

# 2022 SAN FRANCISCO HOUSING INVENTORY





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49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103-3114  
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Photo Credit: Bruce Damonte

# 2022 SAN FRANCISCO HOUSING INVENTORY

San Francisco Planning Department

April 2023





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# **INTRODUCTION:** ABOUT THE 2022 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 2022.

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.

Department Staff Contact for this report is:

Reza Amindarbari  
Data and Analytics Manager  
628.652.7560  
[reza.amindarbari@sfgov.org](mailto:reza.amindarbari@sfgov.org)

## 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.

### FIGURE 1.

#### The Housing Production Process

### Units Authorized for Construction

A project is considered to be authorized for construction if it has either an issued full building permit, or an issued site permit with an approved first construction document. Projects authorized for construction 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.



# HIGHLIGHTS: 2022 SNAPSHOT

# SUMMARY OF HIGHLIGHTS

The construction of new housing in 2022 totaled 2,903 gross units compared to 4,705 units in 2021, which represents a 38% decrease. This production includes 2,257 units in new construction compared to 4,193 units in 2021, and 646 new units added through conversion of non-residential uses or expansion of existing structures compared to 511 in 2021. Ninety six (96) units were lost compared to 39 units lost in 2021, including demolitions (94 units; a 755% increase from 11 units demolished in 2021), and unit mergers (1 unit; a 80% decrease from the 5 units lost from mergers in 2021). In 2022, the city experienced a 26% increase in units added through alterations (646 units in 2022 compared to 511 units in 2021) and a 146% increase in units lost through alterations (96 units in 2022 compared to 39 units in 2021).

There was a net addition of 2,807 units to the city's housing stock in 2022 compared to 4,666 units in 2021, which is a 40% decrease from 2021. The net addition in 2022 is also about 21% lower than the 10-year average net addition of 3,573, and is approximately 32% below the 5-year average net addition of 4,141 units. By the end of 2022, there were approximately 413,265 dwelling units in the city, compared to

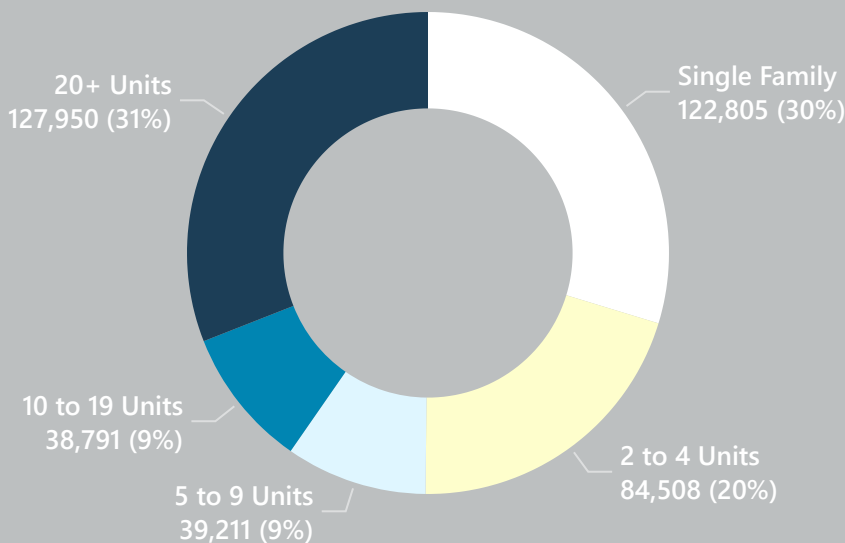
approximately 410,458 units in 2020, representing a 0.7% increase in total housing stock.

In 2022, affordable housing production totaled 1,205 units compared to 1,513 units in 2021, which is a 20% decrease in completed affordable housing units. This is only about 2.5% below the five-year average of 1,228 annual affordable unit production. These new affordable units made up 42% of total new units. This count includes 314 inclusionary units, 632 100% affordable units, and 259 qualified accessory dwelling units in 2022, compared to 321 inclusionary units, 910 100% affordable units, and 282 qualified accessory dwelling units in 2021. About 72% of the new affordable units are affordable to household with extremely low, very low or low income.

In 2022, DBI authorized the construction of 2,738 net units compared to 1,958 net units authorized in 2021, representing a 40% increase from 2021. Eighty-three percent (83%) 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 28 projects (including 3 SB35 projects) in 2022. These projects propose a total of 1,378 net units.

## HOUSING STOCK

### 1. HOUSING STOCK BY BUILDING TYPE



**413,265** UNITS

**AS OF 2022**

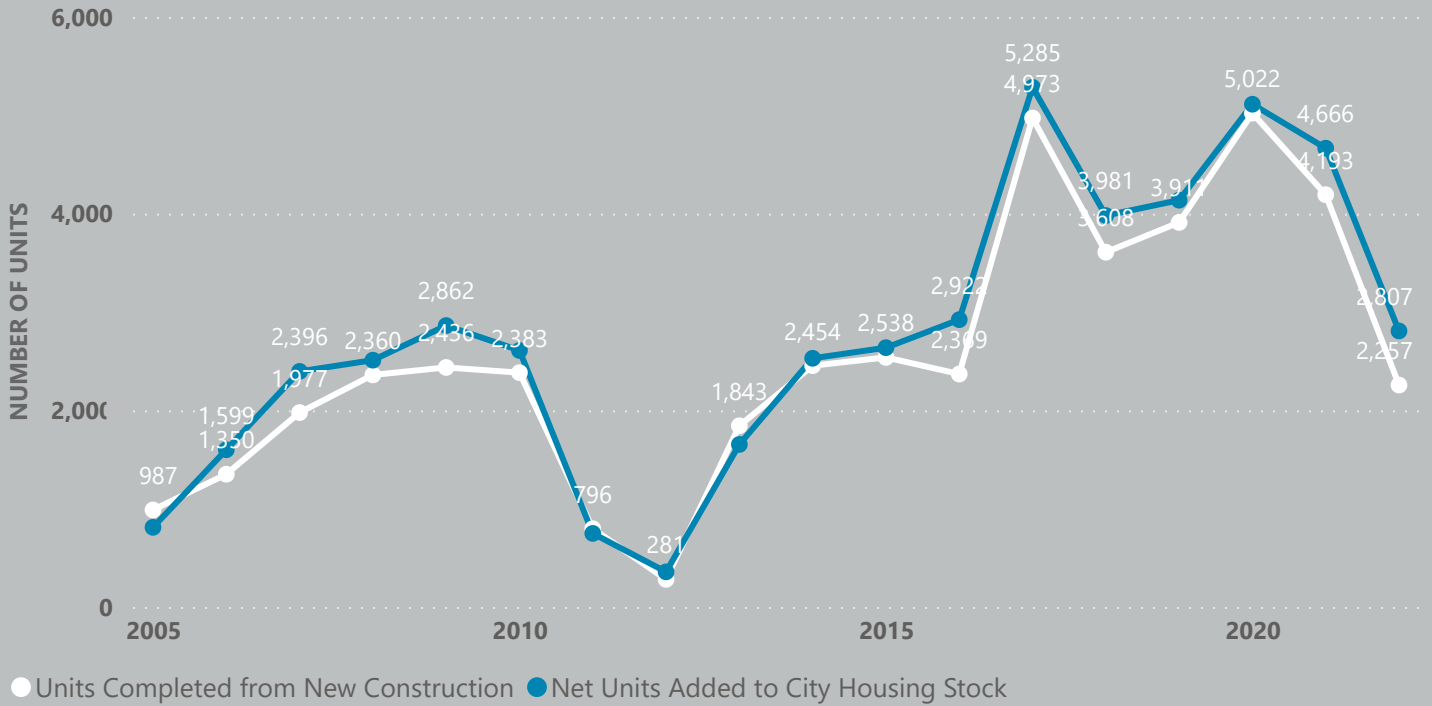
**0.7%**

**CHANGE FROM 2021 {410,458}**

Source: SF Planning Department; U.S. Census Bureau

# NEW CONSTRUCTION TRENDS

## 2. NEW CONSTRUCTION, 2005-2022



Source: SF Planning Department; SF Department of Building Inspection

Note: Housing production figures between 2015 and 2021 may be different from figures reported in the previous Housing Inventory Report (2021) due to methodology updates and regular ongoing data cleanup. Some of the projects (or a subset of their units) may now be counted as complete in a different year than previously reported.

**2,257**

**46%**

**32%**

2022

LESS THAN 2021 { $\Delta$  -1,936}

BELOW 10 YR AVG {3,317}

**2,807**

**40%**

**21%**

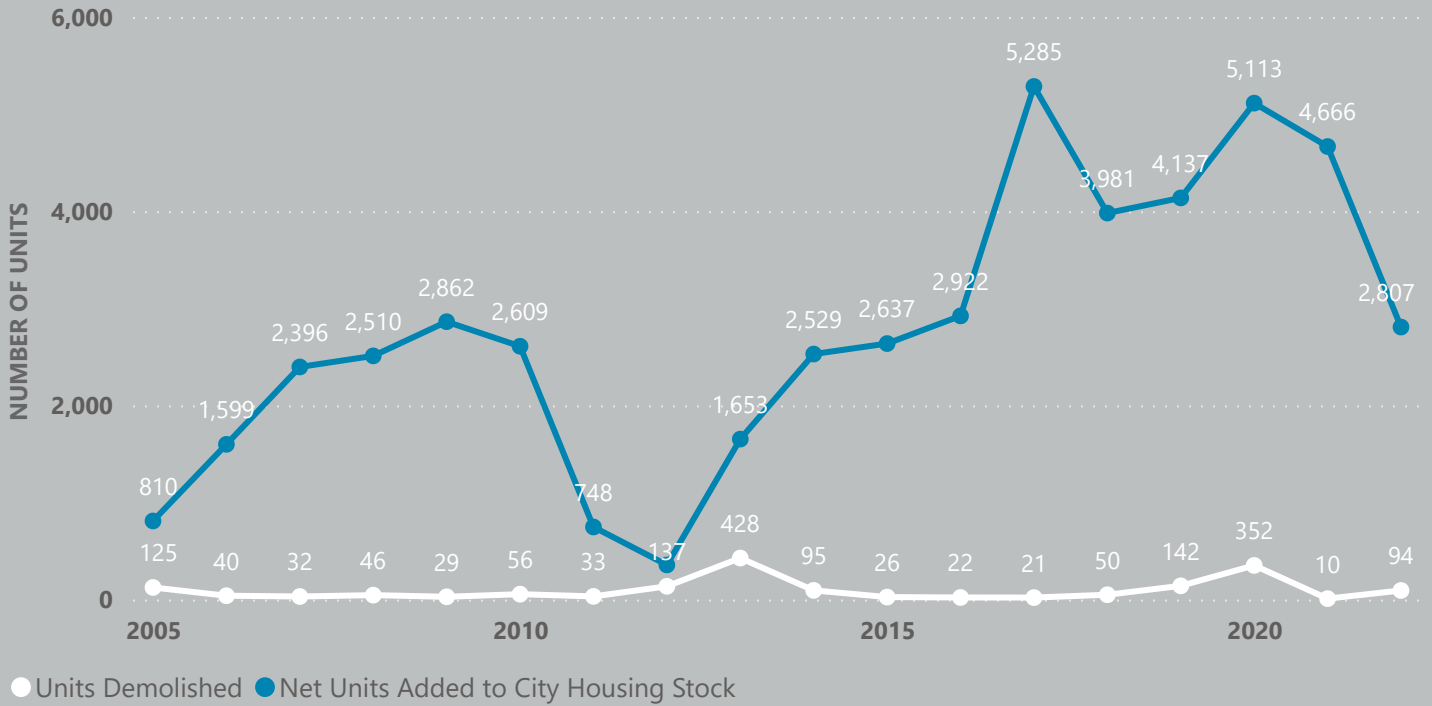
2022

LESS THAN 2021 { $\Delta$  -1,859}

BELOW 10 YR AVG {3,573}

# UNIT DEMOLITION TRENDS

## 3. UNITS DEMOLISHED, 2005-2022



● Units Demolished ● Net Units Added to City Housing Stock

Source: SF Planning Department; SF Department of Building Inspection

Note: Housing production figures (including demolitions) between 2015 and 2021 may be different from figures reported in the previous Housing Inventory Report (2021) due to methodology updates and regular ongoing data cleanup. Some of the projects (or a subset of their units) may now be counted as complete in a different year than previously reported.

**94**

**840%**

**24%**

**2022**

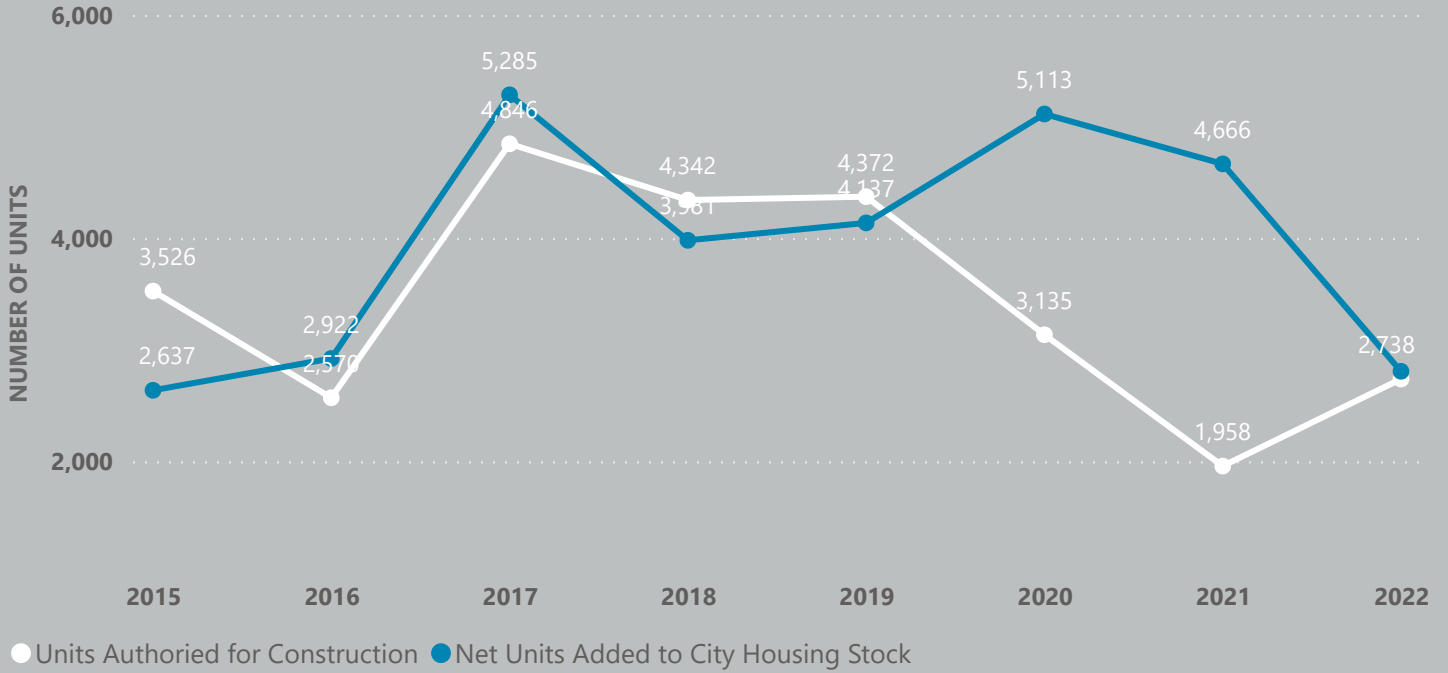
**MORE THAN 2021 {Δ 84}**

**BELOW 10 YR AVG { 124 }**

The majority of demolished housing (74 units) are part of the Sunnydale HOPE SF development, where hundreds of units of aging public housing are being replaced with new affordable housing. Residents of demolished units have already relocated to other affordable housing units.

# UNIT CHANGING AUTHORIZATION TRENDS

## 4. NET UNITS AUTHORIZED FOR CONSTRUCTION, DEMOLITION, AND UNIT-ADDING/UNIT-REMOVING ALTERATIONS, 2015-2022



Source: SF Planning Department; SF Department of Building Inspection

Note: Figures for units authorized between 2015 and 2021 may be updated since the previous Housing Inventory Report (2021) due to data regular ongoing cleanup. Housing production figures between 2015 and 2021 may be different from figures reported in the previous Housing Inventory Report(2021) due to methodology updates and regular ongoing data cleanup. Some of the projects (or a subset of their units) may now be counted as complete in a different year than previously reported.

**2,738**

2022

**45%**

MORE THAN 2021 {Δ 876}

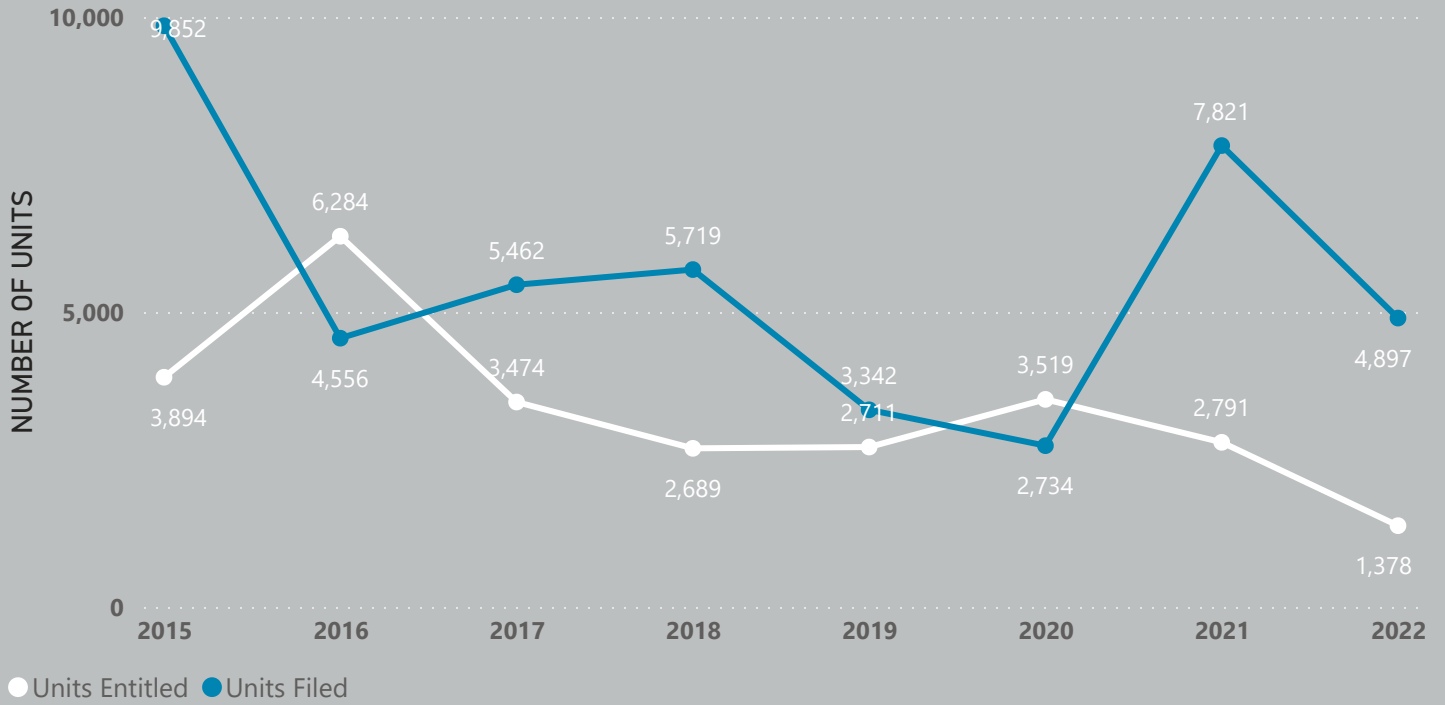
**21%**

BELOW 10 YR AVG {3,588}



# UNITS FILED AND ENTITLED TRENDS

## 5. UNITS FILED AND ENTITLED, 2015-2022



Source: SF Planning Department

Note: Figures for units filed and entitled between 2015 and 2021 may be different from figures reported in the previous Housing Inventory Reports due to updates in projects' information and regular ongoing data cleanup. The Entitled units include approved SB35 projects.

**1,378**

2022

**58 %**

LESS THAN 2021 {Δ -1,452}

**57%**

BELOW 10 YR AVG {2,674}

**4,897**

2022

**37 %**

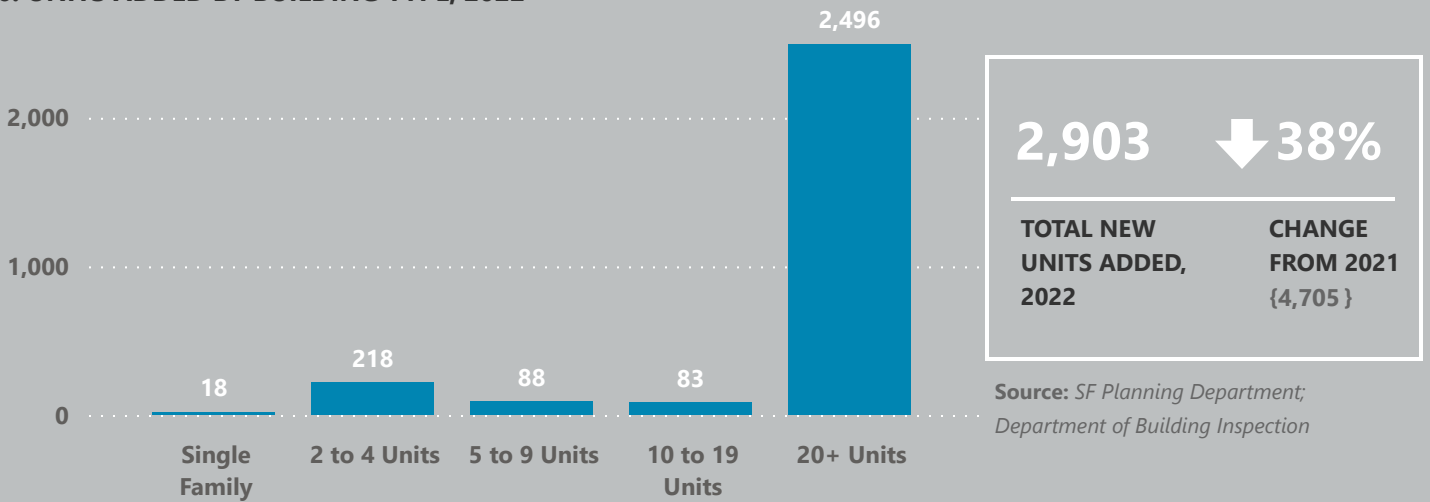
LESS THAN 2021 {Δ -2,924}

**5%**

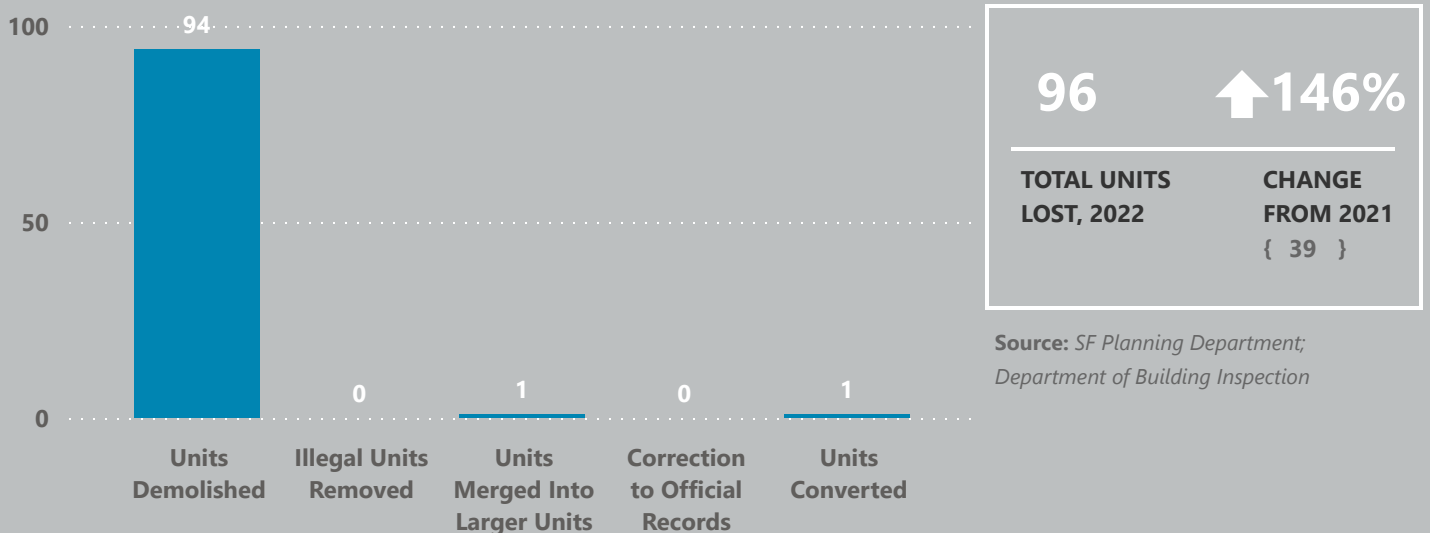
BELOW 10 YR AVG {5,177}

# 2022 HOUSING UNIT TRENDS

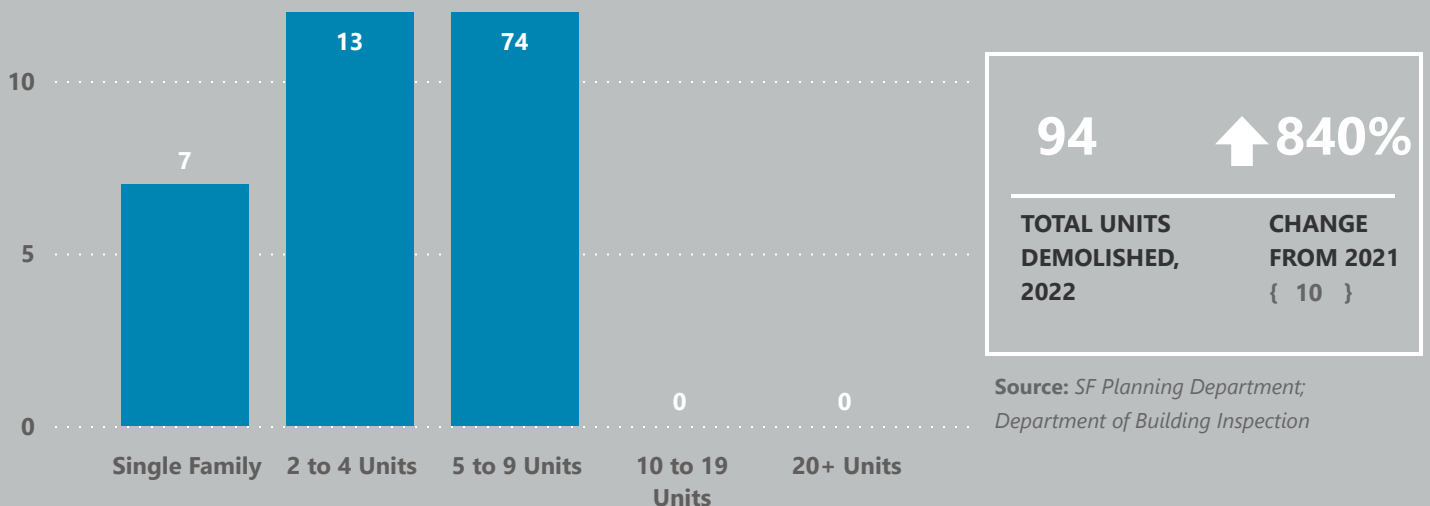
## 6. UNITS ADDED BY BUILDING TYPE, 2022



## 7. UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS BY TYPE OF LOSS, 2022

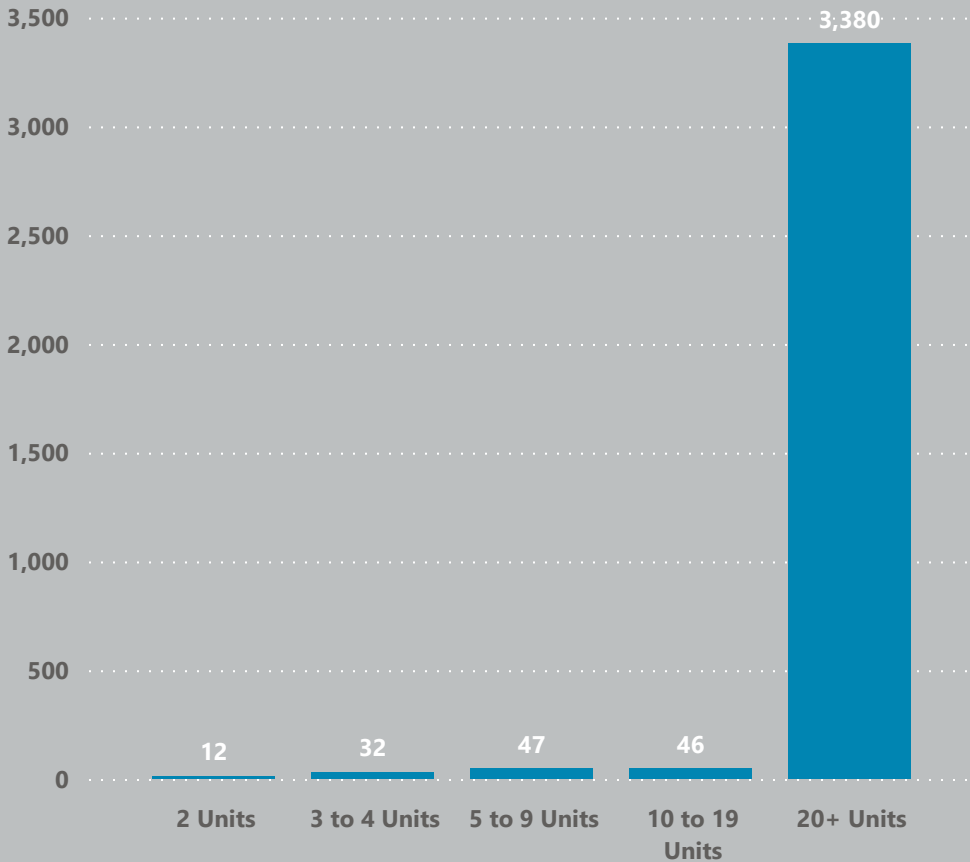


## 8. UNITS DEMOLITIONS BY BUILDING TYPE, 2022



# CONDOMINIUMS IN 2022

## 9. NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2022



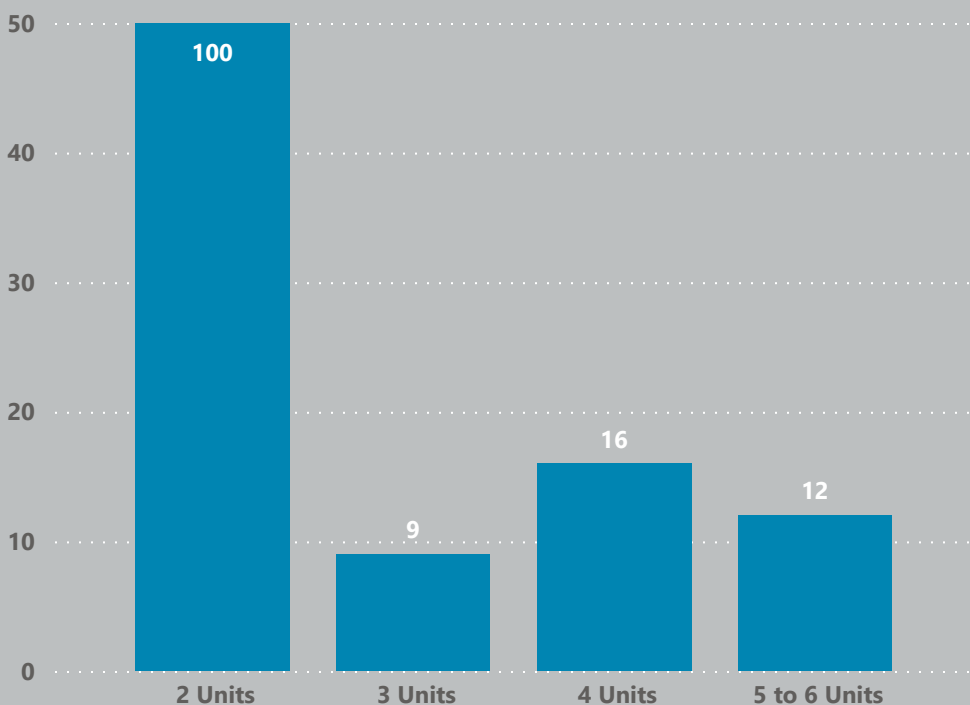
**3,517** ↑ **58%**

**TOTAL NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2022** **CHANGE FROM 2021** { 2,225 }

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

*Note: All condominium developments, whether new construction or conversions, are recorded with the Department of Public Works' (DPW) Bureau of Street-Use and Mapping (BSM).*

## 10. CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2022



**137** ↑ **198%**

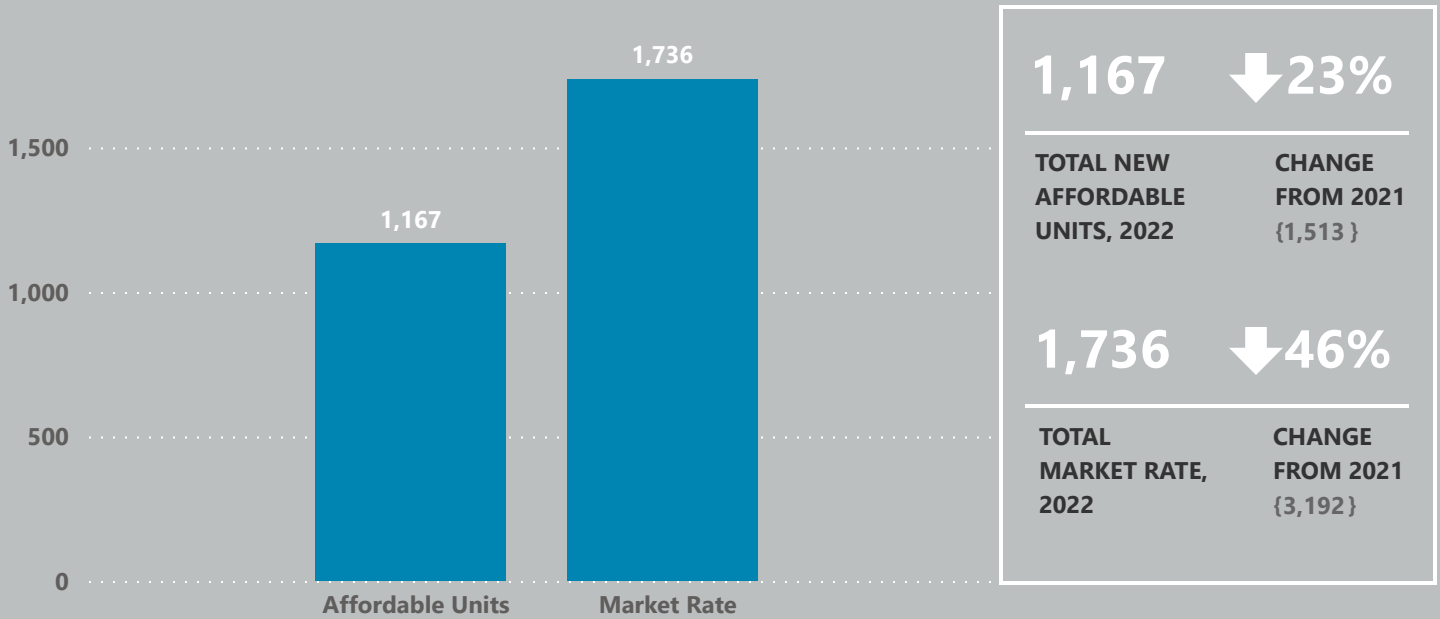
**TOTAL CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2022** **CHANGE FROM 2021** { 46 }

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

*Note: All condominium developments, whether new construction or conversions, are recorded with the Department of Public Works' (DPW) Bureau of Street-Use and Mapping (BSM).*

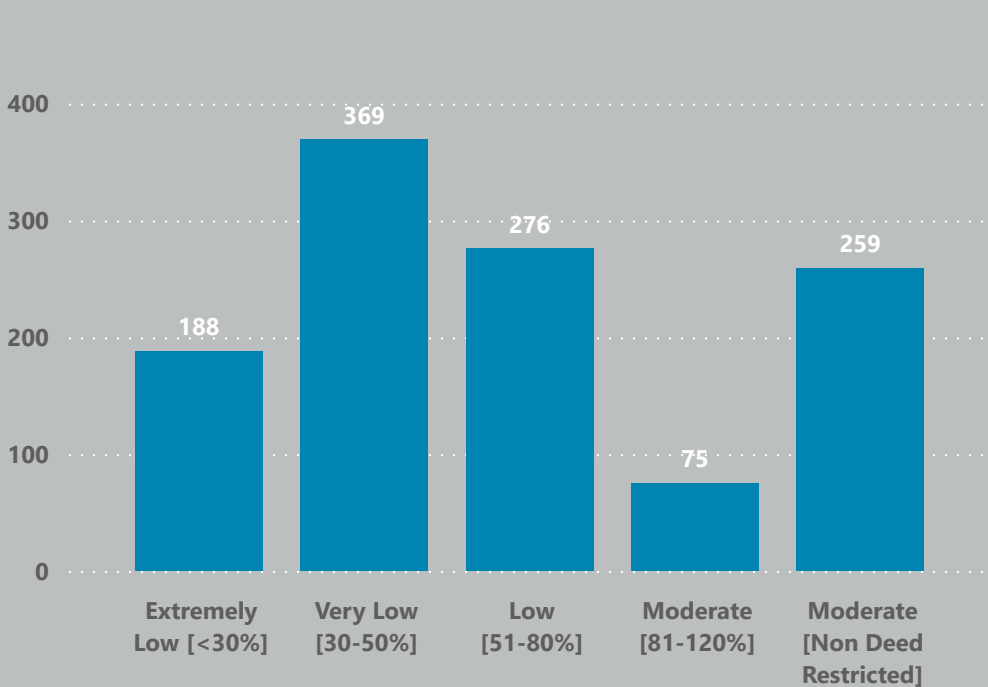
# AFFORDABLE HOUSING IN 2022

## 11. NEW AFFORDABLE AND MARKET RATE UNITS, 2022



Source: SF Planning Department; Mayor's Office of Housing

## 12. NEW AFFORDABLE HOUSING BY INCOME LEVEL, 2022



Source: SF Planning Department; Mayor's Office of Housing

# REGIONAL HOUSING NEED ALLOCATION, PLANNING PERIOD 2015-2022

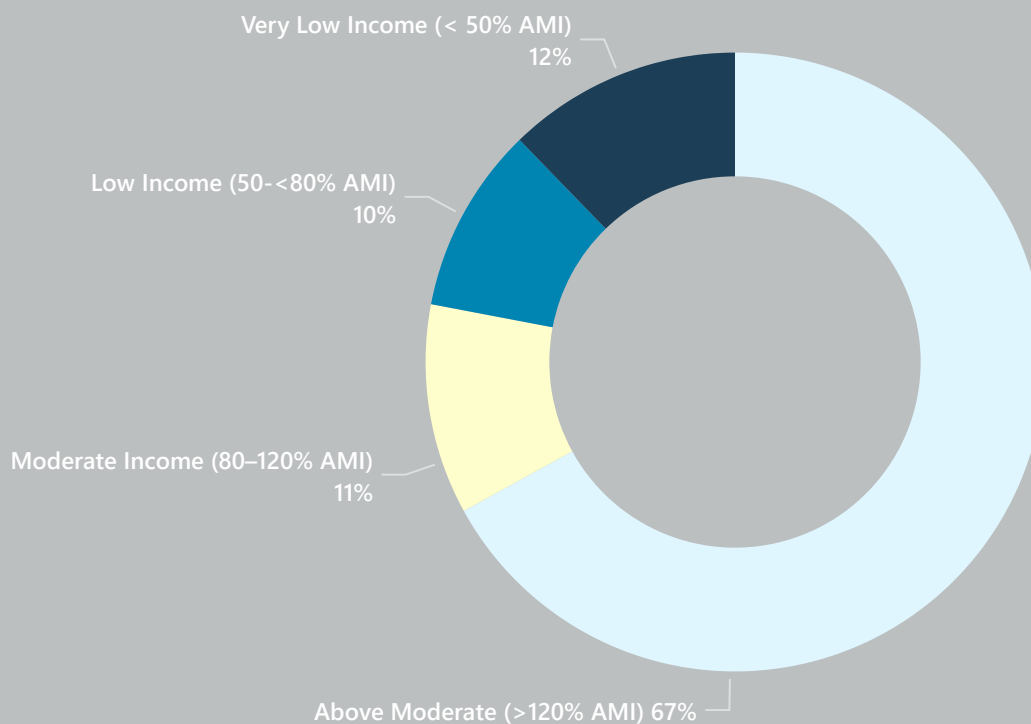
## 16. RHNA Progress, Planning Period 2015 - 2022

Household Affordability	Housing Goals	Progress toward RHNA Targets	Deficit	% Progress*	Actual Production
Above Moderate (>120% AMI)	12,536	19,253	0	154%	23,053
Moderate Income (80–120% AMI)	5,460	3,156	2,304	58%	1,880
Low Income (50- <80% AMI)	4,639	2,801	1,838	60%	2,623
Very Low Income (< 50% AMI)	6,234	3,522	2,712	56%	3,992
<b>TOTALS</b>	<b>28,869</b>	<b>22,015</b>	<b>6,854</b>	<b>76%</b>	<b>31,548</b>

Source: SF Planning Department

\*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).

## 17. UNITS AUTHORIZED, 2015 - 2022



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 2022 are shown in the pie chart.

Source: SF Planning Department; Department of Building Inspection

**FINDINGS:**  
HOUSING IN  
SAN FRANCISCO

# 1. HOUSING STOCK

## 1.1. Housing Stock Overview

The number of units in San Francisco’s housing stock is derived by taking the total units from the 2020 Decennial Redistricting Data 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 2020 Decennial Redistricting Data and net unit changes between 2021 and 2022, there are about 413,265 housing units in San Francisco, distributed between single family units (30%), moderate density buildings (two to nine units – 30%), and higher density structures (10 or more units – 40%). This distribution is similar over the last nine years as presented in Table 11.

In 2022, there was a net gain of 2,807 units in the City’s housing stock. As of December 2022, units in buildings with 20 or more units comprised 31% of the City’s total housing. Of all units added since the 2020 Decennial Redistricting Data, about 89% 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 2022.

**TABLE 1.**

**San Francisco Housing Stock by Building Type, 2020–2022**

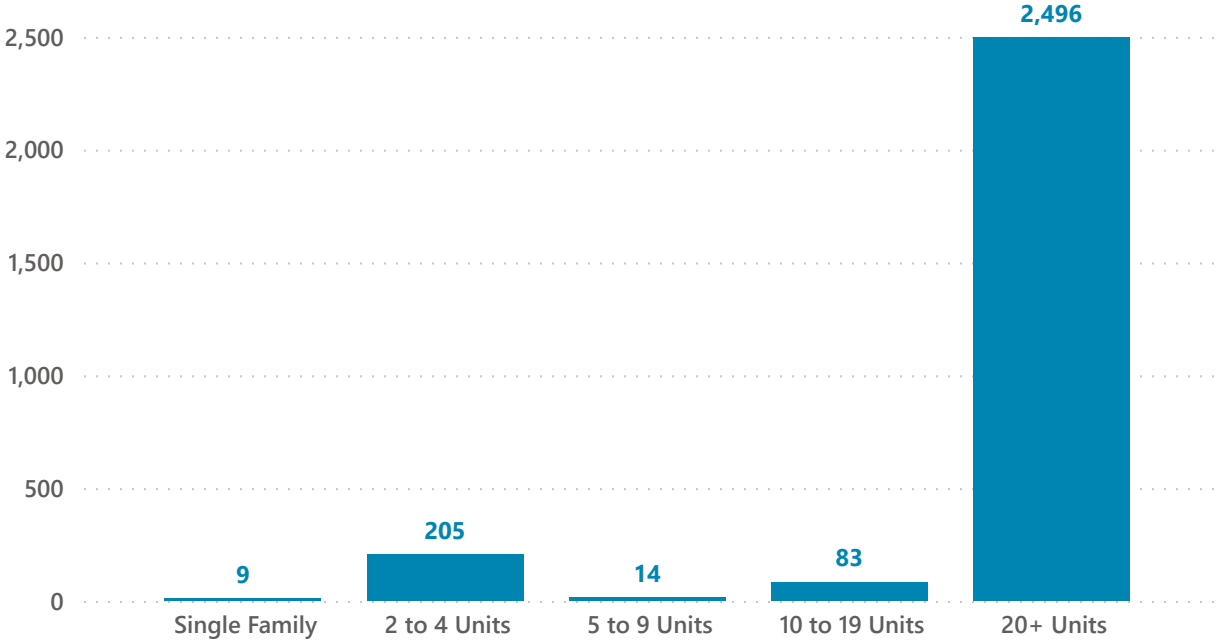
Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	TOTAL
2020 Decennial Redistricting Data*	122,770	84,088	39,073	38,598	121,263	405,792
2021	26	215	124	110	4,191	4,666
2022	9	205	14	83	2,496	2,807
<b>Total</b>	<b>122,805</b>	<b>84,508</b>	<b>39,211</b>	<b>38,791</b>	<b>127,950</b>	<b>413,265</b>

**Source:** Planning Department; U.S. Census Bureau

**Note:** The total 2020 housing stock is from Decennial Redistricting Data (2020), but the breakdown by building types is estimated based on ratios calculated from 2016-2020 5-year ACS.

**FIGURE 2**

**Net Housing Units Added in 2022 by Building Type**



Source: Planning Department; U.S. Census Bureau



## 2. HOUSING PRODUCTION TRENDS

### 2.1. New Housing Construction

In 2022, new construction units total 2,257 units compared to 4,193 units in 2021, a decrease of 46% from 2021. New construction in 2022 is 28% below the 10-year average of 3,119 new construction units.

Alterations resulted in 646 net units added through conversion or expansion of existing structures and addition or legalization of accessory dwelling units, compared to 511 in 2021, resulting in a 26% increase from 2021. Two (2) units were lost due to conversions and mergers.

This means a net total of 644 units were added to the housing stock through “alterations” of existing units or buildings. This is a 33% increase from the 483 net units added in 2021 as a result of alterations.

94 units were demolished in 2022 due to construction activities.

The net addition to the City’s housing stock in 2022 is 2,807 units compared to 4,666 units in 2021, which represents a 40% decrease from 2021 and is 21% below the 10-year average of 3,573 net new units.

In 2022, 1,205 affordable housing units were completed compared to 1,513 units in 2021, which is a 20% decrease from the previous year. Affordable units completed in 2022 make up 42% of the total new units built in 2022.

In 2022, DBI authorized 2,738 units for construction. This represents a 40% increase from the number of units authorized in 2021 (1,958).

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 market rate projects with the largest number of units completed in 2022 include: 1018 Market St (193 units), 1 Brady St (186 units) and 800 Indiana St (158 units).

1068 Mission St (256 units) , 410 China Basin St (141 units) and 681 Florida St (130 units) are three major 100% affordable projects completed in 2022.

A list of all market rate projects with ten units or more completed in 2022 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects with 10 or more units completed in 2022.

**TABLE 2.****San Francisco Housing Trends, 2005–2022**

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units
2005	1,726	987	125	-52	810
2006	3,683	1,350	40	289	1,599
2007	2,247	1,977	32	451	2,396
2008	1,480	2,360	46	196	2,510
2009	193	2,436	29	455	2,862
2010	104	2,383	56	282	2,609
2011	2,309	796	33	-15	748
2012	2,503	281	137	213	357
2013	3,220	1,843	428	238	1,653
2014	5,173	2,454	95	170	2,529
2015	3,526	2,538	26	125	2,637
2016	2,570	2,369	22	575	2,922
2017	4,846	4,973	21	333	5,285
2018	4,342	3,608	50	423	3,981
2019	4,372	3,911	142	368	4,137
2020	3,135	5,022	352	443	5,113
2021	1,958	4,193	10	483	4,666
2022	2,738	2,257	94	644	2,807
<b>TOTAL</b>	<b>50,125</b>	<b>45,738</b>	<b>1,738</b>	<b>5,621</b>	<b>49,621</b>

Source: SF Planning Department

## 2.2. 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 2022, 277 projects with 4,897 total gross units were filed with the Planning Department, compared to 426 projects with 7,821 units filed in 2021. This is a 35% decrease from the number of projects filed in 2021 and is about 6% below the ten-year average of 5,168 units.

> The Planning Department approved and fully entitled 28 projects in 2022. These projects propose a total of 1,378 units. Two of the larger projects filed in 2022 include 655 04th St (1094 units) and 620 Folsom St (826 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 2022. Appendix A-4 contains a list of the major projects filed at the Planning Department for review during 2022.

**TABLE 3.**

### Projects and Units Filed at Planning Department for Review, 2018–2022

Year	Projects Filed	Units Filed	Projects Entitled	Units Entitled
2018	575	5,719	46	2,689
2019	534	3,342	48	2,711
2020	484	2,734	33	3,519
2021	426	7,821	57	2,791
2022	277	4,897	28	1,378
<b>TOTAL</b>	<b>2,296</b>	<b>24,513</b>	<b>212</b>	<b>13,088</b>

Source: SF Planning Department

**TABLE 4.**

**Units and Projects Authorized for Construction by Building Type, 2018–2022**

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units	Total Projects
2018	46	280	128	209	4,010	4,673	467
2019	39	415	202	180	3,897	4,733	621
2020	26	205	107	95	2,725	3,158	321
2021	46	289	81	135	1,548	2,099	412
2022	43	229	120	155	2,220	2,767	370
<b>TOTAL</b>	<b>200</b>	<b>1,418</b>	<b>638</b>	<b>774</b>	<b>14,400</b>	<b>17,430</b>	<b>2,191</b>

Source: SF Planning Department

### 2.3. Units Authorized for Construction

- > In 2022, DBI authorized the construction of 2,767 new units compared to 2,099 units in 2021, which is 33% more than in 2021.
- > There were fewer projects but more units in 2022: 370 compared to 412 projects in 2021. In 2022, the average number of units per project citywide was 7.5 units, which is below the average number of units per project over the last five-year period between 2018 and 2022 (8.0).

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 2022 (80%) involve projects with 20 units or more.
- > Major projects authorized for construction during the reporting year include: 555, 565, 585 Bryant St (500 units), 1 Avenue of Palm (250 units), and 600 7th St (221 units).

Appendix A-5 lists all projects with 10 or more units authorized for construction in 2022.

### 2.4. Demolitions

- > A total of 94 units were demolished in 2022. The majority of demolished housing (74 units) are part of the [Sunnydale HOPE SF development](#), where hundreds of units of aging public housing are being replaced with new affordable housing. Residents of demolished units have already relocated to other affordable housing units.
- > The demolition of the 94 units in 2022 is 93% below the five-year demolition average of 130 units.

Table 5 shows the units demolished between 2018 and 2022 by building type and Table 6 shows the demolitions in 2022 by Zoning District.

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

## 2.5. 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 644 units from alterations in 2022 is comprised of 646 units added and 2 units eliminated.

> Units gained through alterations increased 33% from the previous year – 644 units in 2022 compared to 483 units in 2021.

> 307 units of alterations in 2022 are new accessory dwelling units or legalized secondary units.

> Of the 2 units lost through alteration in 2022, 1 unit was lost due to mergers and 1 unit was a unit conversion. This represents a 93% decrease in units lost through alterations from 2021.

Table 7 shows the number of units added or eliminated through alteration permits from 2018 to 2022. 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, 2018–2022

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
2018	19	4	0	0	27	50
2019	12	12	94	24	0	142
2020	8	2	148	194	0	352
2021	4	6	0	0	0	10
2022	7	13	74	0	0	94
<b>TOTAL</b>	<b>50</b>	<b>37</b>	<b>316</b>	<b>218</b>	<b>27</b>	<b>648</b>

Source: SF Planning Department

**TABLE 6.****Units Demolished by Zoning District by Building Type, 2022**

Zoning District	Buildings	Single Family	2 to 4 Units	5 to 9 Units	Total Units
RH-1	6	4	5	0	9
RH-1(D)	1	1	0	0	1
RH-2	1	1	0	0	1
RH-3	1	1	0	0	1
RM-1	12	0	8	74	82
<b>TOTAL</b>	<b>21</b>	<b>7</b>	<b>13</b>	<b>74</b>	<b>94</b>

Source: SF Planning Department

**TABLE 7.****Units Added or Lost Through Alteration Permits, 2018–2022**

Year	Units Added	Units Eliminated	Net Change
2018	459	36	423
2019	388	20	368
2020	448	5	443
2021	511	28	483
2022	646	2	644
<b>TOTAL</b>	<b>2,452</b>	<b>91</b>	<b>2,361</b>

Source: SF Planning Department

**TABLE 8.****Units Lost Through Alterations and Demolitions, 2018-2022**

Year	Illegal Units Removed	Units Merged Into Larger Units	Correction to Official Records	Units Converted	Total Alterations	Units Demolished	Total Units Lost
2018	23	5	3	2	33	50	83
2019	15	3	1	1	20	142	162
2020	0	2	2	1	5	352	357
2021	0	5	23	0	28	11	39
2022	0	1	0	1	2	94	96
<b>TOTAL</b>	<b>38</b>	<b>16</b>	<b>29</b>	<b>5</b>	<b>88</b>	<b>649</b>	<b>737</b>

Source: SF Planning Department

## 2.6. 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 underutilized spaces within an existing apartment building into additional dwelling

units, and as a result, increase housing options for residents.

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 2022, 62 illegal secondary units were legalized through the legalization program and 245 ADUs were completed.

93 of added ADUs are in buildings with two to four units, and 187 ADUs are in building with five or more units.

Table 9 shows the number of ADUs added and Table 9A shows the number of ADUs legalized in 2022. Table 10 shows the number of ADUs added and legalized by building type in 2022.

**TABLE 9A.**

**Accessory Dwelling Units Added, 2018–2022**

Year	ADUs Completed
2018	94
2019	180
2020	148
2021	268
2022	245
<b>TOTAL</b>	<b>935</b>

Source: SF Planning Department;  
Department of Building Inspection

**TABLE 9B.**

**Accessory Dwelling Units Legalized, 2018–2022**

Year	Legalizations	Legalizations through Ordinances 43-14
2018	23	56
2019	18	92
2020	18	61
2021	13	68
2022	20	42
<b>TOTAL</b>	<b>92</b>	<b>319</b>

Source: SF Planning Department;  
Department of Building Inspection

**TABLE 10.****Accessory Dwelling Units Added and Legalized Through Ordinance by Building Type, 2018–2022**

Year	Buildings	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
2018	113	5	62	22	42	19	150
2019	199	7	117	61	47	40	272
2020	159	6	91	50	52	10	209
2021	222	7	123	54	93	59	336
2022	177	7	93	65	68	54	287
<b>TOTAL</b>	<b>870</b>	<b>32</b>	<b>486</b>	<b>252</b>	<b>302</b>	<b>182</b>	<b>1,254</b>

Source: SF Planning Department; Department of Building Inspection

## 2.7. 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.

> As of December 2022, 89 projects were in the pipeline for the State Density Bonus Program. These projects propose adding 9,720 units to the housing stock.

> As of December 2022, 19 projects were in the pipeline for the HOME-SF Density Bonus Program. These projects propose adding 12,118 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 2022. 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 2022**

Program	Projects	Total Units Before Bonus	Total Units with Bonus	Affordable Units
Home-SF Density Bonus Program	19	NA	2,118	1,244
State Density Bonus Program	89	NA	9,720	3,357
<b>TOTAL</b>	<b>108</b>	<b>NA</b>	<b>11,838</b>	<b>4,601</b>

Source: SF Planning Department

**TABLE 12.****Density Bonus Projects in the Pipeline by Status of Application as of December 2022**

Program	Projects	PPA Filed	Under Review	Entitled	Building Permit Issued
Home-SF Density Bonus Program	19	0	12	4	3
State Density Bonus Program	89	1	44	27	17
<b>TOTAL</b>	<b>108</b>	<b>1</b>	<b>56</b>	<b>31</b>	<b>20</b>

Source: SF Planning Department; Department of Building Inspection

## 3. NEW HOUSING UNIT TRENDS

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### 3.1. New Housing Unit Trends Overview

New construction and residential conversions are the primary engines 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. This section examines all units added to the housing stock including ADUs, not just those added through new construction.

### 3.2. Types of Buildings

> Eighty-nine (89%) of new housing units added over the last 5 years involve buildings with 20 or more units.

> Eighteen (18) single-family units were added in 2022 compared to 32 units in 2021, which is a 44% decrease from the previous year. Single-family building construction made up a very small proportion of new construction in the past five years (1.1%).

> While the the five-year average share of units added in high-density buildings (20 or more units) is 89%, in 2022 only 85% of new units were in building with 20 or more units.

Table 13 shows new units added construction from 2018 through 2022 by building type.

### 3.3. New Housing Units Added by Zoning District

Approximately 39% of units added in 2022 were in Mixed Use zoning districts. Commercial zoning districts made up 19% of the total units added, Residential, House and Mixed zoning districts contributed 19%, and Public zoning districts followed with 23% of total units added.

Table 14 summarizes new units added in 2022 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 13.****New Housing Units Added by Building Type, 2018–2022**

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
2018	50	168	48	125	3,676	4,067
2019	98	255	111	92	3,743	4,299
2020	36	206	81	131	5,016	5,470
2021	32	224	124	110	4,215	4,705
2022	18	218	88	83	2,496	2,903
<b>TOTAL</b>	<b>234</b>	<b>1,071</b>	<b>452</b>	<b>541</b>	<b>19,146</b>	<b>21,444</b>

Source: SF Planning Department

**TABLE 14.****New Housing Units Added by Generalized Zoning, 2022**

Generalized Zoning Districts	Net Units Added	Percent of Total	Rank
Commercial (C-2, C-3-G, C-3-O(SD))	539	19%	3
Industrial (SALI, PDR-1-G)	1	0%	5
Mixed Use (CMUO, CRNC, NC, NCT, RC, etc.)	1,102	39%	1
Public	636	23%	2
Residential, House and Mixed (RED, RH, RM, RTO)	529	19%	4
<b>TOTAL</b>	<b>2,807</b>	<b>100%</b>	

Source: SF Planning Department

**TABLE 15.****New Housing Units Added by Zoning District, 2022**

Zoning Dist.	Units	Percentage of Total	Ranking
C-2	1	0%	25
C-3-G	537	18%	1
CVR	1	0%	25
MB-RA	133	5%	6
MUG	4	0%	23
NC-1	4	0%	23
NC-3	75	3%	12
NCD	184	6%	5
NCT	50	2%	14
NCT-3	120	4%	9
P	512	18%	2
PDR-1-G	1	0%	25
RC-3	1	0%	25
RC-4	113	4%	10
RED-MX	1	0%	25
RH DTR	13	0%	20
RH-1	90	3%	11
RH-1(D)	14	0%	19
RH-2	296	10%	3
RH-3	69	2%	13
RM-1	36	1%	16
RM-2	11	0%	22
RM-3	24	1%	17
RM-4	22	1%	18
RTO	37	1%	15
RTO-M	12	0%	21
UMU	289	10%	4
WMUG	129	4%	7
YBI-PCI	124	4%	8
<b>TOTAL</b>	<b>2,903</b>	<b>100%</b>	<b>424</b>

Source: SF Planning Department

## 4. CONDOMINIUMS

### 4.1. Condominiums Overview

All condominium developments, whether new construction or conversions, are recorded with the Department of Public Works' (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.

### 4.2. Condominiums Overview

> New condominiums recorded in 2022 comprised of 3,517 units compared to 2,225 units in 2021, a 58% increase 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, 2014–2022**

Year	Units	Percent Change from Previous Year
2014	1,977	-24%
2015	2,099	6%
2016	2,019	-4%
2017	3,216	59%
2018	3,123	-3%
2019	4,327	39%
2020	6,987	61%
2021	2,225	-68%
2022	3,517	58%
<b>TOTAL</b>	<b>29,490</b>	

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

**TABLE 17.**

**New Condominiums Recorded by Building Type, 2018–2022**

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	TOTAL
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
2022	12	32	47	46	3,380	3,517
<b>TOTAL</b>	<b>98</b>	<b>178</b>	<b>220</b>	<b>200</b>	<b>19,483</b>	<b>20,179</b>

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

### 4.3. 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 increased by 198% in 2022 (137 units in 2022 vs. 46 units in 2021). This number is 29% lower than the 10-year average of 192 units.

> About 73% of units converted in 2022 occurred in two-unit buildings, followed by 12% occurring in 4-unit buildings.

Table 18 shows the number of conversions recorded by DPW from 2013-2022. Table 19

shows condominium conversions by building type over the past five years.

**TABLE 18.**  
**Condominium Conversions Recorded, 2014–2022**

Year	Units	Percent Change from Previous Year
2014	730	98%
2015	661	-9%
2016	417	-37%
2017	296	-29%
2018	191	-35%
2019	387	103%
2020	201	-48%
2021	46	-77%
2022	137	198%
<b>TOTAL</b>	<b>3,066</b>	

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

**TABLE 19.**  
**Condominium Conversions Recorded by Building Type, 2018–2022**

Year	2 Units	3 Units	4 Units	5 to 6 Units	TOTAL
2018	86	48	12	45	191
2019	238	69	40	40	387
2020	104	27	24	46	201
2021	34	0	12	0	46
2022	100	9	16	12	137
<b>TOTAL</b>	<b>562</b>	<b>153</b>	<b>104</b>	<b>143</b>	<b>962</b>

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

## 5. RESIDENTIAL HOTELS

### 5.1. Residential Hotels Overview

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 2018 through 2022.

> As of 2022, 18,916 residential hotel rooms are registered in San Francisco; 61% are residential rooms in for-profit residential hotels and 39% are residential in non-profit hotels.

**TABLE 20.**

#### Changes in Residential Hotel Stock, 2018–2022

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
2018	405	13,286	2,754	97	5,913	502	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
2022	378	11,582	2,326	121	7,334	499	18,916

Source: SF Department of Building Inspection

## 6. AFFORDABLE HOUSING

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### 6.1. 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;

**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.****2022 Rental Affordable Housing Guidelines**

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (30% of HUD Median Income)	1	Studio	\$29,100	\$655
	2	1 Bedroom	\$33,250	\$743
	3	2 Bedroom	\$37,400	\$817
	4	3 Bedroom	\$41,550	\$888
	5	4 Bedroom	\$44,900	\$939
	6	5 Bedroom	\$48,200	\$987
Low Income (80% of HUD Median Income)	1	Studio	\$77,600	\$1,867
	2	1 Bedroom	\$88,700	\$2,130
	3	2 Bedroom	\$99,750	\$2,376
	4	3 Bedroom	\$110,850	\$2,620
	5	4 Bedroom	\$119,700	\$2,809
	6	5 Bedroom	\$128,550	\$2,996
Lower Income (60% of HUD Median Income)	1	Studio	\$58,200	\$1,382
	2	1 Bedroom	\$66,500	\$1,575
	3	2 Bedroom	\$74,800	\$1,752
	4	3 Bedroom	\$83,150	\$1,928
	5	4 Bedroom	\$89,800	\$2,061
	6	5 Bedroom	\$96,400	\$2,192
Very Low Income (50% of HUD Median Income)	1	Studio	\$48,500	\$1,140
	2	1 Bedroom	\$55,450	\$1,298
	3	2 Bedroom	\$62,350	\$1,441
	4	3 Bedroom	\$69,300	\$1,582
	5	4 Bedroom	\$74,850	\$1,687
	6	5 Bedroom	\$80,350	\$1,791

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

**TABLE 22.**  
**2022 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	\$67,900	\$1,867	\$223,091
	2	\$77,600	\$2,134	\$258,026
	3	\$87,300	\$2,401	\$292,961
	4	\$97,000	\$2,668	\$321,324
	5	\$104,750	\$2,881	\$338,357
Median Income (90% of HUD Median Income)	1	\$87,300	\$2,401	\$326,205
	2	\$99,750	\$2,743	\$375,756
	3	\$112,250	\$3,087	\$425,574
	4	\$124,700	\$3,429	\$468,554
	5	\$134,700	\$3,704	\$497,546
Moderate Income (110% of HUD Median Income)	1	\$106,700	\$2,934	\$429,318
	2	\$121,950	\$3,354	\$493,752
	3	\$137,150	\$3,772	\$557,921
	4	\$152,400	\$4,191	\$615,783
	5	\$164,600	\$4,526	\$656,468

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

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## 6.2. New Affordable Housing Construction

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 2022, 1,205 affordable housing units were completed compared to 1,513 units in 2021, which is a 20% decrease from the previous year. Of these, 314 are new inclusionary units.

> The number of affordable units built in 2022 (1,205) is 2% lower than the five year average of affordable units built (1,228 units).

> Low, very low, and extremely low-income units represented 72% of the new affordable units that were constructed in 2022; moderate income units made up the remaining 28%.

A total of 307 Accessory Dwelling Units (ADUs) were added or legalized in 2022. 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 2022, 259 of the 307 ADUs added or legalized, qualified as affordable units.

Major (20 or more units) new affordable housing projects completed in 2022 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, 2018–2022**

Year	Extremely Low (30% AMI)	Very Low (50% AMI)	Low (80% AMI)	Moderate (120% AMI)	Moderate (Non Deed Restricted)	Total Affordable Units	Total All New Units	Percent of All New Units
2018	69	173	476	81	142	941	4,067	23%
2019	35	834	224	49	245	1,387	4,299	32%
2020	53	201	358	105	186	903	5,470	17%
2021	5	571	539	116	282	1,513	4,705	32%
2022	188	369	314	75	259	1,205	2,903	42%
<b>Total</b>	<b>350</b>	<b>2,148</b>	<b>1,911</b>	<b>426</b>	<b>1,114</b>	<b>5,949</b>	<b>21,444</b>	

Source: SF Planning Department

**TABLE 24.**

[NOT USED]

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### 6.3. 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 2018 to 2022.

> 314 inclusionary units were completed in 2022.

> In 2022, the number of inclusionary units built (314) represented a 2% decrease from that provided in 2021 (321). The number of inclusionary housing units built in 2022 is 18% lower than the five-year annual average of 383 units.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2022 and details of inclusionary units for those projects that have them.

In Fiscal Year 2022, a total of \$992,066 was collected as partial payments of in-lieu fees for projects. Appendix D is a summary of in-lieu fees collected since 2013.

**TABLE 25.**  
**New Affordable Housing Production by Source, 2018-2022**

Year	Inclusionary Units	100% Affordable Units	ADU or Legalizations	Total
2018	442	546	142	1,130
2019	449	693	245	1,387
2020	392	325	186	903
2021	321	910	282	1,513
2022	314	632	259	1,205
<b>TOTAL</b>	<b>1,918</b>	<b>3,106</b>	<b>1,114</b>	<b>6,138</b>

Source: SF Planning Department; Mayor's Office of Housing

**TABLE 26.**  
**Housing Price Trends, San Francisco Bay Area, 2018-2022**

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
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
2022	\$3,950	\$3,132	\$1,564,000	\$1,084,500
<b>TOTAL</b>	<b>\$20,640</b>	<b>\$14,334</b>	<b>\$7,858,000</b>	<b>\$5,190,466</b>

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

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## 6.4. Affordability of Market Rate Housing

In 2022, the median rental price for a two-bedroom apartment in San Francisco was \$3,950 compared to \$3,970 in 2021, a less than 1% decrease from the previous year.

The 2022 median rental price for a two-bedroom apartment in San Francisco is 26% higher than the median rental price for the entire Bay Area.

In 2022, the median price for a two-bedroom home in San Francisco decreased to \$1,564,000. This price is 7% lower than the 2021 median home price (\$1,690,000).

> A three-person household with a combined household income at 80% of the median income could pay a maximum rent of \$2,376 (according to Table 21) or only about 60% of the median rent (\$3,950).

Table 26 shows median rental and sales prices for 2018 through 2022.

## 6.5. 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.

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 27A.****Units Acquired or Rehabilitated, 2018–2022**

Year	Units Acquired /Rehabilitated
2018	49
2019	181
2020	405
2021	4
2022	516
<b>TOTAL</b>	<b>1,155</b>

Source: Mayor's Office of Housing

**TABLE 27B.****Details of Units Acquired or Rehabilitated, 2022**

Address	Total Units	Units Acquired / Rehabilitated
1049 Golden Gate Ave	104	104
1201 Powell St	17	17
1223 Webster St	120	120
1535 Jackson St	30	30
2157 Grove St	9	9
216 Eddy St	89	89
22 South Park St	44	44
2217-2221 Mission St	8	8
3060 16th St	20	20
3225 24th St	6	6
385 Eddy St	69	69
<b>TOTAL</b>	<b>516</b>	<b>516</b>

Source: Mayor's Office of Housing

**TABLE 27C.****Rental Assistance Demonstration Program, 2016–2022**

Year	Very Low Income Units Turned Over /Rehabilitated	Low Income Units Turned Over /Rehabilitated
2016	2,158	118
2017	0	0
2018	934	233
2019	0	0
2020	0	0
2021	0	0
2022	0	0
<b>TOTAL</b>	<b>3,092</b>	<b>351</b>

Source: Mayor's Office of Housing

## 7. CHANGES IN HOUSING STOCK BY PLANNING DISTRICT

### 7.1. 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 Downtown Planning District had the most new construction in 2022 with 922 units built or 39% of the total new construction. It lost 0 units through demolition and gained an additional 6 net units through conversion or alteration, making it the district with the highest net gain of 928 new units or 33% of net new addition Citywide.

> The Mission and South of Market Planning Districts followed Downtown by adding 687 and 447 net housing units to San Francisco's housing stock respectively.

> The South Central Planning District had the highest number of units demolished, with 84 units lost or about 89% of the total 94 units that were demolished in 2022.

> The Presidio Planning District gained the least number of units in 2022 by adding only 1 unit to the housing stock through the legalization of an accessory dwelling unit (ord. 43-14).

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

Source: SF Planning Department



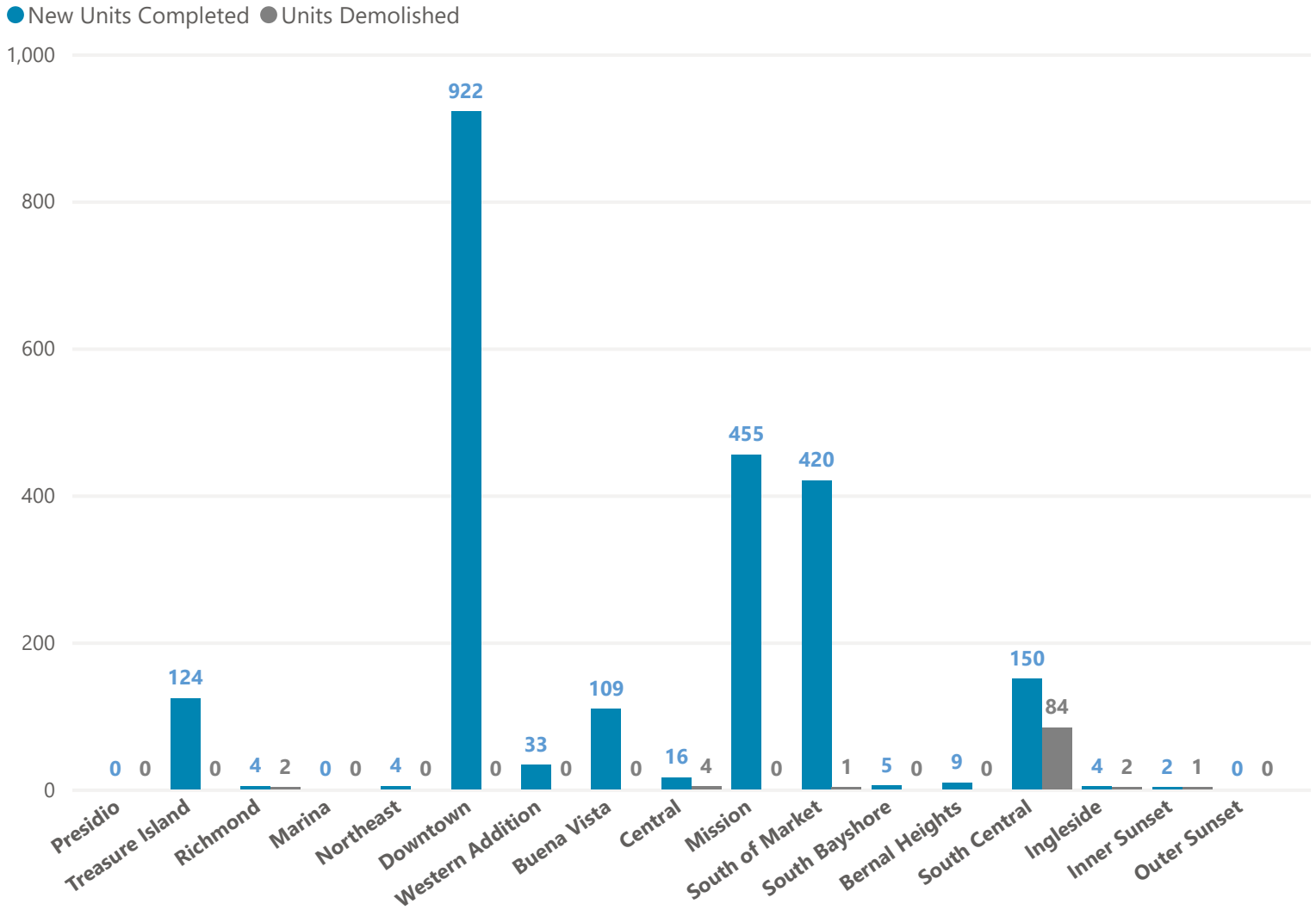
**TABLE 28.****Housing Units Production and Loss by Planning District, 2022**

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
0	Presidio	0	0	0	0	1	16	1	17
0	Treasure Island	124	5	0	0	1	16	124	5
1	Richmond	4	11	2	3	47	4	49	10
2	Marina	0	0	0	0	26	8	26	12
3	Northeast	4	11	0	0	67	3	71	9
4	Downtown	922	1	0	0	6	15	928	1
5	Western Addition	33	7	0	0	39	5	72	8
6	Buena Vista	109	6	0	0	21	9	130	4
7	Central	16	8	4	2	77	2	89	6
8	Mission	455	2	0	0	232	1	687	2
9	South of Market	420	3	1	5	28	7	447	3
10	South Bayshore	5	10	0	0	9	14	14	15
11	Bernal Heights	9	9	0	0	12	12	21	13
12	South Central	150	4	84	1	19	10	85	7
13	Ingleside	4	11	2	3	10	13	12	16
14	Inner Sunset	2	14	1	5	18	11	19	14
15	Outer Sunset	0	0	0	0	32	6	32	11
<b>Total</b>		<b>2,257</b>	<b>102</b>	<b>94</b>	<b>19</b>	<b>645</b>	<b>152</b>	<b>2,807</b>	<b>153</b>

Source: SF Planning Department

**FIGURE 3.**

**Units from New Construction & Demolition by Planning District, 2022**



Source: SF Planning Department

## 7.2. Housing Stock By Planning District

Figure 4 shows the total overall housing stock by building type for San Francisco's 15 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 South of Market Planning Districts have the highest number of units, 41,775 units and 39,196 units respectively. The Northeast District accounts for about 10% of the City's housing stock, while the South of Market 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 48% of all single-family homes.

> The Richmond, Central, and Mission Planning Districts are the areas with the highest numbers of buildings with 2 to 4 units, representing 18%, 10%, and 10% of those units respectively.

> In the "5 to 9 Units" category, the Northeast, Richmond, and Mission Planning Districts have the highest numbers of those units with 18%, 12%, 12% respectively.

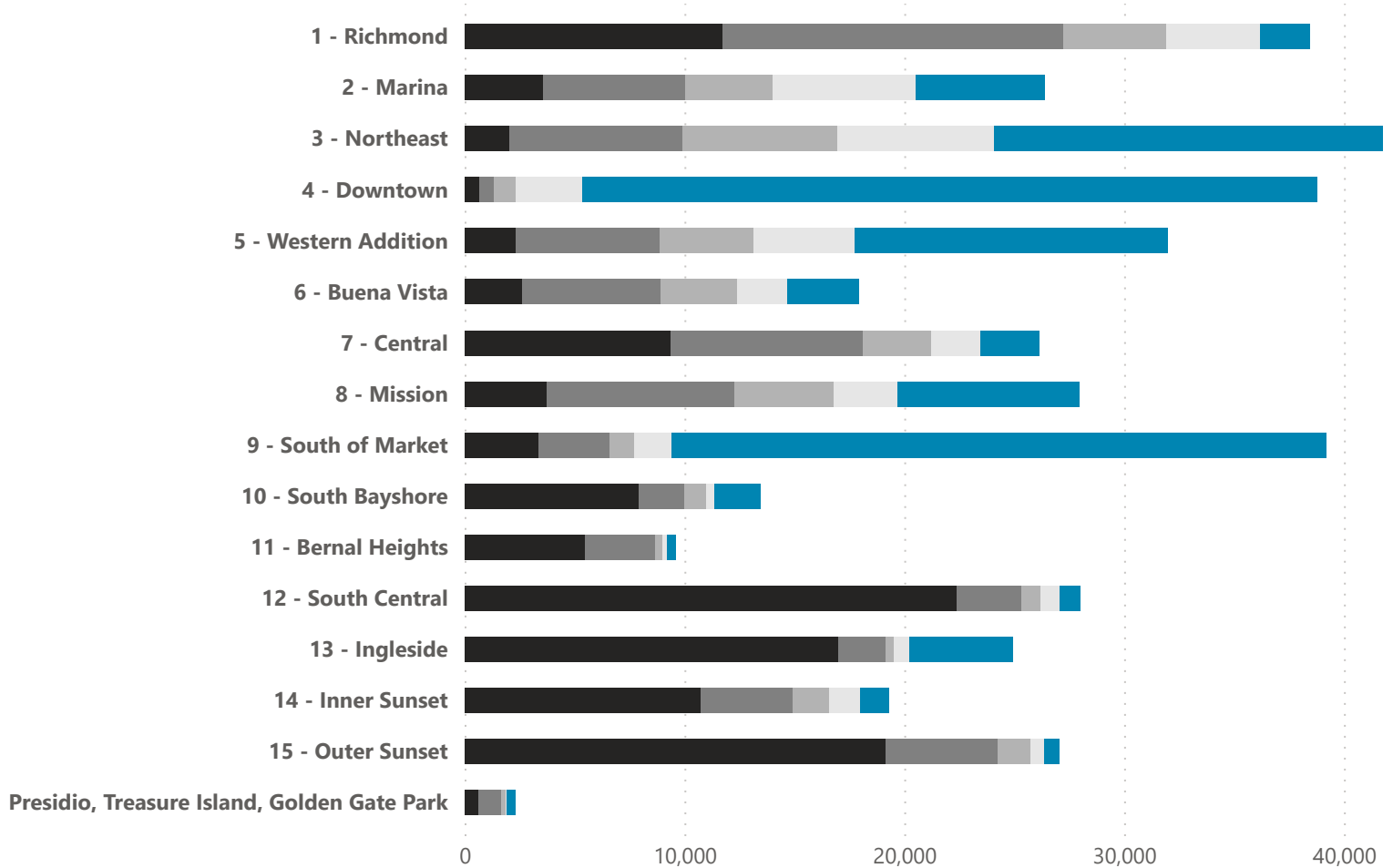
> The Northeast, Marina, Western Addition, and Richmond Planning Districts have the highest share of units in buildings with 10 to 19 units. Fifty-eight percent (58%) of the city's units in 10 to 19 unit buildings are in these districts.

> The Downtown Planning District has the largest stock of the city's high-density housing (33,437 units). The South of Market District closely follows with about 29,778 units. Eighty-six percent (86%) of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 26% of all the high-density housing citywide. The South of Market District, with 76% of its units in buildings with 20 units or more, also claims 23% of the City's high-density housing.

**FIGURE 4.**

**Housing Stock by Building Type by Planning District, 2022**

● Single ● 2 to 4 ● 5 to 9 ● 10 to 19 ● 20+



Source: SF Planning Department

**TABLE 29.****Net Change in Housing Stock by Planning District, 2020–2022**

[1 of 3]

Planning District	Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
1 - Richmond	2020 ACS	11,729	15,440	4,697	4,241	2,255	38,362
	2021	0	22	9	4	2	37
	2022	-2	26	11	11	3	49
	Total	11,727	15,488	4,717	4,256	2,260	38,448
2 - Marina	2020 ACS	3,576	6,469	3,973	6,441	5,860	26,319
	2021	1	8	8	16	0	33
	2022	1	6	3	14	2	26
	Total	3,578	6,483	3,984	6,471	5,862	26,378
3 - Northeast	2020 ACS	2,026	7,878	7,028	7,120	17,472	41,524
	2021	0	7	12	11	150	180
	2022	2	17	7	12	33	71
	Total	2,028	7,902	7,047	7,143	17,655	41,775
4 - Downtown	2020 ACS	684	638	1,005	3,037	31,348	36,712
	2021	0	0	0	2	1,161	1,163
	2022	0	0	0	0	928	928
	Total	684	638	1,005	3,039	33,437	38,803
5 - Western Addition	2020 ACS	2,333	6,552	4,195	4,574	13,634	31,288
	2021	0	16	18	16	547	597
	2022	0	7	18	6	41	72
	Total	2,333	6,575	4,231	4,596	14,222	31,957
6 - Buena Vista	2020 ACS	2,605	6,318	3,437	2,248	3,158	17,766
	2021	1	2	14	16	3	36
	2022	0	8	5	4	113	130
	Total	2,606	6,328	3,456	2,268	3,274	17,932

Source: SF Planning Department

Continued &gt;&gt;

**TABLE 29.****Net Change in Housing Stock by Planning District, 2020–2022**

[2 of 3]

Planning District	Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
7 - Central	2020 ACS	9,380	8,698	3,084	2,240	2,605	26,007
	2021	6	20	6	10	0	42
	2022	-1	17	8	15	50	89
	Total	9,385	8,735	3,098	2,265	2,655	26,138
8 - Mission	2020 ACS	3,743	8,478	4,489	2,900	6,599	26,209
	2021	4	27	28	3	1,029	1,091
	2022	2	13	16	10	646	687
	Total	3,749	8,518	4,533	2,913	8,274	27,987
9 - South of Market	2020 ACS	3,364	3,204	1,094	1,715	28,224	37,601
	2021	1	5	23	0	1,119	1,148
	2022	-1	7	2	4	435	447
	Total	3,364	3,216	1,119	1,719	29,778	39,196
10 - South Bayshore	2020 ACS	7,942	2,007	1,006	386	2,113	13,454
	2021	2	18	0	0	0	20
	2022	4	10	0	0	0	14
	Total	7,948	2,035	1,006	386	2,113	13,488
11 - Bernal Heights	2020 ACS	5,479	3,182	316	206	413	9,596
	2021	3	10	0	0	0	13
	2022	1	8	9	3	0	21
	Total	5,483	3,200	325	209	413	9,630
12 - South Central	2020 ACS	22,410	2,839	953	841	644	27,687
	2021	6	35	0	3	167	211
	2022	1	34	-66	0	116	85
	Total	22,417	2,908	887	844	927	27,983

Source: SF Planning Department

Continued &gt;&gt;



**TABLE 29.****Net Change in Housing Stock by Planning District, 2020–2022**

[3 of 3]

Planning District	Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
13 - Ingleside	2020 ACS	17,012	2,093	408	685	4,717	24,915
	2021	1	12	0	0	0	13
	2022	0	12	0	0	0	12
	Total	17,013	2,117	408	685	4,717	24,940
14 - Inner Sunset	2020 ACS	10,734	4,153	1,688	1,370	1,300	19,245
	2021	1	16	1	7	13	38
	2022	2	8	1	3	5	19
	Total	10,737	4,177	1,690	1,380	1,318	19,302
15 - Outer Sunset	2020 ACS	19,139	5,079	1,506	558	668	26,950
	2021	0	17	5	22	0	44
	2022	0	31	0	1	0	32
	Total	19,139	5,127	1,511	581	668	27,026
Presidio, Treasure Island, Golden Gate Park	2020 ACS	614	1,060	194	36	253	2,157
	2022	0	1	0	0	124	125
	Total	614	1,061	194	36	377	2,282
Citywide	2020 ACS	122,770	84,088	39,073	38,598	121,263	405,792
	2021	26	215	124	110	4,191	4,666
	2022	9	205	14	83	2,496	2,807
	Total	122,805	84,508	39,211	38,791	127,950	413,265

Source: SF Planning Department



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

# APPENDIX TABLE OF CONTENTS

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## 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 2022. 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 2022.

**Table A-3** provides information for all projects with twenty or more units that were fully entitled by the Planning Department in 2022. 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 2022. 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 2022.

**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 2022 housing production in Analysis Neighborhoods as defined by San Francisco Indicator Project (DPH).

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### 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 2022 housing trends in recently adopted planning areas.

**Table B-2** summarizes the units entitled by the Planning Department in 2022 by planning areas.

**Table B-3** summarizes units gained from new construction in 2022 by planning areas.

**Table B-4** summarizes units demolished in 2022 by planning areas.

**Table B-5** summarizes units lost through alterations and demolitions in 2022 by planning areas.

**Table B-6** summarizes affordable housing projects for 2022 in planning areas

### Appendix C: San Francisco Zoning Districts

### Appendix D: In-Lieu Housing Fees Collected

### Appendix E: Glossary

## APPENDIX A: PROJECT LISTS

**TABLE A-1. Major Market Rate Housing Projects Completed, 2022**

Address	Total Units	Units Completed in 2022	Affordable Units	Tenure Type
800 INDIANA ST	326	158	0	Rental
1 BRADY ST	189	186	0	Rental
1028 MARKET ST	186	193	25	Rental
361 TURK ST	146	140	19	Rental
1298 HOWARD ST	129	129	17	Rental
88 ARKANSAS ST	127	127	25	Rental
201 MACALLA RD	124	123	14	Ownership
1830 ALEMANY BL	116	116	58	Rental
1554 MARKET ST	109	109	13	Ownership
145 LEAVENWORTH ST	98	94	14	Rental
950 GOUGH ST	95	20	11	Rental
793 SOUTH VAN NESS AV	75	75	11	Rental
1125 STEVENSON ST	64	64	0	Rental
2240 MARKET ST	44	44	5	Rental
1863 MISSION ST	37	37	4	Ownership
198 VALENCIA ST	28	28	3	Ownership
42 OTIS ST	24	24	0	Ownership
1335 LARKIN ST	22	23	0	Ownership
4230 18TH ST	12	12	3	Rental

**Source:** SF Planning Department

**Note:** Off-site inclusionary affordable units from 1 Brady St project is included in 53V Colton St project.

## APPENDIX A: PROJECT LISTS

**TABLE A-2. Major Affordable Housing Projects Completed, 2022**

Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI % Targets	Type of Housing
1068 Mission St	258	256	Studios: 254 One bedroom: 2	Rental	N/A	30%-50%	Homeless; Seniors
290 Malosi / Sunnydale Block 6	167	166	One bedroom: 21 Two bedroom: 95 Three bedroom: 40 Four bedroom: 11	Rental	One BR: \$999-\$1,971/month Two BR: \$1,386-\$2,219/month Three BR: \$1,540-\$2,464/month Four BR: \$1,663/month	50%-80%	Family
410 China Basin St	141	140	N/A	Rental	N/A	50%	N/A
500 Turk St	108	107	N/A	Rental	N/A	30%-80%	N/A
53 Colton / Jazzie Collins Apts	96	96	Studio: 96	Rental	N/A	20%-60%	Homeless
833 Bryant St	146	145	One bedroom: 146	Rental	N/A	50%	Homeless
88 Broadway / Seawall Lot 322-1 Family	125	124	Studios: 16 One bedroom: 37 Two bedroom: 48 Three bedroom: 24	Rental	Studio: 600-\$1,945/month One BR: \$667-\$2,589/month Two BR: \$734-\$3,328/month Three BR: \$800-\$3,682/month	30%-120%	Family

**Source:** SF Planning Department; Mayor's Office of Housing

**Note:** Off-site inclusionary affordable units from 1 Brady St project is included in 53V Colton St project.

# APPENDIX A: PROJECT LISTS

**TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2022**

[1 of 7]

Planning Case No.	First Address / Projects Name	Case Description	Units	Approval Date	Action
2017-001961PRJ	350 OCEAN AVE	Conditional Use Authorization to allow the demolition of two existing one-story, commercial buildings and the construction of a five-story over basement, 35 dwelling unit (18 two-bedrooms, 13 one bedroom, and 4 studios) residential building with 15 off-street parking spaces, 36 Class 1 bicycle parking spaces, 2 Class 2 bicycle parking spaces, 561 square feet of private usable open space, and 3,888 square feet of common usable open space.	35	Thursday, May 19, 2022	Approved
2018-009081PRJ	2055 CHESTNUT ST	The Project proposes to demolish the existing bank and construct a new 3-story mixed-use building. The proposed new building would include 23,850 square feet of ground floor retail on both frontages and 16,227 square feet of basement retail with two stories of housing above. The Project is proposed as Planned Unit Development ("PUD"), in order to provide 49 total dwelling units. 19% of the units, 9 units total, would be provided as BMR units. 22 retail parking spaces would be provided in a below-grade garage, and 80 Class 1 and 28 Class 2 bike parking spaces would be added to serve both the residential and retail users. The Project would provide 7,498 square feet of courtyards at the second floor, exceeding 25% of the area of the lot, and 6,350 square feet of usable open space on two roof decks.	49	Thursday, March 24, 2022	Approved
2018-014727PRJ	921 OFARRELL ST	<p>The approximately 4,795-square-foot project site is located at 921 O'Farrell Street, on the southern side of O'Farrell Street, between Polk Street to the east and Van Ness Avenue to the west in the Downtown/Civic Center neighborhood. The site is bordered by residential and commercial buildings to the east and west. The project site is occupied by a two-level commercial building that is currently in use as a restaurant. The project site is in the RC-4 "High Density Residential- Commercial" Zoning District and 130-V Height/Bulk District.</p> <p>The project would demolish the existing building and would construct an approximately 64,000-square-foot residential building with ground floor retail. The proposed building would be 14 stories high over basement with a height of 140 feet (150 feet with mechanical screening and penthouse). The proposed residential building would include 50 dwelling units and 801 square feet of ground-floor retail. The project would include 50 Class 1 and two Class 2 bicycle spaces. The project would eliminate the existing ten-foot driveway along Olive Street. No vehicle parking is proposed.</p> <p>Project construction would take approximately 12 months. The project would remove approximately 2,134 cubic yards of material. No pile driving and no nighttime construction is required. Pursuant to Director's Bulletin No. 2 for type 3, clean construction projects, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment.</p> <p>The Planning Commission approval of the HOME-SF Project Authorization, pursuant to planning code sections 206.3 and 328 is the approval action for the proposed project. The approval action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to section 31.04(h) of the San Francisco Administrative Code.</p>	40	Thursday, February 24, 2022	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is.

Continued >>



## APPENDIX A: PROJECT LISTS

TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2022

[2 of 7]

Planning Case No.	First Address / Projects Name	Case Description	Units	Approval Date	Action
2019-014735PRJ	600 MCALLISTER ST	Demolition of an existing surface parking lot and construction of a new 14-story, mixed-use building with 196 dwelling units over ground floor retail space, and a below grade parking garage. This project will utilize the State Density Bonus Program.	196	Thursday, February 10, 2022	Approved
2019-022850PRJ	1101 SUTTER ST	The proposed project ("Project") would renovate and incorporate the existing building at 1101 Sutter Street into the development, demolish the existing building at 1123 Sutter Street, and construct a new 14-story building reaching a height of approximately 152 feet. The Project would contain a total of 201 dwelling units (including 40 dwelling units provided as on-site affordable units). The Project also includes a 3,650 square foot child care center, 7,000 square feet of ground-floor commercial uses, 59 vehicle parking spaces, and two carshare parking spaces. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 35% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project requests one incentive related to the width of parking and loading entries, as well as five waivers related to exposure, height, bulk, rear yard, and setbacks on narrow streets.	221	Thursday, March 24, 2022	Approved
2019-023083PRJ	2955 MISSION ST 94110	Proposed Individually Requested State Density Project for 18 Residential Units on 6 floors over Ground floor Commercial / Garage and Basement. Seeking Density Bonus Waivers for Rear Dwelling Unit Exposure, Height and Rear Yard in 65-B at Mission St. and 40-X at Lilac Alley. Proposed Building is 65' tall. Zoning District is NCT: Mission St. NCT.	17	Thursday, June 09, 2022	Approved
2020-004414PRJ	618 OCTAVIA ST	The proposed project will demolish an existing residential building consisting of 4x one-bedroom units and an on-grade parking lot, merging the two lots to construct a new 8-story building (85 feet tall) with 40 dwelling units including 4 replacement one-bedroom units, approximately 1400 square feet of ground-floor retail space, and 30 parking spaces, pursuant to Planning Code Section 206.6 (individually request State Density Bonus). Project relies on three waivers from the Planning Code for: dwelling unit exposure, height, and rear yard, under State Density Bonus Law. The proposed project would also include 46 class 1 bicycle spaces, 6 class 2 bicycle spaces, storage room, and utility space. Levels 1-2 would include 2,330 square of private open space and the rooftop level would include approximately 2,845 square feet of common open space .  Conditional Use is required for parking in excess of 0.5 space per unit per Planning Code Section 303(u) and for demolition and replacement of the 4 existing one-bedroom dwelling units per Planning Code Section 317.	46	Thursday, April 28, 2022	Approved
2020-006131PRJ	5280 03RD ST	Demolish existing two-story building containing approximately 1,200 sf of commercial space on 1st floor and 1 dwelling unit on the 2nd floor. Construct new 5-story building with:12 dwelling units (4 three-bedroom, 8 two-bedrooms) 1,500 sf of commercial space.  Project is located in an NC-3, 40-X zone	11	Thursday, November 17, 2022	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is.

Continued &gt;&gt;

# APPENDIX A: PROJECT LISTS

**TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2022**

[3 of 7]

Planning Case No.	First Address / Projects Name	Case Description	Units	Approval Date	Action
2020-006544PRJ	1721 15th ST	<p>The Project site is a 10,083 sqft rectangular lot located within the block bounded by 15th, Valencia, 16th and Albion Streets in the Valencia NCT. It fronts 15th Street (95.125') and is currently improved with a 10,470 gross sqft, two-story commercial building covering 100% of the lot, which was constructed in 1916. The building is vacant and formerly housed an automotive service company. There are no current sidewalk improvements or street trees. The Project proposes to demolish the existing building and replace it with a 50-unit all-residential, all-electric 46,739 gross sqft building. The building would consist of a 6-story, 65' tall portion with 5 stories of Type IIA cold-formed steel framing over one story of Type IA reinforced concrete podium with 46 dwelling units, and two, 2-story, 25' tall, Type IIA portions with 2 dwelling units each. The proposed building would reduce lot coverage to 8,456 sqft or 84%. The foundation is intended to be a reinforced concrete slab at grade over torque down piles. No on-site car parking is proposed. The new building proposes the following supply of new ownership condominiums: 21 two-bedrooms, 21 one-bedrooms and 8 studios. The average unit size is 935 sqft. The proposed primary building portion includes 8 dwelling units per level on levels 2-6 with a common area roof deck of 2,756 sqft. The ground level consists of 10 dwelling units between the front and rear portions, as well as the required accessory spaces inc. lobby, bike parking, mail/package facilities, mechanical/utility rooms and exit corridors. Two stairs and one elevator service the front portion. The rear portion is accessed through a common central courtyard via a door accessible from the building lobby and by exterior stairs for the second-level units. Residential open space is provided as both private and common area. All residents would have access to a landscaped deck at the roof level. Private open space is provided through either private balconies or yards. There is no on-site car parking in order to maximize housing and encourage alternative modes of transit. There are 50 Class I bike parking spaces on-site and accessible from the ground floor lobby, as well as 4 Class II spaces on the sidewalk. The existing 3 curb cuts and street parking along the project frontage are proposed to be re-purposed for passenger loading and commercial and motorcycle parking. Four street trees and sidewalk improvements are proposed. The Project provides 11 on-site BMR dwelling units (27% of the Base Project of 39) with at least 15% at 80% AMI (low income) and utilizes the California State Density Bonus Law. This entitles the Project to a 27.5% unit bonus or 11 units for a total of 50. The Project plans to utilize the available SDBL incentives/waivers/concessions for an increase in allowable building height and to reduce rear-yard setbacks in order to accommodate density bonus units. The exterior design was informed by bay window and ground floor residential guidelines, while the color palette is informed by the Latinx and LGBTQ history of the neighborhood.</p>	50	Thursday, June 16, 2022	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is.

Continued >>

## APPENDIX A: PROJECT LISTS

TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2022

[4 of 7]

Planning Case No.	First Address / Projects Name	Case Description	Units	Approval Date	Action
2020-007481PRJ	5367 DIAMOND HEIGHTS BLVD	<p>The 34,714-square-foot sloping lot is located in the Diamond Heights/Noe Valley neighborhood, on the block bounded by Diamond Heights Boulevard, Diamond Street, and Gold Mine Drive. The project site, which has frontages along Diamond Heights Boulevard and Diamond Street, is a vacant undeveloped parcel containing 34 trees (none of which is an endangered, rare or threatened tree species) with no existing structures or curb cuts. The parcel is zoned RM-1, Residential, Mixed District, Low Density and is in a 40-X height and bulk district.</p> <p>The project sponsor proposes to subdivide the lot into five lots and construct four 4-bedroom single-family units on four of the lots, seventeen 3-bedroom condominium dwellings and three 2-bedroom condominium dwellings on the fifth lot, for a total of 24 units (approximately 60,000 square feet of residential uses would be provided in total). The structures would terrace up the sloping lot, extending up to 40 feet in height as measured from Diamond Heights Boulevard (per Planning Code Section 260).</p> <p>A total of 8 new curb cuts are proposed, with one along Diamond Heights and seven along Diamond. Thirty-two vehicular parking spaces would be provided in garages along Diamond Heights Boulevard and at the ground floor level of the duplex buildings and two single family homes on Diamond Street. The project would also include 48 Class I bicycle parking spaces.</p> <p>Ten of the 34 trees existing on or adjacent to the site would be preserved (24 of the existing trees would be removed during a period outside the migratory bird nesting season). In addition, the project would include planting of approximately 25 new street trees along Diamond Street and Diamond Heights Boulevard, as well as planting of approximately 21 additional trees throughout the site. The project also incorporates a publicly accessible stairway connecting Diamond Heights (Diamond Height Boulevard) to Upper Noe Valley (Diamond Street) and a publicly accessible viewing platform accessible from Diamond Heights Boulevard.</p> <p>The project would be constructed in three phases, with construction period lasting approximately 32 months; approximately 12,335 cubic yards of materials would be deported from the site during excavation and construction.</p>	24	Thursday, February 03, 2022	Approved
2021-001053PRJ	730 Stanyan ST	<p>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.</p>	160	Tuesday, June 21, 2022	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is.

Continued &gt;&gt;

## APPENDIX A: PROJECT LISTS

**TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2022**

[5 of 7]

Planning Case No.	First Address / Projects Name	Case Description	Units	Approval Date	Action
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	Thursday, July 28, 2022	Approved
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	Wednesday, June 29, 2022	Approved

**Source:** SF Planning Department

**Note:** Case descriptions are pulled from the source data as-is.

Continued >>

## APPENDIX A: PROJECT LISTS

TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2022

[6 of 7]

Planning Case No.	First Address / Projects Name	Case Description	Units	Approval Date	Action
2021-010017PRJ	5222 03RD ST	<p>The project site consists of six lots (Assessor's Parcel Number 5411-010, -009, -008, -007, -006, and -005), and is generally sloped, except for the northeastern portion of the property which is flat. The 18,740 square-foot site is vacant except for a double-sided billboard that would be removed as part of the proposed project.</p> <p>The proposed project would merge the six lots into one and construct a 65-foot tall, 69,460-square-foot building with 66,130 square feet of residential space and 5,805 square feet of common usable open space, consisting of a 2,090-square-foot rear yard and a 3,715-square-foot roof deck. Additionally, 88 of the proposed dwelling units would have private balconies that would provide usable open space. The project would include 100 dwelling units comprised of 17 studios, 37 one-bedroom, 21 two-bedroom, and 25 three-bedroom units. Of these units, 30 units would be offered at below market rates under the HOME-SF program. The proposed project would not include a backup diesel generator and would not include off-street vehicular parking. Two new street trees and landscaping would be planted along 3rd Street.</p> <p>Primary pedestrian access to the residential lobby would be provided on 3rd Street. Consistent with city bicycle parking requirements, the proposed project would provide 100 class I bicycle parking spaces within the building and six class II bicycle parking spaces along the project frontage on 3rd Street. One existing curb cut immediately adjacent to the northernmost crosswalk would be removed and filled in as part of the project. The sidewalk along 3rd Street would also be expanded to 10 feet along the project frontage.</p> <p>Construction of the project would disturb approximately 18,700 square feet of soil and require excavation to a maximum depth of 31 feet below ground surface for construction of the building's mat slab foundation. The project would excavate approximately 12,000 cubic yards of soil. Project construction is anticipated to last 22 months. No pile driving is proposed.</p>	100	Thursday, June 16, 2022	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is.

Continued &gt;&gt;

# APPENDIX A: PROJECT LISTS

**TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2022**

[7 of 7]

Planning Case No.	First Address / Projects Name	Case Description	Units	Approval Date	Action
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	Wednesday , August 17, 2022	Approved

**Source:** SF Planning Department

**Note:** Case descriptions are pulled from the source data as-is.

## APPENDIX A: PROJECT LISTS

TABLE A-4. Major Housing Projects with Applications Accepted at the Planning Department, 2022

[1 of 5]

Planning Case No.	Address / Project Name	Project Description	Net Units
2022-000613PRJ	249 PENNSYLVANIA AVE	<p>CONSTRUCTION OF A NEW 7-STORY MULTI-FAMILY RESIDENTIAL BUILDING WITH 92 DWELLING UNITS AT EXITING VACANT LOT in lieu of previously approved 57-unit 4-story project approved by Planning Commission Motion No. 19770.</p> <p>REQUEST A 50% STATE DENSITY BONUS per Planning Code Section 206.6 with waivers for height, rear yard, unit exposure, and horizontal mass reduction; and concession for ground floor floor-to-floor height. In compliance with Sections 415 and 206.6, 15% of the 63 base project units would be affordable at 50% of AMI (9 units), 4.5% would be affordable at 80% of AMI (3 units) and 4.5% would be affordable at 110% of AMI (3 units), for a total of 15 BMR units and 77 market-rate units.</p>	92
2022-001107PRJ	1217 SUTTER ST	<p>The proposed project would partially demolish the existing 4270-square-foot (sf) commercial building located on a through lot fronting Sutter and Hemlock Streets. Constructed c.1906, the existing building is a Contributor to the Van Ness Area Plan. The proposal includes construction of an 8-story, 78-foot-tall mixed-use building on the 3600sf lot while retaining the existing Sutter Street facade. The new building will include an 800sf commercial space and 19 residential units. 38 basement level Class-1 bicycle parking spaces will be accessible from the Hemlock Street facade.</p>	19
2022-001394PRJ	1526 POWELL ST	<p>The project proposes partial demolition of an existing historic resource (Delucchi Sheet Metal Works), a two-story with basement 9,892-square-foot industrial building, to allow construction of a vertical and horizontal six-story residential mixed-use building.</p> <p>The existing building on the 5,257-sqft subject lot was constructed in 1916/1921 and identified in the North Beach Historic Survey (adopted 1999) as an individually significant historic resource. The proposed building would result in a 6-story building containing 20 residential dwelling units, nine vehicular parking spaces, and approximately 1,200-sqft of ground-floor commercial space.</p> <p>Using the Individually Requested State Density Bonus, the project is seeking the maximum residential density bonus under California State Density Bonus Law of 50% (or 7 units) to allow for 20 total dwelling units. The proposal requests waivers from the following Planning Code requirements:</p> <ol style="list-style-type: none"> <li>1) dwelling unit exposure;</li> <li>2) rear yard;</li> <li>3) height; and</li> <li>4) usable open space</li> </ol>	20
2022-003306PRJ	819 Ellis Street	<p>The proposal is to demolish the existing parking garage structure and construct a 16-story, 165-foot mixed use building. The existing building on the 7,196 sf subject lot was constructed in 1906. The proposed new building would include 120 dwelling units and approximately 700 sf of ground-floor commercial uses along Ellis Street. The project seeks to participate in the individually requested state density bonus program together with the Housing Density (‘‘Cars to Casas’’ ) ordinance.</p> <p>Using the Individually Requested State Density Bonus, the Project is seeking waivers from the following Planning Code requirements: 1) dwelling unit exposure; 2) rear yard;3) height; and 4) usable open space</p> <p>Using the Cars to Casas ordinance, the Project is seeking a waiver from the residential density limit.</p> <p>The Project also requests a conditional use authorization to waive the unit mix requirement.</p>	120

Source: SF Planning Department

Continued &gt;&gt;

Note: Project descriptions are pulled from the source data as-is.

# APPENDIX A: PROJECT LISTS

**TABLE A-4. Major Housing Projects with Applications Accepted at the Planning Department, 2022**

[2 of 5]

Planning Case No.	Address / Project Name	Project Description	Net Units
2022-003812PRJ	530 Turk Street	The proposed project would construct a 115-foot-tall, 11-story building that includes 100 dwelling units and ground floor retail. The Project would utilize the Individually Requested State Density Bonus program to increase residential density, with requests for waivers or concessions/incentives from development standards including rear yard (Section 134), usable open space (Section 135), dwelling unit exposure (Section 140), height (Section 250), and bulk (Section 270).	100
2022-004172PRJ	2395 SACRAMENTO ST	Conditional Use Authorization application request for an adaptive re-use of and horizontal addition to the existing building. The proposed use is a twenty four unit multi-family development whereby new dwelling units are inserted into the existing building volume and into new construction elements on the south and east sides of the building. See attached project narrative	24
2022-005027PRJ	960 HOWARD ST	<p>This project proposes a vertical lot line adjustment of merged lots 18 and 19, currently known as 960 Howard Street, Vara Block 3725, to create two parcels, one on top of another, shown as Parcel A and B, with Parcel A being 960 Howard Street and Parcel B being 952 Howard Street. This project proposes a 9-story vertical addition, made of mass timber construction, on top of the 3-stories of mixed-use development (approved under Permit #202001131764), which serves as the full development's base of the total building composition.</p> <p>Total Residential base project density max = 55,030 SF (Net of commercial SF). The Project is requesting a 50% density bonus increase per the individually requested state density bonus program and will be providing 18% Very low-income affordable units at 50% AMI on the residential base density (12% of total project units). This also complies with the Housing Sustainability District minimum of 10% of total project units to be low-income, which would be 11 units minimum and we also comply with the Inclusionary Housing requirements for 55% AMI or under at 12% of total project units which would be 13 units minimum. We are proposing 13 Very-low-income units at 50% AMI which will meet HSD minimum requirements, housing inclusionary requirements, and State Density Bonus requirements.</p> <p>Waivers are being requested for the following:</p> <ul style="list-style-type: none"> <li>- Waive - HEIGHT LIMIT, SKYPLANE, EXPOSURE, SETBACK STREET WALL AND TOWER SEPARATION, SEPARATION, OPEN SPACE, LOT COVERAGE, &amp; HEIGHT AND BULK</li> </ul> <p>Incentive(s) requested</p> <ul style="list-style-type: none"> <li>- Partial reduction of LIVING ROOF and BICYCLE PARKING</li> </ul> <p>We will provide 4.75% of total available units at moderate-income @ 80% AMI We will provide 4.75% middle-income @ 110%</p>	104
2022-006554PRJ	2051 MARKET ST	<p>The project proposes demolition of a vacant two-story commercial building, to be replaced with a new 7-story mixed use building, comprised of an approximately 1,933 square foot groundfloor retail space and 24 dwelling units on floors 2 through 7.</p> <p>The project would include 24 Class 1 bicycle parking spaces and four Class 2 bicycle parking spaces on Market Street. The project proposes no off-street parking or loading.</p> <p>The project proposes approximately 1,805 square feet of roof-level common open space, as well as private balconies for seven of the 24 dwelling units.</p> <p>The project proposes to utilize the state density bonus law to maximize residential density and includes requests for waivers from required rear yard (Code Sec 134), dwelling unit exposure standards (Code Sec 140).</p>	24
2022-007030PRJ	1401 Folsom St	New construction of a 10-story, mixed use building with 94 dwelling (SRO) units, commercial space and no basement.	94

Source: SF Planning Department

Continued >>

Note: Project descriptions are pulled from the source data as-is.



## APPENDIX A: PROJECT LISTS

**TABLE A-4. Major Housing Projects with Applications Accepted at the Planning Department, 2022**

[3 of 5]

Planning Case No.	Address / Project Name	Project Description	Net Units
2022-007404PRJ	1506 Vallejo St	The project proposes demolition of an existing office building and new construction of a 6-story mixed-use building, including approximately 15 residential units above 5,348 square feet of ground floor retail space and a ground level parking garage with 15 parking spaces.	15
2022-008140PRJ	2201 POLK ST	The project proposes demolishing an existing office building and new construction of a 6-story mixed-use building, including approximately 15 residential units above 5,348 square feet of ground floor retail space: Seven two-bedroom units, seven studios, and one penthouse unit on the top floor. The project architect is incorporating guidelines from the HOME-SF program into the plans to maximize the housing available on the site. As a part of the HOME-SF program, 30 percent of the residential units at 2201 Polk Street will rent to people of low to moderate income. The remaining will price at the market rate. The building will include commercial space along Polk Street. The site is close to several bus stops and the 101 Freeway. While plans for the building do not have any parking spaces for cars, there will be 51 bike spaces.	15
2022-008873PRJ	639 Bryant St	This 100% affordable housing project will provide approximately 85 new residential units with associated common spaces, to be constructed on a 12,800-square-foot (0.3 acre) parcel, currently used as a private parking lot. Current adjacent uses are vacant parking lots and a vacant building to be developed into the 598 Brannan development consisting of three mixed-use buildings up to 185 feet tall comprising residential use, office, retail, PDR, and a public park. Project is supported and partially funded by the Mayor's Office of Housing and Community Development, the Low Income Housing Tax Credit program, and other funding sources. Project will serve extremely low- and low-income households. 25% of units will be set aside for permanent supportive housing making the project eligible for AB 2162. Proposed unit mix is approximately 18% studios, 28% one-bedrooms, 27% two-bedrooms, and 27% three-bedrooms. A 1:1 Class I bike storage ratio and no on-site car parking is proposed. Project is seeking approval under AB 2162 with State Density Bonus utilizing the following: Concessions: Living roof - Sec 249.78(d)(4) Active frontages - Sec 145.1 Waivers: Height - Sec 260 Narrow street setback - Sec 261.1 Lot coverage - Sec 249.78(d)(6)(A) Apparent mass reduction - Sec 261.1, 270 Horizontal mass reduction - Sec 270.1 Loading dimensions - Sec 152.1	85
2022-008972PRJ	1001 Franklin St	State Density Bonus project eligible for streamlined review under SB-35 to permit the demolition of the existing parking structure and the construction of a new 100% affordable housing project for seniors. The project will include 94 units with 19 studios and 75 1-bedroom units. The ground floor will include a large community room with adjoining kitchen, a resident lounge, separate offices for property management and services staff, a laundry room, maintenance room, bike room and trash room. A new landscaped outdoor courtyard will connect the new building to the existing senior building directly adjacent, the Urban Life Center across the courtyard and St. Mark's Luther Church to the north of the project.  The lot will be subdivided so that the new 100% affordable senior housing building, the existing building containing the Urban Life Center (ULC) with an auditorium and nonprofit office space, and the Martin Luther Tower - a 124 unit 100% affordable senior housing project, will each be located on separate parcels.	124
2022-009171PRJ	1939 Market St	The project site is located at the intersection of Market Street and Duboce Avenue and consists of two parcels that will be merged (APN 3501-006 & APN 3501-007). The proposed project consists of a 15-story high-rise residential building, with a total of 187 affordable apartments for seniors (a mix of studio, 1-Bedroom and 2-Bedroom units), residential interior amenity spaces and outdoor spaces. The building includes a ground floor commercial space, which will be provided in a "warm-shell" condition for a future tenant. The project includes on-site bike parking, and no on-site vehicle parking. The project will serve extremely low-income and low-income seniors with a portion of units reserved for seniors that have experienced homelessness; income restrictions will range from 15-60% MOHCD AMI.	85

Source: SF Planning Department

Continued &gt;&gt;

Note: Project descriptions are pulled from the source data as-is.

## APPENDIX A: PROJECT LISTS

**TABLE A-4. Major Housing Projects with Applications Accepted at the Planning Department, 2022**

[4 of 5]

Planning Case No.	Address / Project Name	Project Description	Net Units
2022-009297PRJ	1010V Mission St	The proposed project ("Project") is utilizing the Individually Requested State Density Bonus Program to achieve a roughly 8% density bonus and includes four waivers from: Rear Yard (Section 134), Exposure (Section 140), Bulk (Sec. 270) and Wind comfort criteria in exceedance (Sec. 148). The Project includes construction of a nine-story, 85-foot tall, 30,000 square foot, residential building with approximately 408 square foot community space fronting Mission Street and residential uses on floors 2-9. The Project includes 57 housing units. The Project would provide 57 Class 1 and 4 Class 2 bicycle parking spaces.	57
2022-009434PRJ	620 FOLSOM ST 94105	Demolition of an existing 3-story office building and construction of a new 62-story, 640 feet height, residential building.  The new building will contain a residential lobby, amenity space, cafe, and 826 dwelling units located on the floors above. The proposed dwelling unit mix includes 118 studio units, 118 one-bedroom units, 472 two-bedroom units, and 118 three-bedroom units. 15% of the Base Project units would be affordable to very low income households, allowing for a 50% density bonus.  The Project will include 5,737 gross square feet of open space, 133 off-street accessory parking spaces, 282 Class 1 bicycle parking spaces, and 42 Class II bicycle parking spaces.	826
2022-009830PRJ	10 SOUTH VAN NESS AVE	Extension of the required performance period for issuance of a Site or Building Permit set forth in Condition of Approval #2 in each of Planning Commission Motion Nos. 20743 and 20744 and Condition of Approval #1 in the Variance Decision dated September 2, 2020 (as each such condition of approval has been previously extended by the Zoning Administrator Letter of Determination dated March 16, 2021). Project sponsor proposes that each above-mentioned condition of approval be modified to require a Site or Building Permit to be issued no later than March 15, 2026.	966
2022-010872PRJ	39 Taylor St	12/20/22 Project Application currently placed on hold.  Demolition of a single story vacant retail building located at 105 Turk St. and construction of a new 18-story residential building. The project will utilize the State Density bonus program to construct 116 residential units with 4,390 square feet of shared open space.	112
2022-011490PRJ	655 04th St	The Project includes the demolition of three existing buildings and associated parking lots on the site and construction of a residential rental building with a podium topped by two towers, at 380 and 400-feet tall respectively. The Project will contain a total of 1,129,652 gross square feet ("gsf") of residential use with approximately 1,096 dwelling units; 9,745 gsf of ground-floor retail; and 8,090 gsf privately-owned, publicly accessible open space ("POPOS") on the corner of 4th Street and Townsend Street. The Project will be served by a below-grade garage accessed along Townsend Street, containing 280 off-street parking spaces (including 7 car-share spaces) and five off-street loading spaces. The Project will also include 427 Class bicycle spaces.	1094
2022-011628PRJ	98 Franklin St	Consistent with Development Agreement application request submitted November 21, 2022 (Board of Supervisors Case File No. 221163) and relating to the previously approved project (Planning Case File No. 2016-014802PRJ; Block 0836, Lots 008, 009, & 013), the project sponsor is proposing to modify the project to increase height limit from 365 feet to 400 feet, which would allow the Project to include up to 385 dwelling units.  Project requests same Section 309 exceptions previously granted through Planning Commission Motion No. 20728, as well as modifications of Code Section 145.1 dimensional standards for lobbies and Code Section 155.1 dimensional standards for Class 1 bike parking elevator cab, as further detailed in the attached plan set.	385

Source: SF Planning Department

Continued >>

Note: Project descriptions are pulled from the source data as-is.

## APPENDIX A: PROJECT LISTS

**TABLE A-4. Major Housing Projects with Applications Accepted at the Planning Department, 2022**

[5 of 5]

Planning Case No.	Address / Project Name	Project Description	Net Units
2022-011880PRJ	2101 Van Ness Ave	<p>The project site at 2107 Van Ness Avenue (Block 0575/ Lot 003) is a 10,296 square foot lot located between Pacific Avenue and Broadway Street in the Mid and Lower Polk neighborhood (the "Property"). The Property is in the RC-4 zoning district, 80-D height and bulk district, Van Ness special use district, and Van Ness Corridor planning area. The site is currently improved with a 5-story mixed-use building.</p> <p>Yue Yue LLC (the "Project Sponsor") proposes to renovate the existing 5-story building back to its original use as a residential building. Specifically, it will create 30 residential units comprised of 1 studio unit, 16 1-bedroom units, and 13 2-bedroom units. The scope of the renovation will include major upgrades to the mechanical and plumbing systems, updated egress, and exterior improvements. The Project also proposes 1,600 square feet of common open space on the roof of the building and 4,250 square feet of ground floor retail.</p>	29
2022-012441PRJ	1633 Valencia St	The project site is located at the intersection of Cesar Chavez Street and Valencia Street and consists of one parcel that will be subdivided into two parcels (APN 6574-068 & APN 6574-001A). The proposed project consists of a 6-story mid-rise residential building, with a total of 146 affordable apartments for individuals (studios and a 2-bedroom unit), residential interior amenity spaces and outdoor spaces. The project includes on-site bike parking, and no on-site vehicle parking. The project will serve extremely low-income and low-income individuals with units reserved for individuals that have experienced homelessness and/or are at-risk of displacement; income restrictions will range from 15-60% MOHCD AMI.	146
2022-013000PRJ	3565 Geary Blvd	Demolition of an existing 1-story building with mezzanine. Construction of a new 8-story mixed-use commercial and residential building with 63 dwelling units.	63

**Source:** SF Planning Department

Continued &gt;&gt;

**Note:** Project descriptions are pulled from the source data as-is.

## APPENDIX A: PROJECT LISTS

**TABLE A-5. Major Projects Authorized for Construction by DBI, 2022**

Address	Units	Construction Type	Earliest Auth Date
1 AVENUE OF THE PALMS *	398	New Construction	Tuesday, September 06, 2022
1360 43RD AV	135	New Construction	Thursday, June 09, 2022
1629 MARKET ST	89	New Construction	Tuesday, February 08, 2022
180 JONES ST	70	New Construction	Tuesday, May 31, 2022
1801 25TH ST	157	New Construction	Monday, August 22, 2022
255 SHIPLEY ST	24	New Construction	Friday, August 12, 2022
36 MEADOW DR	14	New Construction	Tuesday, April 12, 2022
363 NOE ST	21	Alternation	Wednesday, February 16, 2022
377 06TH ST	90	New Construction	Friday, September 30, 2022
400 CHINA BASIN ST	148	New Construction	Thursday, July 07, 2022
4742 Mission St	46	New Construction	Monday, December 05, 2022
55 BRUTON ST	178	New Construction	Monday, August 29, 2022
555, 565, 585 Bryant St	500	New Construction	Thursday, December 29, 2022
600 07TH ST	221	New Construction	Monday, August 01, 2022
878 LA SALLE AV	18	New Construction	Thursday, September 01, 2022
888 LA SALLE AV	34	New Construction	Wednesday, November 02, 2022
999 OAKDALE AV	39	New Construction	Wednesday, January 19, 2022

Source: SF Planning Department

## APPENDIX A: PROJECT LISTS

Table A-6.1 and A-6.2: Density Bonus Program Projects In The Pipeline By Program, 2022

TABLE A-6.1. State Density Bonus, 2022

[1 of 4]

ADDRESS	TOTAL DWELLING UNITS NET	NET AFFORDABLE UNITS	MODIFICATIONS
1010V MISSION ST	57	13	REAR YARD, EXPOSURE, Bulk, Ground level wind currents
1021 VALENCIA ST	24	2	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT,
105 TURK STREET	112	27	
1064-1068 MISSION ST	254	254	
1101-1123 SUTTER ST	221	44	REAR YARD, EXPOSURE, HEIGHT LIMIT, Bulk, Narrow Streets Setback
1151 WASHINGTON ST	9	1	REAR YARD, EXPOSURE, front setback, landscaping/permeability, ground floor commercial, bike parking location
1196 COLUMBUS AVE/2568 and 2588 JONES STREET	56	12	REAR YARD HEIGHT LIMIT,
1233 FOLSOM ST	24	2	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT,
1324-1326 POWELL ST	19	2	
1351 42ND AVE	135	135	REAR YARD, EXPOSURE, OFF STREET LOADING OPEN SPACE
1355 FULTON ST	66	13	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Bulk, underground parking
1401 FOLSOM ST	94	13	
1458 San Bruno Avenue	231	29	REAR YARD, EXPOSURE, OFF STREET LOADING OPEN SPACE, HEIGHT LIMIT, concession for permitted obstructions
1462 Pine Street	104	23	
1500-1528 15th Street	190	30	REAR YARD OPEN SPACE, HEIGHT LIMIT, Street Frontage Ground-Floor Ceiling Height
1525 PINE ST	21	2	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Permitted Obstruction, Ground-Floor Ceiling Height, Transparency, SB on Narrow Streets
1526 POWELL ST	20	2	REAR YARD, EXPOSURE, HEIGHT LIMIT, ground floor commercial
1535 JACKSON ST	11	11	
1560 FOLSOM ST	244	34	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, ground floor ceiling height
1567 CALIFORNIA ST	97	11	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Bulk, Ground Floor Ceiling Height
1633 VALENCIA STREET	146	146	
1721 15th ST	41	9	
1721 15th ST	50	11	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Active Frontage

Source: SF Planning Department

Note: Modifications language is pulled from the source data as-is.

Continued &gt;&gt;

# APPENDIX A: PROJECT LISTS

**TABLE A-6.1. State Density Bonus, 2022**

[2 of 4]

ADDRESS	TOTAL DWELLING UNITS NET	NET AFFORDABLE UNITS	MODIFICATIONS
180 Jones St	70	70	
2045 SUTTER ST_1950 POST ST	28	28	
2051 MARKET ST	24	3	
2101 VAN NESS AVE	48	0	
2318 MISSION ST	19	2	
2340 San Jose Ave: Priority Project (100% affordable housing)	121	121	
249 PENNSYLVANIA AVE	92	15	
1965 Market Street	96	14	HEIGHT LIMIT,
240-250 CHURCH ST	24	3	HEIGHT LIMIT,
266 04TH ST	70	70	EXPOSURE, OPEN SPACE Lot coverage, active ground floor uses, bicycle parking
2030 Polk Street - 1580 Pacific Avenue	53	9	REAR YARD Bulk
220 09TH ST	64	12	REAR YARD HEIGHT LIMIT,
2300 Harrison Street	24	3	REAR YARD HEIGHT LIMIT, active use, ground floor height, narrow st height, mass reduction
2101 LOMBARD ST	15	1	REAR YARD OPEN SPACE, HEIGHT LIMIT, restaurant/bar use above 2nd floor
2134-2140 MARKET ST	70	6	REAR YARD, EXPOSURE, HEIGHT LIMIT,
222 DORE ST	24	2	REAR YARD, EXPOSURE, HEIGHT LIMIT,
2955 MISSION ST	17	2	REAR YARD, EXPOSURE, HEIGHT LIMIT,
2918 MISSION ST	75	8	REAR YARD, EXPOSURE, HEIGHT LIMIT, bulk
2588 MISSION ST	181	37	REAR YARD, EXPOSURE, OFF STREET LOADING OPEN SPACE, HEIGHT LIMIT, ground floor ceiling height, bulk, transparency
280 07TH ST	20	2	REAR YARD, EXPOSURE, OPEN SPACE
2135 MARKET ST	30	3	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT,
2395 SACRAMENTO ST	24	3	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT,
244 09TH ST	27	4	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT,
2530 18th Street	73	73	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Bay Windows, Active Use, GF Floor Height, Transparency
2205 MISSION ST	63	31	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Bulk, Non-Residential Use Size, Ground Floor Ceiling Height
2293-2299 POWELL ST	24	2	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Permitted Obstructions (Bay Windows) per Section 136
240 VAN NESS AVE	112	110	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Upper-level setback, active use, transparency, bike parking, wind, and shadow

Source: SF Planning Department

Note: Modifications language is pulled from the source data as-is.

Continued >>

## APPENDIX A: PROJECT LISTS

TABLE A-6.1. State Density Bonus, 2022

[3 of 4]

ADDRESS	TOTAL DWELLING UNITS NET	NET AFFORDABLE UNITS	MODIFICATIONS
300 05TH ST	130	20	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT,
300 De Haro St	290	45	
300 De Haro Street	450	181	REAR YARD, EXPOSURE, OFF STREET LOADING OPEN SPACE, HEIGHT LIMIT,
3001 24TH ST	45	45	REAR YARD, EXPOSURE, Bicycle Parking
321 FLORIDA ST	168	31	OPEN SPACE, HEIGHT LIMIT, Ground Floor Ceiling Height
3260 26TH ST	42	7	REAR YARD OPEN SPACE, HEIGHT LIMIT, concession - bay window glazing
333 12TH ST	200	27	REAR YARD, EXPOSURE, OFF STREET LOADING OPEN SPACE, HEIGHT LIMIT,
344 14th Street / 1463 Stevenson Street	62	9	REAR YARD HEIGHT LIMIT,
346 09TH ST	34	0	
350 OCEAN AVE	36	6	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT,
3832 18TH ST	18	3	REAR YARD, EXPOSURE,
4200 GEARY BLVD	98	98	REAR YARD, EXPOSURE, OPEN SPACE
425 BROADWAY	34	0	
436 GEARY ST	127	127	REAR YARD, EXPOSURE, OPEN SPACE RY, EXPOSURE, and Class 1 Bike Parking Waiver; UOS and Class 2 Bike Parking incentive
457-475 MINNA ST	270	143	REAR YARD HEIGHT LIMIT, Bulk, Wind
468 TURK ST	101	17	REAR YARD HEIGHT LIMIT, 132.2
469 STEVENSON ST	495	73	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Maximum Floor Area Ratio (Section 123); Ground-Level Wind Current (Section 148); and Bulk (Section 270).
4840 Mission Street	116	114	
5272-5280 03RD ST	11	1	HEIGHT LIMIT,
530-540 Turk Street	100	24	
535 GREEN ST	39	5	REAR YARD, EXPOSURE, HEIGHT LIMIT,
555-585 BRYANT ST	500	78	OPEN SPACE, HEIGHT LIMIT, Setback and Street Wall (Planning Code Section (Sec.) 132.4), Permitted Obstruction for Bay Window (Sec. 136), Ground Floor Ceiling Height (Sec. 145.1 and 249.78), Off-street Loading Space (Sec. 152.1, 153, and 154), Lot Coverage (Sec. 249.78), Wind Comfort (Sec. 249.78), Narrow Street and Alley (Sec. 261.1), Apparent Mass Reduction (Sec. 270), Horizontal Mass Reduction (Sec. 270.1), and Mid-block Alley in Large Lots (Sec.270.2), Living Roof (Sec. 149 and 247.78) and Curb Cut on Transit Preferential Street (Sec. 155)
560 BRANNAN ST	120	18	EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Living Roof, Ground Floor Ceiling Height, Setback and Streetwall (Sec. 132.4), Permitted Obstruction (Sec. 136), PDR Replacement (Sec. 202.8 and 249.78), Lot Coverage (Sec. 249.78), and Narrow Street and Alley (Sec. 261.1)
5630 MISSION ST	52	52	REAR YARD, EXPOSURE, OPEN SPACE Ground floor active use, bike parking, parking visibility, transparency

Source: SF Planning Department

Note: Modifications language is pulled from the source data as-is.

Continued &gt;&gt;

# APPENDIX A: PROJECT LISTS

**TABLE A-6.1. State Density Bonus, 2022**

[4 of 4]

ADDRESS	TOTAL DWELLING UNITS NET	NET AFFORDABLE UNITS	MODIFICATIONS
580 MINNA ST	22	2	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, narrow street
598 BRYANT ST	706	108	EXPOSURE, OPEN SPACE, HEIGHT LIMIT,
600 07TH ST	221	221	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Ground Floor Ceiling Height, Off-street Loading, Horizontal Mass Reduction
600 MCALLISTER (CA)	196	29	REAR YARD, EXPOSURE, OFF STREET LOADING OPEN SPACE, HEIGHT LIMIT,
618-630 Octavia ST	36	10	REAR YARD, EXPOSURE, HEIGHT LIMIT,
620 FOLSOM ST	826	135	
639 Bryant Street (AKA 160 Freelon Street)	85	85	REAR YARD, EXPOSURE, OFF STREET LOADING OPEN SPACE, HEIGHT LIMIT, Ground floor ceiling height, narrow streets, lot coverage, required active use
650 HARRISON ST	245	35	
659 UNION ST	23	2	REAR YARD, EXPOSURE, OFF STREET LOADING OPEN SPACE, HEIGHT LIMIT, Use Size
67 BELCHER ST	30	5	REAR YARD, EXPOSURE, HEIGHT LIMIT,
730 Stanyan ST	160	160	REAR YARD, EXPOSURE, OPEN SPACE
755 BRANNAN ST	57	8	REAR YARD OPEN SPACE, HEIGHT LIMIT, 136 bay windows, narrow street height,
78 HAIGHT ST	63	63	HEIGHT LIMIT, 3 additional stories of height, plus concession from non-res use size limit, bay window projections, ground floor ceiling height and bicycle parking
793-799 SOUTH VAN NESS AVE	75	11	REAR YARD PARKING HEIGHT LIMIT,
819 Ellis Street	120	29	
833 BRYANT ST	146	146	REAR YARD HEIGHT LIMIT, Bay window glazing, bicycle parking, active ground floor use
853 Jamestown Ave	121	22	REAR YARD Street frontages
875 SANSOME ST	6	0	REAR YARD OPEN SPACE
921 HOWARD ST	203	203	EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Lot coverage, bulk, ground floor ceiling height
925 Bryant Street	218	35	REAR YARD, EXPOSURE, OFF STREET LOADING OPEN SPACE
95 HAWTHORNE ST	392	55	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT, Setbacks and Streetwall Articulation (Section 132.1(c)(1)); Ground-Level Wind Current (Section 148).
952 and 960 HOWARD ST	104	23	
98 PENNSYLVANIA AVE	64	10	REAR YARD HEIGHT LIMIT, Ground Floor Height

Source: SF Planning Department

Note: Modifications language is pulled from the source data as-is.

Continued >>



## APPENDIX A: PROJECT LISTS

**TABLE A-6.2. HOME-SF Density Bonus Program 2022**

ADDRESS	TOTAL DWELLING UNITS NET	NET AFFORDABLE UNITS	MODIFICATIONS
1055 TEXAS ST (formerly 999 TEXAS ST)	25	6	REAR YARD, EXPOSURE, OPEN SPACE
2055 TARAVAL ST	17	4	
2700 Sloat Boulevard	400	120	
2800 GEARY BLVD	42	13	REAR YARD, EXPOSURE, HEIGHT LIMIT,
285 OCEAN AVE	21	6	
3055 CLEMENT ST	10	3	
3275-3333 San Bruno Avenue	69	17	REAR YARD, EXPOSURE, OPEN SPACE, HEIGHT LIMIT,
3601 LAWTON ST	41	10	Gas Station Removal
3945 JUDAH STREET	20	5	
4110-4116 Geary Blvd	15	4	
4512 23RD ST	13	3	
4550 MISSION ST	69	17	
4712-4720 03RD ST	8	1	
4742 MISSION ST	46	12	REAR YARD, EXPOSURE, HEIGHT LIMIT,
5012 03RD ST	29	9	REAR YARD OPEN SPACE, HEIGHT LIMIT,
5250 3rd Street	100	30	REAR YARD, EXPOSURE, OFF STREET LOADING OPEN SPACE
5425 MISSION ST	50	12	
65 OCEAN AVE	193	48	REAR YARD, EXPOSURE, OPEN SPACE
921 OFARRELL ST (CA)	50	13	REAR YARD, EXPOSURE, HOME-SF

**Source:** SF Planning Department

**Note:** Modifications language is pulled from the source data as-is.

## APPENDIX A: PROJECT LISTS

**TABLE A-7. Major Affordable Projects in the Pipeline as of December 31, 2022**

[1 of 3]

Pipeline Status	Address / Project Name	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	1068 Mission St	153	103						256	258
	290 Malosi / Sunnydale Block 6			126			41		166	167
	53 Colton / Jazzie Collins Apts	96							96	96
	833 Bryant St	145							145	146
	88 Broadway / Seawall Lot 322-1 Family			49		54	16	5	124	125
	<b>SUBTOTAL</b>	<b>394</b>	<b>103</b>	<b>175</b>	<b>0</b>	<b>54</b>	<b>57</b>	<b>5</b>	<b>787</b>	<b>792</b>
Currently Under Construction	1 Avenue of the Palms / Treasure Island Parcel C3.1	71				16	27	23	137	138
	1360 43rd Ave / Shirley Chisholm Village			33		15	62	24	134	135
	180 Jones	69							69	70
	1801 25th St / Potrero Block B			107		33	16		156	157
	2340 San Jose Ave / Balboa Park Upper Yard			89		5	36		130	131
	3138 Kamille Ct / Bernal Dwellings HOPE VI					159			159	160
	401 Avenue of the Palms / Maceo May Apts						104		104	105
	401 Rose St / Hayes Valley South HOPE VI					109			109	110
	410 China Basin St / Mission Bay South Block 9	140							140	141
	4840 Mission St			74			61		135	137
	555 Larkin St			75		21	11		107	108
	600 7th St	120		20		38	29		207	208

Source: Mayor's Office of Housing

Continued >>

## APPENDIX A: PROJECT LISTS

TABLE A-7. Major Affordable Projects in the Pipeline as of December 31, 2022

[2 of 3]

Pipeline Status	Address / Project Name	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	667 Linden St / Hayes Valley North HOPE VI			51		32			83	84
	681 Florida St	39		40		10	40		129	130
	78 Haight St / Central Fwy Parcel U	32					31		63	63
	921 Howard St						150	51	201	203
	Mission Bay Block 9A						148		148	148
	SUBTOTAL	471	0	489	0	438	715	98	2,211	2,228
In Pre-Construction Phase	1151 Fairfax Ave / Hunters View Phase III HOPE SF			97			20		117	118
	240 Van Ness Ave / Kelsey Civic Center			80	27				107	109
	266 4th St	35				34			69	70
	299 Fremont St / Transbay Block 2 West	30	74			34	14		152	153
	4200 Geary Blvd	20		10		67			97	98
	730 Stanyan St	40		79					119	120
	Hunters Point Shipyard Blocks 52 & 54			111					111	112
	Sunnydale Block 3			126		41			167	168
	Transbay Block 2 East	20		10		50	20		100	101
	SUBTOTAL	145	74	513	27	226	54	0	1,039	1,049
In Preliminary Planning	1095 Connecticut St / 751 Missouri St Potrero Terrace & Potrero Annex HOPE SF			619		181			800	1,600
	11 Innes Ct / Hunters Pt Shipyard, Block 56			72					72	73
	160 Freelon St					89			89	90
	1654 Sunnydale Ave / Sunnydale HOPE SF			775		196			971	1,700

Source: Mayor's Office of Housing

Continued &gt;&gt;

## APPENDIX A: PROJECT LISTS

**TABLE A-7. Major Affordable Projects in the Pipeline as of December 31, 2022**

[3 of 3]

Pipeline Status	Address / Project Name	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	1939 Market St		59						59	60
	207 Cameron Wy / Alice Griffith Ph 5 HOPE SF			30		5			35	36
	207 Cameron Wy / Alice Griffith Ph 6 HOPE SF		130						130	131
	2550 Irving St			61		10	18		89	90
	375 Laguna Honda Blvd / Laguna Honda Hospital Continuum of Care	40	158						198	200
	Balboa Reservoir Building E			26			97		123	124
	HPSY II-Candlestick Point 10a	40				115			155	156
	HPSY II-Candlestick Point 11a	38				137			175	176
	Sunnydale Block 7			51			17		68	69
	Sunnydale Block 9			75			24		99	100
Pipeline Totals	TOTALS	1,128	524	2,886	27	1,451	982	103	7,100	8,674

Source: Mayor's Office of Housing

## APPENDIX A: PROJECT LISTS

**TABLE A-8. Housing Units Production and Loss by Analysis Neighborhood, 2022**

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	5	0	9	14	23
Bernal Heights	9	0	12	21	15
Castro/Upper Market	14	-3	63	74	9
Chinatown	1	0	3	4	32
Downtown/Civic Center	302	0	0	302	4
Excelsior	8	-1	9	16	19
Glen Park	0	0	2	2	33
Haight Ashbury	0	0	18	18	16
Hayes Valley	8	0	6	14	23
Inner Richmond	0	0	10	10	27
Inner Sunset	1	0	16	17	18
Japantown	0	0	16	16	19
Lone Mountain/USF	5	0	11	16	19
Marina	0	0	12	12	25
Mission	455	0	232	687	1
Mission Bay	260	0	0	260	5
Nob Hill	0	0	45	45	10
Noe Valley	2	-1	11	12	25
North Beach	3	0	12	15	22
Oceanview/Merced/Ingleside	4	-2	6	8	28
Outer Mission	116	0	3	119	8
Outer Richmond	2	-1	31	32	11
Pacific Heights	0	0	18	18	16
Parkside	0	0	1	1	34
Portola	26	0	5	31	12
Potrero Hill	160	-1	10	169	6
Presidio	0	0	1	1	34
Presidio Heights	2	-1	5	6	31
Treasure Island/YBI	124	0	0	124	7

Source: SF Planning Department; Department of Building Inspection

## APPENDIX B: PLANNING AREA ANNUAL MONITORING

**TABLE B-1.**

**Housing Units Production and Loss by Planning Area, 2022**

Planning Area	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
Bayview Hunters Point	20	5	0	9	14
Central SoMa	114	0	0	0	0
Chinatown	0	1	0	0	1
Civic Center	1	0	0	0	0
Civic Center Public Realm Plan	0	193	0	0	193
Downtown	420	512	0	200	712
Geary Corridor	13	2	-1	26	27
Glen Park (superseded)	0	0	0	1	1
Glen Park; Glen Park (superseded)	1	0	0	0	0
Haight Ashbury Public Realm Plan	4	0	0	10	10
Hunters Point Shipyard	96	0	0	0	0
Japantown	4	0	0	4	4
Lower Haight Public Realm Plan	0	0	0	4	4
Mission Bay	150	257	0	1	258
Mission District Streetscape Plan	17	8	0	8	16
Ocean and Geneva Corridor Design Plan	1	116	0	0	116
Port	-1	133	0	0	133
Presidio	0	0	0	1	1
Rest of the City	1166	906	-92	352	1166
Rincon Hill	501	0	0	13	13
Treasure Island	208	124	0	0	124
Van Ness Corridor	4	0	0	8	8
Visitacion Valley	8	0	-1	1	0
Western Shoreline	6	0	0	6	6
Yerba Buena	5	0	0	0	0
<b>San Francisco</b>	<b>2738</b>	<b>2257</b>	<b>-94</b>	<b>644</b>	<b>2807</b>

Source: SF Planning Department

## APPENDIX B: PLANNING AREA ANNUAL MONITORING

**TABLE B-2.**

**Units Entitled by Planning Area, 2022**

Planning Area	Projects	Units Entitled
Bayview Hunters Point	3	112
Civic Center; Civic Center Public Realm Plan; A-2	1	196
Geary Corridor	2	11
Haight Ashbury Public Realm Plan	1	160
Rest of the City	20	859
Van Ness Corridor	1	40
<b>San Francisco</b>	<b>28</b>	<b>1,378</b>

Source: SF Planning Department

## APPENDIX B: PLANNING AREA ANNUAL MONITORING

**TABLE B-3.**

**Net Housing Units Completed by Building Type and Planning Area, 2022**

Planning Area	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
Bayview Hunters Point	4	10	0	0	0	14
Chinatown	1	0	0	0	0	1
Civic Center Public Realm Plan	0	0	0	0	193	193
Downtown	0	1	3	5	703	712
Geary Corridor	-1	13	7	7	1	27
Glen Park (superseded)	0	1	0	0	0	1
Haight Ashbury Public Realm Plan	0	3	3	0	4	10
Japantown	0	4	0	0	0	4
Lower Haight Public Realm Plan	0	2	2	0	0	4
Mission Bay	0	0	0	0	258	258
Mission District Streetscape Plan	2	2	10	2	0	16
Ocean and Geneva Corridor Design Plan	0	0	0	0	116	116
Port	0	0	0	0	133	133
Presidio	0	1	0	0	0	1
Rest of the City	4	163	-11	69	941	1166
Rincon Hill	0	0	0	0	13	13
Treasure Island	0	0	0	0	124	124
Van Ness Corridor	0	0	0	0	8	8
Visitacion Valley	-1	1	0	0	0	0
Western Shoreline	0	4	0	0	2	6
<b>TOTAL</b>	<b>9</b>	<b>205</b>	<b>14</b>	<b>83</b>	<b>2496</b>	<b>2807</b>

Source: SF Planning Department



## APPENDIX B: PLANNING AREA ANNUAL MONITORING

**TABLE B-4.**

**Units Demolished by Building Type and Planning Area, 2022**

Planning Area	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
Geary Corridor	-1	0	0	0	0	-1
Rest of the City	-5	-13	-74	0	0	-92
Visitacion Valley	-1	0	0	0	0	-1
<b>San Francisco</b>	<b>-7</b>	<b>-13</b>	<b>-74</b>	<b>0</b>	<b>0</b>	<b>-94</b>

Source: SF Planning Department

**TABLE B-5.**

**Units Lost Through Alterations and Demolitions by Planning Area, 2022**

Planning Area	Illegal Units Removed	Units Merged into Larger Units	Corrections to Official Records	Units Conversion	Total Alterations	Units Demolished	Total Units Lost
Geary Corridor	0	0	0	0	0	-1	-1
Rest of the City	0	-1	0	-1	-2	-92	-94
Visitacion Valley	0	0	0	0	0	-1	-1
<b>TOTAL</b>	<b>0</b>	<b>-1</b>	<b>0</b>	<b>-1</b>	<b>-2</b>	<b>-94</b>	<b>-96</b>

Source: SF Planning Department

## APPENDIX B: PLANNING AREA ANNUAL MONITORING

**TABLE B-6. New Affordable Housing Constructed in Planning Areas, 2022**

Planning Area	Address	Total Affordable Units	Total Completed in 2022	Total Units	First Tenure	First Funding Source
Rest of the City	361 TURK ST	19	140	146	R	Inclu: On-Site BMR
	1298 HOWARD ST	17	129	129	R	Inclu: On-Site BMR
	1554 MARKET ST	13	109	109	O	Inclu: On-Site BMR
	500 TURK ST	107	105	108	R	100% Affordable
	793 SOUTH VAN NESS AV	11	75	75	R	Inclu: On-Site BMR
	2240 MARKET ST	5	44	44	R	Inclu: On-Site BMR
	1863 MISSION ST	4	37	37	O	Inclu: On-Site BMR
	198 VALENCIA ST	3	1	28	O	Inclu: On-Site BMR
	4230 18TH ST	3	12	12	R	Inclu: On-Site BMR
	303 YALE ST	1	2	2	O	Inclu: On-Site BMR
	307 YALE ST	1	2	2	O	Inclu: On-Site BMR
	311 YALE ST	1	2	2	O	Inclu: On-Site BMR
	315 YALE ST	1	2	2	O	Inclu: On-Site BMR
	301 YALE ST	1	1	1	O	Inclu: On-Site BMR
Downtown	1068 MISSION ST	256	4	256	R	100% Affordable
	145 LEAVENWORTH ST	14	94	98	R	Inclu: On-Site BMR
	53V COLTON ST	96	96	96	R	Inclu: On-Site BMR
Mission Bay	681 FLORIDA ST	129	130	130	R	100% Affordable
	88 ARKANSAS ST	25	127	127	R	Inclu: On-Site BMR
Rincon Hill	388 BEALE ST	2	13	239	R	Inclu: On-Site BMR
Civic Center Public Realm Plan	1028 MARKET ST	25	193	186	R	Inclu: On-Site BMR
Port	410 CHINA BASIN ST	140	1	141	R	100% Affordable
Treasure Island	201 MACALLA RD	14	1	124	O	Inclu: On-Site BMR
Ocean and Geneva Corridor Design Plan	1830 ALEMANY BL	58	116	116	R	Inclu: On-Site BMR

Source: SF Planning Department

## APPENDIX C: SAN FRANCISCO ZONING DISTRICTS

TABLE C-1. San Francisco Zoning Districts, as of 2022

[1 of 3]

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

Source: SF Planning Department

Continued &gt;&gt;

# APPENDIX C: SAN FRANCISCO ZONING DISTRICTS

**TABLE C-1. San Francisco Zoning Districts, as of 2022**

[2 of 3]

Zoning Type	Zoning Label	First General Descriptions
Neighborhood Commercial Districts	NCD-Sacramento	Sacramento Neighborhood Commercial District
	NCD-Union	Union Neighborhood Commercial District
	NCD-Upper Fillmore	Upper Fillmore Neighborhood Commercial District
	NCD-Upper Market	Upper Market Neighborhood Commercial District
	NCD-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

Source: SF Planning Department

Continued >>

## APPENDIX C: SAN FRANCISCO ZONING DISTRICTS

TABLE C-1. San Francisco Zoning Districts, as of 2022

[3 of 3]

Zoning Type	Zoning Label	First General Descriptions
Commercial Districts	C-2	Community Business District
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
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

Source: SF Planning Department

## APPENDIX D: IN-LIEU HOUSING FEES COLLECTED

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**TABLE D-1.**

**In-Lieu Housing Fees Collected, 2013–2022**

Year	Amount Collected
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
2022	\$992,066
<b>TOTAL</b>	<b>\$413,350,145</b>

*Source: SF Department of Building Inspection*



### 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:** A project is considered to be authorized if it has either an issued full building permit, or an issued site permit with an approved first construction document.

**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.



## APPENDIX E: GLOSSARY

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### Glossary

**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

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## Mayor's Office of Housing and Community Development

## Office of Community Investment and Infrastructure

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