
869 LA SALLE AV	40	New Construction	30-Jun-21
879 LA SALLE AV	40	New Construction	30-Mar-21
889 LA SALLE AV	40	New Construction	25-Jun-21
898 LA SALLE AV	16	New Construction	16-Jun-21
899 LA SALLE AV	44	New Construction	15-Jun-21
921 HOWARD ST	203	New Construction	24-May-21
986 SOUTH VAN NESS AV	11	New Construction	11-Jun-21



**TABLE A-6.****Density Bonus Program Projects in the Pipeline by Program, 2021****State Density Bonus, 2021**

Address	Total Units with Bonus	Affordable Units	Waivers	Incentives and Concessions
620 Folsom Street	623	102	Setbacks and streetwall, rear yard, exposure	height
395 3rd st	559	115	setback, lot coverage, building height, bulk controls for towers	streetwall requirements, open space, curb cut
555-585 Bryant Street	500	78	Setback/Streetwall, Permitted Obstructions, Exposure, Ground Floor Ceiling Height, Open Space, Loading, Lot Coverage, Wind, Height, Narrow Streets, Mass Reduction, Mid-block alleys	Living Roof, Curb Cut, Parking and Loading Entrances
469 Stevenson	495	73	FAR, Rear Yard, Open Space, Exposure, Wind, Bulk	height
300 De Haro	449	181	Ground Floor Ceiling Height, Rear Yard, Loading, Height, Horizontal Mass Reduction, Unit Size	None
95 Hawthorne	392	55	Streetwall, Rear Yard, Open Space, Wind, Height	None
3832 18th Street	290	45	Height, Rear Yard, Exposure	None
1338-1370 Mission Street	287	44		
457-475 Minna	270	143	Height, Bulk, Rear Yard, Wind	Active Ground Floor
1068 Mission	258	256	Bicycle Parking	Rear Yard
650 Harrison Street	245	35	Height, Open Space, Off-street loading	None
346 9th Street	245	35		
1560 Folsom St.	244	34	Height, Rear Yard, Exposure, Horizontal Mass Break	Open Space
1458 San Bruno Ave	231	30	Height, Rear yard, Open Space, Off-street loading	None
1101 Sutter Street	221	44	Exposure, Height, Bulk, Height on Narrow Streets	Parking and Loading Entrance Width
600 7th Street	221	220	Rear Yard, Exposure, Off-street Loading Dimensions, Horizontal Mass Reduction	Residential Open Space, Ground Floor Ceiling Height
925 Bryant Street	218	35	Rear Yard, Exposure, Height, Narrow Alley, Loading, Ground Floor Ceiling Height	Open Space, ground floor frontage
925 Bryant Street	218	35	Rear yard, useable open space, dwelling unit exposure, ground floor ceiling, off-street loading dimensions, height limit, narrow alley setback, horizontal mass reduction, dwelling unit size (no waiver - is this from tcac)	useable open space could be incentive

NOTE: The case descriptions were pulled from the system as-is.

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Address	Total Units with Bonus	Affordable Units	Waivers	Incentives and Concessions
921 Howard	203	201	Upper Level Setback, Rear Yard, Open Space, Height, Lot Coverage, Exposure	None
600 McAllister	196	26	Height, Alley Setback, Open Space, Rear Yard, Exposure, Active Uses	Loading, Flex Spaces
1500 15th Street	190	30	Height and Rear Yard	None
2588 Mission Street	181	17	Height, Bulk, Rear Yard, Exposure, Loading, Ground Floor Ceiling Height	Open Space
321 Florida	168	23	Height, Ground Floor Ceiling Height	Open Space
730 Stanyan	160	160	Height, Rear Yard, Open Space, Exposure	None
401 South Van Ness	153	153	Rear Yard, Height, Ground Floor Ceiling Height, Open Space	None
1200 Larkin Street	153	31	Height, Bulk	Use Size
333 12th Street	148	27	Rear Yard, Height, Open Space, Exposure, Loading	None
833 Bryant	146	145	Rear Yard, Active Ground Floor, Height	Permitted Obstructions, Bicycle Parking, Open Space
819 Ellis Street	138	0	Height, Open Space	None
4840 Mission	137	135	Use Size, Rear Yard, Open Space, Exposure	None
1351 42nd Avenue	135	134	Rear Yard, Front Setback, Exposure, Open Space, Height, Off-street loading	
2340 San Jose	131	130	Height, Bulk, Rear Yard, Exposure, Ground Floor Ceiling Height	Open Space
681 Florida	130	129	Height, Exposure, Rear Yard	Open Space, Ground Floor Ceiling height
300 5th Street	130	20	Height limit, Exposure, Lot Coverage, Upper Level Setbacks, Off-street Loading	Open Space
560 Brannan Street	120	18	Height, Sun Access Plane, Lot Coverage, Exposure, PDR Replacement, PDR, Permitted obstructions, Setabck and Streetwall, Wind, Narrow Streets and alleys, AMR, Open Space	Living Roof, Ceiling Height
984 Folsom Street	111	0	Height, Rear Yard	None
155 Grove Street	109	107	Setabck and Streetwall, Rear yard, Open Space, Exposure, Active Ground Floor, Height, Transparency	Wind
468 Turk Street	101	17	Height, Upper Story Setback, Rear Yard	None

NOTE: The case descriptions were pulled from the system as-is.

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Address	Total Units with Bonus	Affordable Units	Waivers	Incentives and Concessions
1567 California	100	11	Rear Yard, Open Space, Exposure, Bulk	Ground Floor Ceiling Height
530 Turk	100	24		unit mix
4200 Geary Street	98	97	Rear Yard, Open Space, Exposure	None
1965 Market	96	14	None	height
750 Florida	94	19	Height, Rear yard, Exposure	Reduction of ground floor non-residential floor-to-floor height
1585 Folsom Street	94	15	Height, SunPlane, Exposure, Rear Yard	None
2918 Mission	75	7	Height, Bulk, Rear Yard, Exposure	None
793 South Van Ness	75	11	Height	Rear Yard, Parking
2530 18th Street	73	73		
2140 Market Street	70	6	Height, Rear yard, Exposure	None
266 4th Street	70	70	Open Space, Exposure	Active Ground Floor, Bicycle Parking, Lot Coverage
180 Jones	70	69	None	Rear Yard, Open Space, Exposure, Ground Floor Ceiling Height
220 9th Street	64	12	Height	None
1355 Fulton	64	13	Height, Bulk, Rear Yard, Exposure	Open Space
2205 Mission	63	31	Height, Rear Yard, Open Space, Exposure, Bulk	Ground Floor Ceiling Height, Use Size
78 Haight St. aka Parcel U	63	63	None	Use Size, Ground Floor Ceiling Height, Permitted Obstructions, Bicycle Parking
344 14th Street	62	9	Rear Yard, Open Sapce, Height	None
755 Brannan Street	57	8	Rear Yard, Height, Open Space, Permitted Obstructions, Narrow Streets	None
1196 Columbus Avenue	56	12		
598 Bryant	54	353		
2030 Polk Street	53	9	Bulk, Rear Yard	None
1721 15th Street	50	11	Height, Open Space, Exposure	Rear Yard
875 Sansome	48	0	Rear Yard and Open Space	None
351 12th Street	48	48	Rear Yard, Exposure, Height	Open Space

NOTE: The case descriptions were pulled from the system as-is.

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Address	Total Units with Bonus	Affordable Units	Waivers	Incentives and Concessions
98 Pennsylvania Avenue	48	7	Height, rear yard, ground floor height	N/A
618 Octavia Street	46	10	exposure, height, rear yard	parking?
618 Octavia Street	46	10	Height, Rear Yard, Open Space	None
3001 24th Street	45	44	Exposure, Bike Parking	Rear Yard
141 Leland Street	45	45	Open Space	Rear Yard
5400 Geary Boulevard - Alexandria Theater	43	0		
3330 Geary	41	12		curb cut
535 Green Street	39	5	Rear Yard, Exposure, Height	None
3260 26th St	37	6	Height, rear yard, transformer maybe	
67-69 Belcher Street	36	3	Height, Rear Yard, Open Space	Permitted Obstructions
350 Ocean Street	35	6	height, exposure, rear yard, open space	
425 Broadway	34	0	Rear Yard, Bulk, Exposure	None
2135 Market Street	30	3	Height, Rear Yard, Exposure, Open Space, Horizontal Mass Break, Height Limits for Narrow Streets	None
1535 Jackson	30	30	Rear Yard, Open Space	None
67 Belcher St	30	3	Height, Rear yard, Exposure	None
2051 Market	29	3		
2300 Harrison	24	3	Height, Narrow Streets	Rear Yard, Ground Floor Ceiling Height, Active Uses
1021 Valencia Street	24	2	Rear Yard, Open Space, Exposure, Height	None
4716-4722 Mission Street	24	3		
1233 Folsom	22	2	Open space - because they are building it but it doesn't count, exposure, rear yard, folsom street frontage	height
1233 Folsom	24	2	Height, Folsom Setback, Rear Yard, Exposure, Open Space	Hotel Rooms

NOTE: The case descriptions were pulled from the system as-is.

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Address	Total Units with Bonus	Affordable Units	Waivers	Incentives and Concessions
1324 Powell Street	24	2		
240-250 Church Street	24	3	Additional height bonus	Open space, rear yard
2395 sacramento 2340 webster ppa	24	3	rear yard, du exposure, height	None
222 Dore	22	2	Height, Rear Yard, Exposure,	Open Space
580 Minna Street	22	2	rear yard, exposure, bulk	open space - b/c fee is an alterate
1525 Pine Street	21	2	Rear Yard, Open Space, Ground Floor Ceiling Height, Exposure, Transparency, Setbacks on Narrow Streets, Bulk	Permitted Obstructions, DU Mix
280 7th Street	20	2	Rear Yard, Exposure	Open Space
2955 Mission Street	18	5	exposure, height, rear yard	Height for Elevator Penthouse
5272-5280 3rd Street	11	4	Height	N
2255 Taraval Street	7	0	Rear Yard, Usable Open Space, Exposure	None

NOTE: The case descriptions were pulled from the system as-is.

### HOME-SF Density Bonus Program 2021

Address	Total Units with Bonus	Affordable Units	Waivers	Incentives and Concessions
2601 Van Ness	60	18	N/A	N/A
2700 Sloat Blvd	400	120	N/A	N/A
2800 Geary	42	13	N/A	N/A
285 Ocean Avenue	21	6	N/A	N/A
3055 Clement Street	7	2	N/A	N/A
3330 Geary	41	12	N/A	N/A
3333 San Bruno	69	17	N/A	N/A
3565 Geary Blvd.	73	18	N/A	N/A
3601 Lawton Street	82	20	N/A	N/A
3945 Judah	20	5	N/A	N/A
4110 Geary Blvd.	16	4	N/A	N/A
4512 23rd Street	13	3	N/A	N/A
4712-4720 3rd Street	21	4	N/A	N/A
4742 Mission	46	11	N/A	N/A
5012 3rd Street	29	9	N/A	N/A
5425 Mission Street	40	12	N/A	N/A
65 Ocean	193	48	N/A	N/A
841 Polk Street	60	0	N/A	N/A
921 O'Farrell Street	40	12	N/A	N/A
955 Sansome	57	14	N/A	N/A
999 Texas	25	6	N/A	N/A

**TABLE A-7.**

**Major Affordable Projects in the Pipeline as of December 31, 2021**

Pipeline Status	Address / Project Name	Development Type	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units
Complete	1950 Mission St / Le Fenix	New Construction	32				124			156	157
	1990 Folsom / Casa Adelante	New Construction			87		28	27		142	143
	2060 Folsom / Casa Adelante	New Construction	29				97			126	127
	3001 24th Street / Casa de la Mission	New Construction	44							44	45
	490 South Van Ness Ave	New Construction	27				62			89	89
	691 China Basin St / Mission Bay South Block 6 West	New Construction			68		46	37		151	152
	735 Davis / Seawall Lot 322-1 Senior	New Construction	15		23		6	8		52	53
	SUBTOTALS		147	0	178	0	363	72	0	760	766
Currently Under Construction	1068 Mission St	New Construction	153	103						256	258
	2340 San Jose Ave / Balboa Park Upper Yard	New Construction			89		5	36		130	131
	242 Hahn St / Sunnydale Block 6	New Construction			126			41		167	168
	3138 Kamille Ct / Bernal Dwellings HOPE VI	Rehabilitation					159			159	160
	401 Avenue of the Palms / Maceo May Apts	New Construction						104		104	105
	401 Rose St / Hayes Valley South HOPE VI	Rehabilitation					109			109	110

CONTINUED >

Pipeline Status	Address / Project Name	Development Type	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units
Currently Under Construction	410 China Basin St / Mission Bay South Block 9	New Construction	140							140	141
	4840 Mission St	New Construction			74			61		135	137
	555 Larkin St	New Construction			75		21	11		107	108
	681 Florida St	New Construction	39		40		10	40		129	130
	833 Bryant St	New Construction	145							145	146
	88 Broadway / Seawall Lot 322-1 Family	New Construction			49		54	16	5	124	125
	921 Howard St	New Construction						150	51	201	203
In Pre-Construction Phase	1 Avenue of the Palms / Treasure Island Parcel C3.1	New Construction	71				16	27	23	137	138
	1151 Fairfax Ave / Hunters View Phase III HOPE SF	New Construction			97			20		117	118
	1360 43rd Ave / Shirley Chisholm Village	New Construction			33		15	62	24	134	135
	1801 25th St / Potrero Block B	New Construction			107		33	16		156	157
	240 Van Ness Ave / Kelsey Civic Center	New Construction			80	27				107	109
	266 4th St	New Construction	35				34			69	70
	299 Fremont St / Transbay Block 2 West	New Construction	30	74			34	14		152	153
	4200 Geary Blvd	New Construction	20		10		67			97	98
	600 7th St	New Construction	120		20		38	29		207	208

CONTINUED &gt;

Pipeline Status	Address / Project Name	Development Type	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units
In Pre-Construction Phase	180 Jones	New Construction	69							69	70
	667 Linden St / Hayes Valley North HOPE VI	Rehabilitation			51		32			83	84
	730 Stanyan St	New Construction	40		79					119	120
	78 Haight St / Central Fwy Parcel U	New Construction	32					31		63	63
	Hunters Point Shipyard Blocks 52 & 54	New Construction			111					111	112
	Sunnydale Block 3	New Construction			126		41			167	168
	Transbay Block 2 East	New Construction	20		10		50	20		100	101
In Preliminary Planning	1095 Connecticut St / 751 Missouri St Potrero Terrace & Potrero Annex HOPE SF	New Construction			619		181			800	1,600
	11 Innes Ct / Hunters Pt Shipyard, Block 56	New Construction			72					72	73
	160 Freelon St	New Construction					89			89	90
	1654 Sunnydale Ave / Sunnydale HOPE SF	New Construction			775		196			971	1,700
	1939 Market St	New Construction		59						59	60
	207 Cameron Wy / Alice Griffith Ph 5 HOPE SF	New Construction			30		5			35	36
	207 Cameron Wy / Alice Griffith Ph 6 HOPE SF	New Construction		130						130	131
	2550 Irving St	New Construction			61		10	18		89	90

CONTINUED >



Pipeline Status	Address / Project Name	Development Type	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units
In Preliminary Planning	375 Laguna Honda Blvd / Laguna Honda Hospital Continuum of Care	New Construction	40	158						198	200
	Balboa Reservoir Building E	New Construction			26			97		123	124
	HPSY II-Candlestick Point 10a	New Construction	40				115			155	156
	HPSY II-Candlestick Point 11a	New Construction	38				137			175	176
	Mission Bay Block 9A	New Construction						148		148	148
	SUBTOTALS		118	347	1,709	0	733	304	0	3,211	4,753
	Sunnydale Block 7	New Construction			51			17		68	69
	Sunnydale Block 9	New Construction			75			24		99	100
Pipeline Totals	TOTALS		1,032	524	2,886	27	1,451	982	103	7,005	8,579

**TABLE A-8.****Housing Trends by Neighborhood, 2021**

Analysis Neighborhood	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units	Rank
Bayview Hunters Point	6		14	20	14
Bernal Heights	2		11	13	21
Castro/Upper Market	1		16	17	17
Chinatown	7		2	9	26
Crocker Amazon				0	34
Diamond Heights				0	34
Downtown/Civic Center				0	34
Excelsior	1		17	18	15
Financial District/South Beach	264		23	287	5
Glen Park	3		3	6	28
Haight Ashbury			14	14	20
Hayes Valley			40	40	11
Inner Richmond		1	14	13	22
Inner Sunset	2	2	38	38	12
Japantown			-1	-1	35
Lakeshore				0	34
Lone Mountain	9		167	176	7
Marina	2		22	24	13
Mission	829	2	270	1,097	2
Mission Bay	152			152	8
Nob Hill	66		11	77	9
Noe Valley	5	4	16	17	18
North Beach			2	2	33
Oceanview/Merced/Ingleside			6	6	29
Outer Mission			9	9	27
Outer Richmond	2		16	18	16
Outer Sunset				0	34
Pacific Heights	6		9	15	19
Parkside				0	34
Portola		2	6	4	31
Potrero Hill	2		11	13	23
Presidio Heights			3	3	32

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Analysis Neighborhood	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units	Rank
Russian Hill		1	12	11	24
Seacliff				0	34
South of Market	1,089		547	1,636	1
Sunset/Parkside	22		23	45	10
Tenderloin	55		249	304	4
Treasure Island				0	34
Twin Peaks			6	6	30
Visitacion Valley	167		11	178	6
West of Twin Peaks			10	10	25
Western Addition	345		11	356	3
San Francisco	3,037	12	1,608	4,633	

**TABLE B-1.****Housing Trends by Planning Area, 2021**

Planning Area	Net Units Authorized	Units Completed from New Construction	Units Demolished	Net Units Gained or Lost from Alteration	Net Change In Number of Units
Balboa Park	131				0
Bayview Hunters Point	28	6		14	20
Central SoMa	205	302		1	303
Central Waterfront	2			1	1
Chinatown		1			1
Downtown	279			745	745
East SoMa				2	2
Fisherment's Wharf				1	1
Hunters Point Shipyard	214				0
India Basin Shoreline	3				0
Japantown		6			6
Market and Octavia	111	395		24	419
Mission (EN)	133	546	2	128	672
Mission Bay		152			152
Northeast Waterfront		125			125
Parkmerced					0
Rincon Hill	13				0
Showplace Square/ Potrero Hill	20	187		11	198
Transbay		19			19
Transit Center District		120			120
Treasure Island	138				0
Van Ness Corridor	28	192		2	194
Western Shoreline	4			2	2
Western SoMa (EN)	39	698		178	876
Yerba Buena	23			23	23
Rest of City	722	288	10	476	754
<b>San Francisco</b>	<b>2,093</b>	<b>3,037</b>	<b>12</b>	<b>1,608</b>	<b>4,633</b>

**TABLE B-2.****Units Entitled by Planning Area, 2021**

Planning Area	Projects	Units Entitled
Bayview Hunters Point	3	54
Central SoMa	1	120
Chinatown	1	1
Civic Center	1	112
Downtown	1	21
Market and Octavia	2	30
Mission (EN)	3	177
Showplace Square/Potrero Hill (EN)	5	479
Van Ness Corridor	2	109
Western SoMa (EN)	1	244
Rest of the City	34	663
<b>San Francisco</b>	<b>54</b>	<b>2,010</b>

**TABLE B-3.****Net Housing Units Completed by Building Type and Planning Area, 2021**

Planning Area	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 + Units	TOTAL
Balboa Park	0		4			4
Bayview Hunter's Point	2	14			0	16
Central SoMa	1	0			302	303
Central Waterfront	0	1				1
Chinatown	1	0				1
Downtown	0	0			745	745
East SoMa	0	2				2
Fisherman's Wharf					1	1
Hunter's Point Shipyard	0	0				0
Japantown	0	0	7		-1	6
Market and Octavia	1		6	8	404	419
Mission (EN)	1	3	55	3	610	672
Mission Bay	0	0			152	152
Northeast Waterfront	0	0			125	125
Rincon Hill	0	0				0
Showplace Square/ Potrero Hill	0	5	6		187	198
Transbay				19		19
Transit Center District					120	120
Van Ness Corridor	0	0	2		192	194
Western Shoreline	0	0	2			2
Western SoMa (EN)		0	7		869	876
Yerba Buena					23	23
Rest of City	8	106	121	106	413	754
<b>TOTAL</b>	<b>14</b>	<b>131</b>	<b>210</b>	<b>136</b>	<b>4,142</b>	<b>4,633</b>

**TABLE B-4.****Units Demolished by Building Type and Planning Area, 2021**

Planning Area	Buildings	Single	2 Units	3 to 4 Units	5 + Units	TOTAL
Mission (EN)	1		2	0		2
Rest of City	8	6	4	0	0	10
<b>San Francisco</b>	<b>9</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>12</b>

**TABLE B-5.****Units Lost Through Alterations and Demolitions by Planning Area, 2021**

Planning Area	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations	Units Demolished	Total Units Lost
Japantown		4			4	2	6
Mission (EN)						2	2
Rest of City					0	10	10
<b>TOTAL</b>		<b>4</b>			<b>4</b>	<b>14</b>	<b>18</b>

**TABLE B-6.**

**New Affordable Housing Constructed in Planning Areas, 2021**

Planning Area	Project	Affordable Units	Total Completed in 2021	Total Units	First AMI Target	First Tenure	First Funding Source
Central SoMa	434 Minna St	36	302	302	MOD	Rental	Inclusionary
Downtown	1169 Market St	67	502	502	LOW	Ownership	Inclusionary
	950 Market St	33	242	242	LOW	Ownership	Inclusionary
Mission	1001 South Van Ness Av	28	208	208	LOW	NA	Inclusionary
	2070 Folsom St	126	127	127	LOW	Rental	AHSC, CDLAC and LIHTC
	3001 24th St	44	45	45	VERY LOW	Rental	LIHTC
	490 South Van Ness Av	80	81	81	LOW	Rental	CDLAC and LIHTC
NORTHEAST WATERFRONT	88 Broadway	52	125	125	VERY LOW	NA	Inclusionary
Showplace Square/Potrero Hill	975 Bryant St	30	185	185	LOW	Rental	Inclusionary
Transbay	500 Folsom St	4	19	19	LOW	Rental	Inclusionary
Van Ness Corridor	555 Golden Gate Av	7	55	55	MOD	Ownership	Inclusionary
	830 Eddy St	20	137	137	LOW	Rental	Inclusionary
Western SoMa (EN)	1532 Harrison St	22	136	136	MOD	Rental	Inclusionary
	230 07th St	5	40	40	LOW	Ownership	Inclusionary
	349 8th St	6	38	38	MOD	Ownership	Inclusionary
	833 Bryant St	145	146	146	VERY LOW	Rental	
Rest of City	1145 Polk St	8	54	54	LOW	Ownership	Inclusionary
	1501 Sunnydale Av	23	167	167	LOW	Rental	Inclusionary
	2410 33rd Av	3	10	10	VERY LOW/LOW/MOD	Rental	Inclusionary
	3701 Noriega St	3	12	12	VERY LOW/LOW/MOD	Rental	Inclusionary



**TABLE C.****San Francisco Zoning Districts, as of 2021**

Zoning Type	Zoning Label	First General Descriptions
Residential, House and Mixed Districts	RH-1	Residential, House - One Family
	RH-1(D)	Residential, House - One Family (Detached Dwellings)
	RH-1(S)	Residential, House - One Family with Minor Second Unit
	RH-2	Residential, House - Two Family
	RH-3	Residential, House - Three Family
	RM-1	Residential, House - Low Density
	RM-2	Residential, House - Moderate Density
	RM-3	Residential, House - Medium Density
	RM-4	Residential, House - High Density
Residential Transit-Oriented Districts	RTO	Residential Transit-Oriented
	RTO-M	Residential Transit-Oriented, Mission
Residential-Commercial Districts	RC-3	Medium Density
	RC-4	High Density
Downtown Residential Districts	DTR-RH	Downtown Residential - Rincon Hill District
	DTR-SB	Downtown Residential - South Beach District
	DTR-TB	Downtown Residential - Transbay District
Neighborhood Commercial Districts	NC-1	Neighborhood Commercial Cluster District
	NC-2	Small Scale Neighborhood Commercial District
	NC-3	Moderate Scale 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-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-Pacific	Pacific Neighborhood Commercial District
	NCD-Polk	Polk Neighborhood Commercial District
	NCD-Sacramento	Sacramento Neighborhood Commercial District
	NCD-Union	Union Neighborhood Commercial District

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Zoning Type	Zoning Label	First General Descriptions
Neighborhood Commercial Districts	NCD-Upper Fillmore	Upper Fillmore Neighborhood Commercial District
	NCD-Upper Market	Upper Market Neighborhood Commercial District
	NCD-West Portal	West Portal Neighborhood Commercial District
	NC-S	Neighborhood Commercial Shopping Center District
Neighborhood Commercial Transit Districts	NCT-1	Neighborhood Commercial Transit Cluster District
	NCT-2	Small-Scale Neighborhood Commercial Transit District
	NCT-24th-Mission	24th - Mission Neighborhood Commercial Transit District
	NCT-3	Moderate-Scale Neighborhood Commercial Transit District
	NCT-Hayes-Gough	Hayes - Gough Neighborhood Commercial Transit District
	NCT-Mission	Mission Neighborhood Commercial Transit District
	NCT-Ocean	Ocean Neighborhood Commercial Transit District
	NCT-SoMa	South of Market Neighborhood Commercial Transit District
	NCT-Upper Market	Upper Market Neighborhood Commercial Transit District
	NCT-Valencia	Valencia Neighborhood Commercial Transit District
Chinatown Mixed Use Districts	CCB	Chinatown Community Business District
	CRNC	Chinatown Residential Neighborhood Commercial District
	CVR	Chinatown Visitor Retail District
South of Market Mixed Use Districts	RED	South of Market Residential Enclave 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
Eastern Neighborhoods Mixed Use Districts	MUG	Mixed Use - General District
	MUO	Mixed Use - Office District
	MUR	Mixed Use - Residential District
	SPD	South Park Mixed Use District
	UMU	Urban Mixed Use District
Commercial Districts	C-2	Community Business District

Zoning Type	Zoning Label	First General Descriptions
Downtown Commercial Districts	C-3-G	Downtown Commercial - General District
	C-3-O	Downtown Commercial - Office District
	C-3-O (SD)	Downtown Commercial - Office (Special Development) District
	C-3-R	Downtown Commercial - Retail District
	C-3-S	Downtown Commercial - Service District
Industrial Districts	C-M	Heavy Commercial District
	M-1	Light Industrial District
	M-2	Heavy Industrial District
	PDR-1-B	Production Distribution and Repair Light Industrial Buffer District
	PDR-1-D	Production Distribution and Repair Design District
	PDR-1-G	Production Distribution and Repair General District
	PDR-2	Core Production Distribution and Repair District
Redevelopment Agency Districts	HP-RA	Bayview Hunters Point Redevelopment Area Plan District
	MB-RA	Mission Bay Redevelopment Area Plan District

**TABLE D.****In-Lieu Housing Fees Collected, 2012–2021**

Year	Amount Collected
2012	\$1,536,683
2013	\$9,130,671
2014	\$29,911,959
2015	\$73,576,017
2016	\$91,178,296
2017	\$107,299,676
2018	\$51,133,873
2019	\$30,922,187
2020	\$14,826,324
2021	\$4,379,076
<b>TOTAL</b>	<b>\$413,894,762</b>



## Appendix E: 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.

### Authorized:

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

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

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

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

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

**HMFA:** HUD Metro FMR (Fair Market Rent) Area an urbanized county or set of counties with strong social and economic ties to neighboring communities.

PMSAs are identified within areas of one million-plus populations.

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

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

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

**Pipeline:** All pending development projects – filed, approved or under construction. Units associated with a 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 DBI, until the day the project or subset of units is issued a Certificate of Final Completion or Temporary Certificate of Occupancy 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.

# ACKNOWLEDGMENTS

## Mayor

London Breed

## Board of Supervisors

Connie Chan  
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Rafael Mandelman  
Gordon Mar  
Myrna Melgar  
Aaron Peskin  
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## Department of Building Inspection

## Mayor's Office of Housing and Community Development

## Office of Community Investment and Infrastructure

## Department of Public Works

## Office of Economic and Workforce Development

## Rent Board

## Office of Civic Investment & Infrastructure