



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Memo to the Planning Commission

Hearing Date: April 22, 2021

DATE: 16 April 2021
PROJECT NAME: HOUSING BALANCE REPORT NO. 12
1 Jan 2011 – 31 Dec 2020
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SUMMARY

This report is submitted in compliance with Ordinance No. 53-15 requiring the Planning Department to monitor and report on the housing balance between new market rate and new affordable housing production. One of the stated purposes of the Housing Balance is “to ensure that data on meeting affordable housing targets citywide and within neighborhoods informs the approval process for new housing development.” This report is the twelfth in the series and covers the ten-year period from 1 January 2011 through 31 December 2020. The report is published twice annually in April and October.

The ordinance defines the “Housing Balance” as the proportion of all new affordable housing units to the total number of all new housing units for a 10-year “Housing Balance Period,” accounting for any loss of units removed from “protected status.”¹ In addition, the reporting must include a calculation of “Projected Housing Balance” which is focused exclusively on forward-looking housing production and includes residential projects that have received approvals from the Planning Commission or Planning Department, including projects under construction, permitted for construction, and those entitled but that have not yet received permits to commence construction.

In the 2011 Q1 – 2020 Q4 Housing Balance Period, the Cumulative Housing Balance is 18.1%, which is lower than the previous period (22.7% for 2010 Q1 – 2019 Q4). The Expanded Citywide Cumulative Housing Balance is 22.3%, which is lower than the previous period (27.1% for 2010 Q3 – 2020 Q2), although this varies by Supervisor district. Distribution of the Expanded Cumulative Housing Balance over the 11 Board of Supervisor Districts ranges from -73.9% (District 4) to 54.6% (District 5), which is shorter in overall range compared to the previous period (-89.0% (District 4) to 69.6% (District 3)). This variation, especially with negative housing balances, is due to the large number of units permanently withdrawn from

¹ Units under “protected status” include units that are subject to rent control under the City’s Residential Rent Stabilization and Arbitration Ordinance.

rent control protection relative to the number of total net new units and net affordable units built in those districts.

The Projected Housing Balance Citywide is 17.3%, slightly lower than the 20.0% projection for the previous 10-year period. The ordinance specifically excludes master planned multi-phase development projects from the projected housing balance calculations until site permits are obtained. As such, the following projects were identified for exclusion: Balboa Reservoir, Hunters View, India Basin, Mission Rock, Pier 70, and Schlage Lock.

The Projected Housing Balance methodology as required by the ordinance is not necessarily an accurate predictor of current or future affordable housing production, as it does not account for the expected (but not yet entitled or permitted) affordable housing projects with funding either in hand or expected by the City. Examples of these projects include those funded through inclusionary fees paid by housing projects otherwise included in the Balance calculation, jobs-housing linkage fees paid by commercial development, voter-approved bonds, and other sources of funding. For the past ten years, affordable housing production has accounted for 24% of overall production.

BACKGROUND

On 21 April 2015, the Board of Supervisors passed Ordinance No. 53-15 amending the *Planning Code* to include a new *Section 103* requiring the Planning Department to monitor and report on the Housing Balance between new market rate housing and new affordable housing production. The *Housing Balance Report* is submitted bi-annually by April 1 and October 1 of each year and published on the Planning Department's website. *Planning Code Section 103* also requires an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with the City's housing production goals. (See *Appendix A* for complete text of Ordinance No. 53-15.) This hearing typically accompanies the April report.

On July 16 and July 27, 2020, staff provided an update to the Planning Commission and the Board of Supervisors, respectively, on anticipated delays on the delivery of several housing and area plan monitoring reports due to the COVID-19 pandemic, deployment of staff as disaster service workers, and unfilled vacancies on the Data and Analytics Team. Since that time, the Planning Department has restructured to consolidate existing data analysts into a single team, moving the data team to the Administration Division for easier collaboration with the IT Team, and recruiting for data team vacancies to meet existing mandatory reporting requirements and emerging data analysis needs for the Department. *Housing Balance Report No. 11*, which covers the 10-year period of 1 July 2010 through 30 June 2020 (provided under separate cover), and this *Housing Balance Report No. 12*, which covers the 10-year period of 1 January 2011 through 31 December 2020, are submitted to meet the October 2020 and April 2021 housing balance reporting requirements, respectively.

The stated purposes for the Housing Balance Monitoring and Reporting are: a) to maintain a balance between new affordable and market rate housing Citywide and within neighborhoods; b) to make housing available for all income levels and housing need types; c) to preserve the mixed-income character of the City and its neighborhoods; d) to offset the withdrawal of existing

housing units from rent stabilization and the loss of single-room occupancy hotel units; e) to ensure the availability of land and encourage the deployment of resources to provide sufficient housing affordable to households of very low, low, and moderate incomes; f) to ensure adequate housing for families, seniors and the disabled communities; g) to ensure that data on meeting affordable housing targets Citywide and within neighborhoods informs the approval process for new housing development; and h) to enable public participation in determining the appropriate mix of new housing approvals.

Housing production targets adopted by the State and the Association of Bay Area Governments, and reflected in the City's *Housing Element*, last adopted in April 2015, calls for a minimum of 28,870 new units to be built in San Francisco between 2015 and 2022, including a minimum of 16,333 affordable units (57%² of the total). As mandated by law, the City provides the State Department of Housing and Community Development an annual progress report.³ In addition, in November 2014, San Francisco's voters endorsed Proposition K, which set as city policy a goal to help construct or rehabilitate at least 30,000 homes by 2020, at least 33% of which will be affordable to low- and moderate-income households.⁴ While the *Housing Balance Report* is intended to supplement analysis towards adopted City housing goals, the report and its calculations do not specifically track performance toward meeting goals set by the City's *Housing Element*/RHNA and Proposition K and are not comparable because the metrics and methodologies differ.

This *Housing Balance Report* was prepared from data gathered from other published sources including the Planning Department's annual *Housing Inventory* and quarterly *Pipeline Report* data, Department of Building Inspection data, San Francisco Rent Board data, and affordable housing data from the Mayor's Office of Housing and Community Development.

CUMULATIVE HOUSING BALANCE CALCULATION

Planning Code Section 103 calls for the Housing Balance "be expressed as a percentage, obtained by dividing the cumulative total of extremely low, very low, low, and moderate income affordable housing (all units 0-120% AMI) minus the lost protected units, by the total number of net new housing units within the Housing Balance Period." The ordinance requires that the "Cumulative Housing Balance" be provided using two calculations: a) one consisting of net housing built within a 10 year Housing Balance period, less units withdrawn from protected status, plus net units in projects that have received both approvals from the Planning Commission or Planning Department and site permits from the Department of Building Inspection, and b) the addition of net units gained through acquisition and rehabilitation of

² The Ordinance inaccurately stated that "22% of new housing demands to be affordable to households of moderate means." San Francisco's Regional Housing Needs Assessment (RHNA) allocation for moderate income households is 19% of total production goals.

³ Printed annual progress reports submitted by all California jurisdictions can be accessed here – <http://www.hcd.ca.gov/community-development/housing-element/annual-progress-reports/index.php> -- or by calling HCD at 916-263-2911 for the latest reports as many jurisdictions now file reports online.

⁴ For tracking of the Prop K affordable housing goal, see <https://sfmohcd.org>.

affordable units, HOPE SF and RAD units⁵. “Protected units” include units that are subject to rent control under the City’s Residential Rent Stabilization and Arbitration Ordinance. Additional elements that figure into the Housing Balance include completed HOPE SF and RAD public housing replacement, substantially rehabilitated units, and single-room occupancy hotel units (SROs). The equation below shows the second, expanded calculation of the Cumulative Housing Balance.

[Net New Affordable Housing + Completed Acquisitions & Rehabs + Completed HOPE SF + RAD Public Housing Replacement + Entitled & Permitted Affordable Units] – [Units Removed from Protected Status] [Net New Housing Built + Net Entitled & Permitted Units]	=	EXPANDED CUMULATIVE HOUSING BALANCE
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The first “Housing Balance Period” is a ten-year period starting with the first quarter of 2005 through the last quarter of 2014. Subsequent housing balance reports will cover the 10 years preceding the most recent quarter. This report covers January 2011 (Q1) through December 2020 (Q4).

⁵ HOPESF and Rental Assistance Demonstration (RAD) Program units are deed-restricted affordable units that have been acquired and rehabilitated.

Table 1A below shows that the Cumulative Housing Balance for 10-year 2011 Q1—2020 Q4 period is 18.1% citywide. With the addition of RAD units, the Expanded Cumulative Housing Balance is 22.8%. The expanded Cumulative Housing Balance for the previous 10-year 2010 Q3—2020 Q2 period was 27.1%. In 2016, the Board of Supervisors revised the ordinance to include Owner Move-Ins (OMIs)⁶ in the “Units Removed from Protected Status” section of the Housing Balance calculation. Although OMIs were not specifically called out by in the original Ordinance in the calculation of the Housing Balance, these were included in earlier reports because this type of no-fault eviction results in the loss of rent-controlled units either permanently or for a period of time.

Table 1A
Cumulative Housing Balance Calculation, 2011 Q1—2020 Q4

Bos District	Net New Affordable Housing Built	Acquisitions, Rehabs & Small Sites Complete	Total Entitled & Permitted Affordable Uni	Units Removed from Protected Status	Total Net New Units Built	Total Entitled & Permitted Uni	Cumulative Housing Balan
BoS Dist. 1	48	56	-	464	319	451	-46.8%
BoS Dist. 2	67	-	41	281	931	704	-10.6%
BoS Dist. 3	295	353	274	288	1,092	1,147	28.3%
BoS Dist. 4	17	44	10	461	139	389	-73.9%
BoS Dist. 5	669	478	155	317	1,673	1,609	30.0%
BoS Dist. 6	3,463	1,573	3,488	142	16,868	19,507	23.0%
BoS Dist. 7	107	-	286	221	578	5,821	2.7%
BoS Dist. 8	243	32	29	602	1,501	654	-13.8%
BoS Dist. 9	322	427	724	621	1,282	2,139	24.9%
BoS Dist. 10	1,819	-	3,766	282	6,060	18,562	21.5%
BoS Dist. 11	41	16	137	390	393	649	-18.8%
Totals	7,091	2,979	8,910	4,069	30,836	51,632	18.1%

⁶ Owner Move-In (OMI) Evictions occur when a landlord or property owner recovers possession of a rental unit for the occupancy of the owner or relative of the owner for use as their principal residence for a period of at least 36 continuous months. This information is collected from the Rent Board.

Table 1B below shows the Expanded Cumulative Housing Balances for Board of Supervisor Districts, ranging from -73.9% (District 4) to 54.6% (District 5). Negative balances in Districts 1 (21.8%), 4 (-73.9%), and 11 (-18.8%) resulted from the units removed from protected status relative to the net new affordable housing and net new housing units built in those districts.

Table 1B
Expanded Cumulative Housing Balance Calculation, 2011 Q1—2020 Q4

Bos District	Net New Affordable Housing Built	Acquisitions, Rehabs & Small Sites Complete	RAD Program and Hope SF Replacement Units	Total Entitled & Permitted Affordable Units	Units Removed from Protected Status	Total Net New Units Built	Total Entitled & Permitted Units	Expanded Cumulative Housing Balance
BoS Dist. 1	48	56	144	-	464	319	451	-28.1%
BoS Dist. 2	67	-	251	41	281	931	704	4.8%
BoS Dist. 3	295	353	576	274	288	1,092	1,147	54.0%
BoS Dist. 4	17	44	-	10	461	139	389	-73.9%
BoS Dist. 5	669	478	806	155	317	1,673	1,609	54.6%
BoS Dist. 6	3,463	1,573	560	3,488	142	16,868	19,507	24.6%
BoS Dist. 7	107	-	109	286	221	578	5,821	4.4%
BoS Dist. 8	243	32	330	29	602	1,501	654	1.5%
BoS Dist. 9	322	427	268	724	621	1,282	2,139	32.7%
BoS Dist. 10	1,819	-	436	3,766	282	6,060	18,562	23.3%
BoS Dist. 11	41	16	-	137	390	393	649	-18.8%
Totals	7,091	2,979	3,480	8,910	4,069	30,836	51,632	22.3%

PROJECTED HOUSING BALANCE

Table 2 below summarizes residential projects that have received entitlements from the Planning Commission or the Planning Department, have received an approved building permit from the Department of Building Inspection (DBI), or are currently under construction. Table 2 is the summary of Tables 3 and 4, thus providing a projected housing balance that includes any residential project that has received approval from the Planning Commission and Planning Department, as required by the ordinance.

Overall projected housing balance at the end of 2020 Q4 is 17.3%; for the previous 10-year reporting period, this projected balance was 20.0%. The projected balance is also expected to change as several major projects have yet to declare how their affordable housing requirements will be met. In addition, six (6) entitled major development projects—Balboa Reservoir, Hunters View, India Basin, Mission Rock, Pier 70, and Schlage Lock—are not included in the accounting until site or building permits are issued as specified in the ordinance.

As established by the ordinance, the Projected Housing Balance also does not account for affordable housing units that will be produced with current and future affordable housing funding (e.g. Inclusionary Housing Fee, Jobs-Housing Linkage Fee, bond funds), including funds owed or already paid by projects in a given reporting cycle. Those affordable housing units are produced several years after the fee is collected. Units produced through the fee typically serve lower income households than do the inclusionary units, including special needs populations requiring services, such as seniors, transitional aged youth, families, and veterans.

Table 2

Projected Housing Balance (Entitled, Permitted, and Under Construction Units), 2020 Q4

Bos District	Very Low Income	Low Income	Moderate Income	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS Dist. 1	-	-	-	-	-	451	0.0%
BoS Dist. 2	-	-	-	41	41	704	5.8%
BoS Dist. 3	-	10	-	264	274	1,147	23.9%
BoS Dist. 4	-	-	10	-	10	389	2.6%
BoS Dist. 5	-	18	53	84	155	1,609	9.6%
BoS Dist. 6	-	448	174	2,866	3,488	19,507	17.9%
BoS Dist. 7	-	-	-	286	286	5,821	4.9%
BoS Dist. 8	-	-	22	7	29	654	4.4%
BoS Dist. 9	-	562	65	97	724	2,139	33.8%
BoS Dist. 10	60	366	124	3,216	3,766	18,562	20.3%
BoS Dist. 11	-	-	-	137	137	649	21.1%
Totals	60	1,404	448	6,998	8,910	51,632	17.3%

Permitted and Under Construction Units

Table 3 below lists the number of units that have received approved building permits or are currently under construction in 2019 Q4. Fifty-two percent (52%) of these units will be built in or are currently being built in District 6. Another 14% will be built in or are currently being built in District 10. Of all units that have received approved permits from DBI or are currently under construction, 20% will be affordable.

Table 3
Building Permits Approved or Under Construction, 2020 Q4

Bos District	Very Low Income	Low Income	Moderate Income	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS Dist. 1	-	-	-	-	-	248	0.0%
BoS Dist. 2	-	-	-	23	23	247	9.3%
BoS Dist. 3	-	10	-	258	268	539	49.7%
BoS Dist. 4	-	-	7	-	7	285	2.5%
BoS Dist. 5	-	18	53	71	142	1,106	12.8%
BoS Dist. 6	-	416	149	1,146	1,711	8,664	19.7%
BoS Dist. 7	-	-	-	2	2	1,071	0.2%
BoS Dist. 8	-	-	22	-	22	364	6.0%
BoS Dist. 9	-	562	35	88	685	1,407	48.7%
BoS Dist. 10	60	202	52	112	426	2,426	17.6%
BoS Dist. 11	-	-	-	132	132	417	31.7%
Totals	60	1,208	318	1,832	3,418	16,774	20.4%

Entitled Units

Table 4 below lists the number of units that have received entitlements from the Planning Commission or the Planning Department in 2020 Q2. Six (6) entitled major development projects—Balboa Reservoir, Hunters View, India Basin, Mission Rock, Pier 70, and Schlage Lock—are not included in the accounting as specified in the ordinance. Forty-six percent (46%) of these units will be built in District 10, and 31% in District 6. Of all units that have received Planning entitlements, 16% will be affordable.

Table 4
Entitled Units without a Building Permit Issued, 2020 Q4

Bos District	Very Low Income	Low Income	Moderate Income	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS Dist. 1	-	-	-	-	-	203	0.0%
BoS Dist. 2	-	-	-	18	18	457	3.9%
BoS Dist. 3	-	-	-	6	6	608	1.0%
BoS Dist. 4	-	-	3	-	3	104	2.9%
BoS Dist. 5	-	-	-	13	13	503	2.6%
BoS Dist. 6	-	32	25	1,720	1,777	10,843	16.4%
BoS Dist. 7	-	-	-	284	284	4,750	6.0%
BoS Dist. 8	-	-	-	7	7	290	2.4%
BoS Dist. 9	-	-	30	9	39	732	5.3%
BoS Dist. 10	-	164	72	3,104	3,340	16,136	20.7%
BoS Dist. 11	-	-	-	5	5	232	2.2%
Totals	-	196	130	5,166	5,492	34,858	15.8%

CUMULATIVE HOUSING BALANCE ELEMENTS

Because the scope covered by the Housing Balance calculation is broad, each element – or group of elements – will be discussed separately. The body of this report will account for figures at the Board of Supervisor district level. The breakdown of each element using the Planning Department District geographies, as required by *Section 103*, is provided separately in *Appendix B*. This is to ensure simple and uncluttered tables in the main body of the report.

Affordable Housing and Net New Housing Production

Table 5 below shows housing production between 2011 Q1 and 2020 Q4. This ten-year period resulted in a net addition of 30,836 units to the City's housing stock, including 7,091 affordable units (or approximately 23%). Most of the net new housing units and affordable units built in the ten-year reporting period were in District 6 (16,868 and 3,463 units respectively). District 10 follows with 6,060 net new units, including 1,819 affordable units.

The table below also shows that approximately 23% of net new units built between 2011 Q1 and 2020 Q4 were affordable units. Nearly half (49%) of the affordable units built during that period were in District 6, and 26% in District 10.

Table 5
New Housing Production by Affordability, 2011 Q1 – 2020 Q4⁷

Bos District	Very Low Income	Low Income	Moderate Income	Middle Income	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS Dist. 1	20	-	28	-	48	319	15.0%
BoS Dist. 2	-	-	67	-	67	931	7.2%
BoS Dist. 3	178	54	63	-	295	1,092	27.0%
BoS Dist. 4	-	-	17	-	17	139	12.2%
BoS Dist. 5	249	298	122	-	669	1,673	40.0%
BoS Dist. 6	1,237	1,714	512	-	3,463	16,868	20.5%
BoS Dist. 7	70	29	8	-	107	578	18.5%
BoS Dist. 8	117	99	27	-	243	1,501	16.2%
BoS Dist. 9	93	197	32	-	322	1,282	25.1%
BoS Dist. 10	976	665	178	-	1,819	6,060	30.0%
BoS Dist. 11	-	2	39	-	41	393	10.4%
Totals	2,940	3,058	1,093	-	7,091	30,836	23.0%

⁷ It should be noted that units affordable to Extremely Very Low Income (EVLI) households are included under the Very Low Income (VLI) category because certain projects that benefit homeless individuals and families – groups considered as EVLI – have income eligibility caps at the VLI level.

Acquisition and Rehabilitation of Affordable Housing Units

Table 6a below lists the number of units that have been rehabilitated and/or acquired between 2011 Q1 and 2020 Q4 to ensure permanent affordability. These are mostly single-room occupancy hotel units that are affordable to extremely very low and very low-income households.

Table 6a

Acquisitions and Rehabilitation of Affordable Housing, 2011 Q1—2020 Q4

BoS District ▼	No. of Building ▼	No. of Units ▼
BoS Dist. 1	2	28
BoS Dist. 2	-	-
BoS Dist. 3	8	299
BoS Dist. 4	4	34
BoS Dist. 5	9	444
BoS Dist. 6	19	1,541
BoS Dist. 7	-	-
BoS Dist. 8	2	27
BoS Dist. 9	13	359
BoS Dist. 10	-	-
BoS Dist. 11	1	16
Totals	58	2,748

Small Sites Program

The San Francisco Small Sites Program (SSP) is an initiative of the Mayor's Office of Housing and Community Development (MOHCD) to acquire small rent-controlled buildings (with four to 25 units) where tenants are at risk of eviction through the Ellis Act ⁸or owner move-ins. Since its inception in 2014, some 25 buildings with 231 units have been acquired.

Table 6b
Small Sites Program, 2014—2020 Q4

Bos District	No. of Building	No. of Units
BoS Dist. 1	2	28
BoS Dist. 2	-	-
BoS Dist. 3	3	54
BoS Dist. 4	2	10
BoS Dist. 5	4	34
BoS Dist. 6	4	32
BoS Dist. 7	-	-
BoS Dist. 8	1	5
BoS Dist. 9	9	68
BoS Dist. 10	-	-
BoS Dist. 11	-	-
Totals	25	231

⁸ Ellis Act evictions occur when a landlord withdraws the rental unit from the residential rental housing market.

RAD Program

The San Francisco Housing Authority's Rental Assistance Demonstration (RAD) program preserves at risk public and assisted housing projects. According to the Mayor's Office, RAD Phase I transferred 1,425 units to developers in December 2015. An additional 2,055 units were transferred as Phase II in 2016.

Table 7
RAD Affordable Units, 2015-2020 Q4

Bos District	No. of Building	No. of Units
BoS Dist. 1	2	144
BoS Dist. 2	3	251
BoS Dist. 3	4	576
BoS Dist. 4	-	-
BoS Dist. 5	6	806
BoS Dist. 6	4	560
BoS Dist. 7	1	109
BoS Dist. 8	4	330
BoS Dist. 9	2	268
BoS Dist. 10	2	436
BoS Dist. 11	-	-
Totals	28	3,480

Units Removed from Protected Status

San Francisco's Residential Rent Stabilization and Arbitration Ordinance protects tenants and preserves affordability of about 175,000 rental units by limiting annual rent increases. Landlords can, however, terminate tenants' leases through no-fault that are not the tenants' fault. The Housing Balance calculation takes into account units permanently withdrawn from rent stabilization as loss of affordable housing. The following no-fault evictions affect the supply of rent-controlled units by removing units from the rental market: condo conversion, demolition, Ellis Act, and owner move-ins (OMIs). It should be noted that initially, OMIs were not specifically called out by the Ordinance to be included in the calculation. However, because owner move-ins have the effect of the losing rent-controlled units either permanently or for a substantial period of time, these numbers are included in the Housing Balance calculation as intended by the legislation's sponsors. Some of these OMI units may return to being rentals and will still fall under the rent control ordinance. On 14 November 2016, the Board of Supervisors amended Planning Code Section 103 to include OMIs as part of the housing balance calculation.

Table 8 below shows the distribution of no-fault eviction notices issued between January 2011 and December 2020. Eviction notices have been commonly used as proxy for evictions. Owner Move-In and Ellis Act notices made up most of no-fault evictions (59% and 30% respectively).

Distribution of these no-fault eviction notices is almost evenly dispersed, with Districts 8 and 9 leading (each with approximately 15% of the total units removed from protected status).

Table 8
Units Removed from Protected Status, 2011 Q1 – 2020 Q4

Bos District	Condo Conversion	Demolition	Ellis Act	Owner Move-In	Units Removed from Protected Status
BoS Dist. 1	3	20	127	314	464
BoS Dist. 2	18	9	72	182	281
BoS Dist. 3	6	7	159	116	288
BoS Dist. 4	-	69	81	311	461
BoS Dist. 5	16	12	77	212	317
BoS Dist. 6	-	75	55	12	142
BoS Dist. 7	-	28	57	136	221
BoS Dist. 8	27	26	228	321	602
BoS Dist. 9	8	43	241	329	621
BoS Dist. 10	2	26	51	203	282
BoS Dist. 11	-	59	66	265	390
Totals	80	374	1,214	2,401	4,069

PERIODIC REPORTING AND ONLINE ACCESS

This report complies with the *Planning Code Section 103* requirement that the Planning Department publish and update the *Housing Balance Report* bi-annually on April 1 and October 1 of each year. *Housing Balance Reports* are available online, as mandated by the ordinance, by going to this link: <https://sfplanning.org/housing-balance-report>.

ANNUAL HEARING

A hearing on the Housing Balance before the Board of Supervisors is scheduled each year. The Mayor's Office of Housing and Community Development, the Mayor's Office of Economic and Workforce Development, the Rent Stabilization Board, the Department of Building Inspection, and the City Economist will present strategies for achieving and maintaining a housing balance consistent with the City's housing goals at this annual hearing. The ordinance also requires that MOHCD will determine the amount of funding needed to bring the City into the required minimum 33% should the cumulative housing balance fall below that threshold.

APPENDIX A
Ordinance 53-15

	AMENDED IN COMMITTEE 4/6/15	ORDINANCE NO. 53-15
1	[Planning Code - City Housing Balance Monitoring and Reporting]	
2		
3	Ordinance amending the Planning Code to require the Planning Department to monitor	
4	the balance between new market rate housing and new affordable housing, and publish	
5	a bi-annual Housing Balance Report; requiring an annual hearing at the Board of	
6	Supervisors on strategies for achieving and maintaining the required housing balance	
7	in accordance with San Francisco's housing production goals; and making	
8	environmental findings, Planning Code, Section 302 findings, and findings of	
9	consistency with the General Plan, and the eight priority policies of Planning Code,	
10	Section 101.1.	
11		
12	NOTE: Unchanged Code text and uncodified text are in plain Arial font.	
13	Additions to Codes are in <u>single-underline italics Times New Roman font</u> .	
14	Deletions to Codes are in strikethrough italics Times New Roman font .	
15	Board amendment additions are in <u>double-underlined Arial font</u> .	
16	Board amendment deletions are in strikethrough Arial font .	
17	Asterisks (* * * *) indicate the omission of unchanged Code	
18	subsections or parts of tables.	
19		
20	Be it ordained by the People of the City and County of San Francisco:	
21		
22	Section 1. Findings.	
23	(a) The Planning Department has determined that the actions contemplated in this	
24	ordinance comply with the California Environmental Quality Act (California Public Resources	
25	Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of	
	Supervisors in File No. 150029 and is incorporated herein by reference. The Board of	
	Supervisors affirms this determination.	
	(b) On March 19, 2015, the Planning Commission, in Resolution No. 19337, adopted	
	findings that the actions contemplated in this ordinance are consistent, on balance, with the	
	Supervisor Kim	
	BOARD OF SUPERVISORS	
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1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
2 Board of Supervisors in File No. 150029, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
4 Amendment will serve the public necessity, convenience, and welfare for the reasons set forth
5 in Planning Commission Resolution No. 150029 and the Board incorporates such reasons
6 herein by reference.

7
8 Section 2. The Planning Code is hereby amended by adding new Section 103 to read
9 as follows:

10 **SEC. 103. HOUSING BALANCE MONITORING AND REPORTING.**

11 **(a) Purposes.** *To maintain a balance between new affordable and market rate housing City-*
12 *wide and within neighborhoods, to make housing available for all income levels and housing need*
13 *types, to preserve the mixed income character of the City and its neighborhoods, to offset the*
14 *withdrawal of existing housing units from rent stabilization and the loss of single-room-occupancy*
15 *hotel units, to ensure the availability of land and encourage the deployment of resources to provide*
16 *sufficient housing affordable to households of very low, low, and moderate incomes, to ensure adequate*
17 *housing for families, seniors and the disabled community, to ensure that data on meeting affordable*
18 *housing targets City-wide and within neighborhoods informs the approval process for new housing*
19 *development, and to enable public participation in determining the appropriate mix of new housing*
20 *approvals, there is hereby established a requirement, as detailed in this Section 103, to monitor and*
21 *regularly report on the housing balance between market rate housing and affordable housing.*

22 **(b) Findings.**

23 *(1) In November 2014, the City voters enacted Proposition K, which established City*
24 *policy to help construct or rehabilitate at least 30,000 homes by 2020. More than 50% of this housing*
25 *would be affordable for middle-class households, with at least 33% affordable for low- and moderate-*

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1 income households, and the City is expected to develop strategies to achieve that goal. This section
2 103 sets forth a method to track performance toward the City's Housing Element goals and the near-
3 term Proposition K goal that 33% of all new housing shall be affordable housing, as defined herein.

4 (2) The City's rent stabilized and permanently affordable housing stock serves very low-
5 low-, and moderate-income families, long-time residents, elderly seniors, disabled persons and others.
6 The City seeks to achieve and maintain an appropriate balance between market rate housing and
7 affordable housing City-wide and within neighborhoods because the availability of decent housing and
8 a suitable living environment for every San Franciscan is of vital importance. Attainment of the City's
9 housing goals requires the cooperative participation of government and the private sector to expand
10 housing opportunities to accommodate housing needs for San Franciscans at all economic levels and to
11 respond to the unique needs of each neighborhood where housing will be located.

12 (3) For tenants in unsubsidized housing, affordability is often preserved by the
13 Residential Rent Stabilization and Arbitration Ordinance's limitations on the size of allowable rent
14 increases during a tenancy. As documented in the Budget and Legislative Analyst's October 2013
15 Policy Analysis Report on Tenant Displacement, San Francisco is experiencing a rise in units
16 withdrawn from rent controls. Such rises often accompany periods of sharp increases in property
17 values and housing prices. From 1998 through 2013, the Rent Board reported a total of 13,027 no-fault
18 evictions (i.e., evictions in which the tenant had not violated any lease terms, but the owner sought to
19 regain possession of the unit). Total evictions of all types have increased by 38.2% from Rent Board
20 Year (i.e. from March through February) 2010 to Rent Board Year 2013. During the same period, Ellis
21 Act evictions far outpaced other evictions, increasing by 169.8% from 43 in Rent Board Year 2010 to
22 116 in Rent Board Year 2013. These numbers do not capture the large number of owner buyouts of
23 tenants, which contribute further to the loss of rent-stabilized units from the housing market. Any fair
24 assessment of the affordable housing balance must incorporate into the calculation units withdrawn
25 from rent stabilization.

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1 (4) Pursuant to Government Code Section 65584, the Association of Bay Area
2 Governments (ABAG), in coordination with the California State Department of Housing and
3 Community Development (HCD), determines the Bay Area's regional housing need based on regional
4 trends, projected job growth, and existing needs. The regional housing needs assessment (RHNA)
5 determination includes production targets addressing housing needs of a range of household income
6 categories. For the RHNA period covering 2015 through 2022, ABAG has projected that at least 38%
7 of new housing demands for San Francisco will be from very low and low income households
8 (households earning under 80% of area median income), and another 22% of new housing demands to
9 be affordable to households of moderate means (earning between 80% and 120% of area median
10 income). Market-rate housing is considered housing with no income limits or special requirements
11 attached.

12 (5) The Housing Element of the City's General Plan states: "Based on the growing
13 population, and smart growth goals of providing housing in central areas like San Francisco, near jobs
14 and transit, the State Department of Housing and Community Development (HCD), with the
15 Association of Bay Area Governments (ABAG), estimates that in the current 2015-2022 Housing
16 Element period San Francisco must plan for the capacity for roughly 28,870 new units, 57% of which
17 should be suitable for housing for the extremely low, very low, low and moderate income households to
18 meet its share of the region's projected housing demand." Objective 1 of the Housing Element states
19 that the City should "identify and make available for development adequate sites to meet the City's
20 housing needs, especially permanently affordable housing." Objective 7 states that San Francisco's
21 projected affordable housing needs far outpace the capacity for the City to secure subsidies for new
22 affordable units.

23 (6) In 2012, the City enacted Ordinance 237-12, the "Housing Preservation and
24 Production Ordinance," codified in Administrative Code Chapter 10E.4, to require Planning
25 Department staff to regularly report data on progress toward meeting San Francisco's quantified

1 production goals for different household income levels as provided in the General Plan's Housing
2 Element. That Ordinance requires data on the number of units in all stages of the housing production
3 process at various affordability levels to be included in staff reports on all proposed projects of five
4 residential units or more and in quarterly housing production reports to the Planning Commission. The
5 Planning Department has long tracked the number of affordable housing units and total number of
6 housing units built throughout the City and in specific areas and should be able to track the ratio called
7 for in this Section 103.

8 (7) As the private market has embarked upon, and government officials have urged, an
9 ambitious program to produce significant amounts of new housing in the City, the limited remaining
10 available land makes it essential to assess the impact of the approval of new market rate housing
11 developments on the availability of land for affordable housing and to encourage the deployment of
12 resources to provide such housing.

13 **(c) Housing Balance Calculation.**

14 (1) For purposes of this Section 103, "Housing Balance" shall be defined as the
15 proportion of all new housing units affordable to households of extremely low, very low, low or
16 moderate income households, as defined in California Health & Safety Code Sections 50079.5 et seq.,
17 as such provisions may be amended from time to time, to the total number of all new housing units for a
18 10 year Housing Balance Period.

19 (2) The Housing Balance Period shall begin with the first quarter of year 2005 to the
20 last quarter of 2014, and thereafter for the ten years prior to the most recent calendar quarter.

21 (3) For each year that data is available, beginning in 2005, the Planning Department
22 shall report net housing construction by income levels, as well as units that have been withdrawn from
23 protection afforded by City law, such as laws providing for rent-controlled and single resident
24 occupancy (SRO) units. The affordable housing categories shall include net new units, as well as
25 existing units that were previously not restricted by deed or regulatory agreement that are acquired for

1 preservation as permanently affordable housing as determined by the Mayor's Office of Housing and
2 Community Development (MOHCD) (not including refinancing or other rehabilitation under existing
3 ownership), protected by deed or regulatory agreement for a minimum of 55 years. The report shall
4 include, by year, and for the latest quarter, all units that have received Temporary Certificates of
5 Occupancy within that year, a separate category for units that obtained a site or building permit, and
6 another category for units that have received approval from the Planning Commission or Planning
7 Department, but have not yet obtained a site or building permit to commence construction (except any
8 entitlements that have expired and not been renewed during the Housing Balance Period). Master
9 planned entitlements, including but not limited to such areas as Treasure Island, Hunters Point
10 Shipyard and Park Merced, shall not be included in this latter category until individual building
11 entitlements or site permits are approved for specific housing projects. For each year or approval
12 status, the following categories shall be separately reported:

13 (A) Extremely Low Income Units, which are units available to individuals or
14 families making between 0-30% Area Median Income (AMI) as defined in California Health & Safety
15 Code Section 50106, and are subject to price or rent restrictions between 0-30% AMI;

16 (B) Very Low Income Units, which are units available to individuals or families
17 making between 30-50% AMI as defined in California Health & Safety Code Section 50105, and are
18 subject to price or rent restrictions between 30-50% AMI;

19 (C) Lower Income Units, which are units available to individuals or families
20 making between 50-80% AMI as defined in California Health & Safety Code Section 50079.5, and are
21 subject to price or rent restrictions between 50-80% AMI;

22 (D) Moderate Income Units, which are units available to individuals or families
23 making between 80-120% AMI, and are subject to price or rent restrictions between 80-120% AMI;

24 (E) Middle Income Units, which are units available to individuals or families
25 making between 120-150% AMI, and are subject to price or rent restrictions between 120-150% AMI;

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1 (F) Market-rate units, which are units not subject to any deed or regulatory
2 agreement with price restrictions;

3 (G) Housing units withdrawn from protected status, including units withdrawn
4 from rent control (except those units otherwise converted into permanently affordable housing),
5 including all units that have been subject to rent control under the San Francisco Residential Rent
6 Stabilization and Arbitration Ordinance but that a property owner removes permanently from the
7 rental market through condominium conversion pursuant to Administrative Code Section 37.9(a)(9),
8 demolition or alterations (including dwelling unit mergers), or permanent removal pursuant to
9 Administrative Code Section 37.9(a)(10) or removal pursuant to the Ellis Act under Administrative
10 Code Section 37.9(a)(13);

11 (H) Public housing replacement units and substantially rehabilitated units
12 through the HOPE SF and Rental Assistance Demonstration (RAD) programs, as well as other
13 substantial rehabilitation programs managed by MOHCD.

14 (4) The Housing Balance shall be expressed as a percentage, obtained by dividing the
15 cumulative total of extremely low, very low, low and moderate income affordable housing units (all
16 units 0-120% AMI) minus the lost protected units, by the total number of net new housing units within
17 the Housing Balance Period. The Housing Balance shall also provide two calculations:

18 (A) the Cumulative Housing Balance, consisting of housing units that have
19 already been constructed (and received a Temporary Certificate of Occupancy or other certificate that
20 would allow occupancy of the units) within the 10-year Housing Balance Period, plus those units that
21 have obtained a site or building permit. A separate calculation of the Cumulative Housing Balance
22 shall also be provided, which includes HOPE SF and RAD public housing replacement and
23 substantially rehabilitated units (but not including general rehabilitation / maintenance of public
24 housing or other affordable housing units) that have received Temporary Certificates of Occupancy
25

1 within the Housing Balance Period. The Housing Balance Reports will show the Cumulative Housing
2 Balance with and without public housing included in the calculation; and

3 (B) the Projected Housing Balance, which shall include any residential project
4 that has received approval from the Planning Commission or Planning Department, even if the
5 housing project has not yet obtained a site or building permit to commence construction (except any
6 entitlements that have expired and not been renewed during the Housing Balance period). Master
7 planned entitlements shall not be included in the calculation until individual building entitlements or
8 site permits are approved.

9 (d) **Bi-annual Housing Balance Reports.** Within 30 days of the effective date of this
10 Section 103 By June 1, 2015, the Planning Department shall calculate the Cumulative and Projected
11 Housing Balance for the most recent two quarters City-wide, by Supervisorial District, Plan Area, and
12 by neighborhood Planning Districts, as defined in the annual Housing Inventory, and publish it as an
13 easily visible and accessible page devoted to Housing Balance and Monitoring and Reporting on the
14 Planning Department's website. By August September 1st and February March 1st of each year, the
15 Planning Department shall publish and update the Housing Balance Report, and present this report at
16 an informational hearing to the Planning Commission and Board of Supervisors, as well as to any
17 relevant body with geographic purview over a plan area upon request, along with the other quarterly
18 reporting requirements of Administrative Code Chapter 10E.4. The annual report to the Board of
19 Supervisors shall be accepted by resolution of the Board, which resolution shall be introduced
20 by the Planning Department. The Housing Balance Report shall also be incorporated into the
21 Annual Planning Commission Housing Hearing and Annual Report to the Board of Supervisors
22 required in Administrative Code Chapter 10E.4.

23 (e) **Annual Hearing by Board of Supervisors.**

24 (1) The Board of Supervisors shall hold a public Housing Balance hearing on an annual
25 basis by April 1 of each year, to consider progress towards the City's affordable housing goals.

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1 including the goal of a minimum 33% affordable housing to low and moderate income households, as
2 well as the City's General Plan Housing Element housing production goals by income category. The
3 first hearing shall occur no later than 30 days after the effective date of this ordinance, and by April 1
4 of each year thereafter.

5 (2) The hearing shall include reporting by the Planning Department, which shall present
6 the latest Housing Balance Report City-wide and by Supervisorial District and Planning District; the
7 Mayor's Office of Housing and Community Development, the Mayor's Office of Economic and
8 Workforce Development, the Rent Stabilization Board, by the Department of Building Inspection, and
9 the City Economist on strategies for achieving and maintaining a housing balance in accordance with
10 San Francisco's housing production goals. If the Cumulative Housing Balance has fallen below 33% in
11 any year, MOHCD shall determine how much funding is required to bring the City into a minimum
12 33% Housing Balance and the Mayor shall submit to the Board of Supervisors a strategy to accomplish
13 the minimum of 33% Housing Balance. City Departments shall at minimum report on the following
14 issues relevant to the annual Housing Balance hearing: MOHCD shall report on the annual and
15 projected progress by income category in accordance with the City's General Plan Housing Element
16 housing production goals, projected shortfalls and gaps in funding and site control, and progress
17 toward the City's Neighborhood Stabilization goals for acquiring and preserving the affordability of
18 existing rental units in neighborhoods with high concentrations of low and moderate income
19 households or historically high levels of evictions; the Planning Department shall report on current
20 and proposed zoning and land use policies that affect the City's General Plan Housing Element
21 housing production goals; the Mayor's Office of Economic and Workforce Development shall report on
22 current and proposed major development projects, dedicated public sites, and policies that affect the
23
24
25

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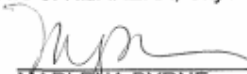
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1 City's General Plan Housing Element housing production goals; the Rent Board shall report on the
2 withdrawal or addition of rent-controlled units and current or proposed policies that affect these
3 numbers; the Department of Building Inspection shall report on the withdrawal or addition of
4 Residential Hotel units and current or proposed policies that affect these numbers; and the City
5 Economist shall report on annual and projected job growth by the income categories specified in the
6 City's General Plan Housing Element.

7 (3) All reports and presentation materials from the annual Housing Balance hearing
8 shall be maintained by year for public access on the Planning Department's website on its page
9 devoted to Housing Balance Monitoring and Reporting.

10
11 Section 4. Effective Date. This ordinance shall become effective 30 days after
12 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
13 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
14 of Supervisors overrides the Mayor's veto of the ordinance.

15
16 APPROVED AS TO FORM:
17 DENNIS J. HERRERA, City Attorney

18 By: 
19 MARLENA BYRNE
Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 150029

Date Passed: April 21, 2015

Ordinance amending the Planning Code to require the Planning Department to monitor the balance between new market rate housing and new affordable housing, and publish a bi-annual Housing Balance Report; requiring an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with San Francisco's housing production goals; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

April 06, 2015 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

April 06, 2015 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

April 14, 2015 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

April 21, 2015 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 150029

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 4/21/2015 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

4/30/2015

Date Approved

APPENDIX B

CUMULATIVE HOUSING BALANCE REPORT No. 12 TABLES BY PLANNING DISTRICTS

Table 1A

Cumulative Housing Balance Calculation, 2011 Q1 – 2020 Q4

Planning District	Net New Affordable Housing Built	Acquisitions, Rehabs & Small Sites Complete	Total Entitled & Permitted Affordable Units	Units Removed from Protected Status	Total Net New Units Built	Total Entitled & Permitted Units	Cumulative Housing Balance
Bernal Heights	2	123	9	182	66	179	-19.6%
Buena Vista	284	202	88	193	1,192	720	19.9%
Central	25	22	10	320	360	356	-36.7%
Downtown	1,193	983	794	120	4,909	4,819	29.3%
Ingleside	127	16	284	195	571	5,797	3.6%
Inner Sunset	6	-	2	176	123	116	-70.3%
Marina	16	-	18	164	410	281	-18.8%
Mission	588	318	1,040	578	2,503	4,296	20.1%
Northeast	282	235	189	304	900	881	22.6%
Outer Sunset	17	44	10	461	130	389	-75.1%
Presidio	-	-	-	-	-	1	0.0%
Richmond	98	56	23	520	390	669	-32.4%
South Bayshore	1,296	-	2,959	109	1,771	12,552	28.9%
South Central	75	-	458	447	291	1,562	4.6%
South of Market	2,500	694	2,959	121	15,479	17,926	18.1%
Treasure Island	-	-	-	-	-	-	N/A
Western Addition	582	286	67	179	1,741	1,088	26.7%
Totals	7,091	2,979	8,910	4,069	30,836	51,632	18.1%

*Treasure Island developments permitted are included as part of Planning District 9 South of Market.

Table 1B
Expanded Cumulative Housing Balance Calculation, 2011 Q1–2020 Q4

Planning District	Net New Affordable Housing Built	Acquisitions, Rehabs & Small Sites Completed	RAD Program and Home SF Replacement Units	Total Entitled & Permitted Affordable Units	Units Removed from Protected Status	Total Net New Units Built	Total Entitled & Permitted Units	Expanded Cumulative Housing Balance
Bernal Heights	2	123	268	9	182	66	179	89.8%
Buena Vista	284	202	132	88	193	1,192	720	26.8%
Central	25	22	107	10	320	360	356	-21.8%
Downtown	1,193	983	284	794	120	4,909	4,819	32.2%
Ingleside	127	16	-	284	195	571	5,797	3.6%
Inner Sunset	6	-	109	2	176	123	116	-24.7%
Marina	16	-	138	18	164	410	281	1.2%
Mission	588	318	91	1,040	578	2,503	4,296	21.5%
Northeast	282	235	576	189	304	900	881	54.9%
Outer Sunset	17	44	-	10	461	130	389	-75.1%
Presidio	-	-	-	-	-	-	1	0.0%
Richmond	98	56	144	23	520	390	669	-18.8%
South Bayshore	1,296	-	436	2,959	109	1,771	12,552	32.0%
South Central	75	-	-	458	447	291	1,562	4.6%
South of Market	2,500	694	276	2,959	121	15,479	17,926	18.9%
Treasure Island	-	-	-	-	-	-	-	N/A
Western Addition	582	286	919	67	179	1,741	1,088	59.2%
Totals	7,091	2,979	3,480	8,910	4,069	30,836	51,632	22.3%

*Treasure Island developments permitted are included as part of Planning District 9 South of Market.

Table 2

Projected Housing Balance (Entitled, Permitted, and Under Construction Units), 2020 Q4

Planning District	Very Low Income	Low Income	Moderate Income	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
Bernal Heights	-	-	-	9	9	179	5.0%
Buena Vista	-	-	25	63	88	720	12.2%
Central	-	-	5	5	10	356	2.8%
Downtown	-	187	70	537	794	4,819	16.5%
Ingleside	-	-	-	284	284	5,797	4.9%
Inner Sunset	-	-	-	2	2	116	1.7%
Marina	-	-	-	18	18	281	6.4%
Mission	-	575	100	365	1,040	4,296	24.2%
Northeast	-	2	-	187	189	881	21.5%
Outer Sunset	-	-	10	-	10	389	2.6%
Presidio	-	-	-	-	-	1	0.0%
Richmond	-	-	-	23	23	669	3.4%
South Bayshore	-	-	72	2,887	2,959	12,552	23.6%
South Central	-	167	7	284	458	1,562	29.3%
South of Market	60	455	131	2,313	2,959	17,926	16.5%
Treasure Island	-	-	-	-	-	-	N/A
Western Addition	-	18	28	21	67	1,088	6.2%
Totals	60	1,404	448	6,998	8,910	51,632	17.3%

*Treasure Island developments permitted are included as part of Planning District 9 South of Market.

Table 3

Building Permits Approved or Under Construction, 2020 Q4

Planning District	Very Low Income	Low Income	Moderate Income	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
Bernal Heights	-	-	-	-	-	63	0.0%
Buena Vista	-	-	25	63	88	356	24.7%
Central	-	-	5	-	5	159	3.1%
Downtown	-	187	70	517	774	4,152	18.6%
Ingleside	-	-	-	-	-	1,059	0.0%
Inner Sunset	-	-	-	2	2	47	4.3%
Marina	-	-	-	-	-	128	0.0%
Mission	-	562	70	363	995	3,342	29.8%
Northeast	-	2	-	182	184	409	45.0%
Outer Sunset	-	-	7	-	7	285	2.5%
Presidio	-	-	-	-	-	1	0.0%
Richmond	-	-	-	23	23	188	12.2%
South Bayshore	-	-	-	112	112	845	13.3%
South Central	-	167	7	132	306	648	47.2%
South of Market	60	272	106	430	868	4,164	20.8%
Treasure Island	-	-	-	-	-	-	N/A
Western Addition	-	18	28	8	54	928	5.8%
Totals	60	1,208	318	1,832	3,418	16,774	20.4%

*Treasure Island developments permitted are included as part of Planning District 9 South of Market.

Table 4
Entitled Units without a Building Permit Issued, 2020 Q4

Planning District	Very Low Income	Low Income	Moderate Income	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
Bernal Heights	-	-	-	9	9	116	7.8%
Buena Vista	-	-	-	-	-	364	0.0%
Central	-	-	-	5	5	197	2.5%
Downtown	-	-	-	20	20	667	3.0%
Ingleside	-	-	-	284	284	4,738	6.0%
Inner Sunset	-	-	-	-	-	69	0.0%
Marina	-	-	-	18	18	153	11.8%
Mission	-	13	30	2	45	954	4.7%
Northeast	-	-	-	5	5	472	1.1%
Outer Sunset	-	-	3	-	3	104	2.9%
Presidio	-	-	-	-	-	-	N/A
Richmond	-	-	-	-	-	481	0.0%
South Bayshore	-	-	72	2,775	2,847	11,707	24.3%
South Central	-	-	-	152	152	914	16.6%
South of Market	-	183	25	1,883	2,091	13,762	15.2%
Treasure Island	-	-	-	-	-	-	N/A
Western Addition	-	-	-	13	13	160	8.1%
Totals	-	196	130	5,166	5,492	34,858	15.8%

Table 5
New Housing Production by Affordability, 2011 Q1 – 2020 Q4

Planning District	Very Low Income	Low Income	Moderate Income	Middle Income	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
Bernal Heights	-	-	13	-	13	66	19.7%
Buena Vista	134	85	99	-	318	1,192	26.7%
Central	-	18	53	-	71	360	19.7%
Downtown	455	508	232	-	1,195	4,909	24.3%
Ingleside	70	29	40	-	139	571	24.3%
Inner Sunset	-	-	30	-	30	123	24.4%
Marina	-	-	52	-	52	410	12.7%
Mission	169	453	93	-	715	2,503	28.6%
Northeast	178	54	74	-	306	900	34.0%
Outer Sunset	-	-	37	-	37	130	28.5%
Presidio	-	-	-	-	-	-	N/A
Richmond	69	-	79	-	148	390	37.9%
South Bayshore	862	354	86	-	1,302	1,771	73.5%
South Central	54	2	30	-	86	291	29.6%
South of Market	686	1,419	410	-	2,515	15,479	16.2%
Treasure Island	-	-	-	-	-	-	N/A
Western Addition	220	257	138	-	615	1,741	35.3%
Totals	2,897	3,179	1,466	-	7,542	30,836	24.5%

Table 6a
Acquisitions and Rehabilitation of
Affordable Housing, 2011 Q1 – 2020 Q4

Planning District	No. of Building	No. of Units
Bernal Heights	4	112
Buena Vista	4	190
Central	1	22
Downtown	14	958
Ingleside	1	16
Inner Sunset	-	-
Marina	-	-
Mission	10	254
Northeast	6	198
Outer Sunset	4	34
Presidio	-	-
Richmond	2	28
South Bayshore	-	-
South Central	-	-
South of Market	6	677
Treasure Island	-	-
Western Addition	6	259
Totals	58	2,748

Table 6b
Small Sites Program Acquisitions, 2014 – 2020 Q4

Planning District	No. of Building	No. of Units
Bernal Heights	2	11
Buena Vista	2	12
Central	-	-
Downtown	3	25
Ingleside	-	-
Inner Sunset	-	-
Marina	-	-
Mission	8	64
Northeast	2	37
Outer Sunset	2	10
Presidio	-	-
Richmond	2	28
South Bayshore	-	-
South Central	-	-
South of Market	1	17
Treasure Island	-	-
Western Addition	3	27
Totals	25	231

Table 7
RAD Affordable Units, 2015-2020 Q4

Planning District ▼	No. of Building ▼	No. of Units ▼
Bernal Heights	2	268
Buena Vista	2	132
Central	1	107
Downtown	3	284
Ingleside	-	-
Inner Sunset	1	109
Marina	2	138
Mission	1	91
Northeast	4	576
Outer Sunset	-	-
Presidio	-	-
Richmond	2	144
South Bayshore	2	436
South Central	-	-
South of Market	1	276
Treasure Island	-	-
Western Addition	7	919
Totals	28	3,480

Table 8
Units Removed from Protected Status, 2011 Q1 – 2020 Q4

Planning District	Condo Conversion	Demolition	Ellis Act	Owner Move-In	Units Removed from Protected Status
Bernal Heights	6	18	56	102	182
Buena Vista	5	3	72	113	193
Central	24	14	83	199	320
Downtown	-	68	48	4	120
Ingleside	-	35	31	129	195
Inner Sunset	5	12	61	98	176
Marina	11	4	35	114	164
Mission	4	30	293	251	578
Northeast	11	8	157	128	304
Outer Sunset	-	69	81	311	461
Presidio	-	-	-	-	-
Richmond	5	24	149	342	520
South Bayshore	-	11	14	84	109
South Central	-	53	65	329	447
South of Market	2	18	36	65	121
Treasure Island	-	-	-	-	-
Western Addition	7	7	33	132	179
Totals	80	374	1,214	2,401	4,069