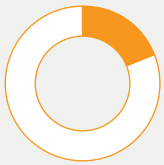
2026 Q3 Housing Development Pipeline

TOTAL NEW PIPELINE UNITS*

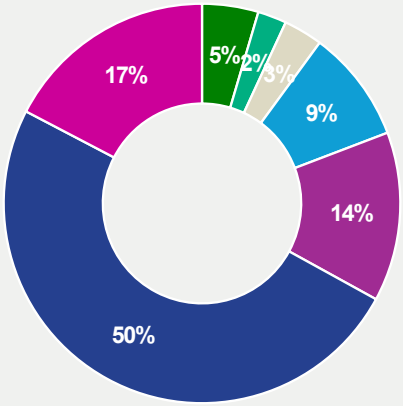
76,088

NEW AFFORDABLE UNITS **

18,484



24%
Affordable



Entitled	Gross Units
Under Construction	3,492
Building Permits Issued (Site)	1,785
Building Permits Approved	2,416
Building Permits Filed ***	6,946
Building Permits Not Yet Filed	10,442
Major Multi-Phased Projects ****	37,785

Under Review	
Applications Filed	13,222



Candlestick Point/Hunter's Point Shipyard
9,637



Treasure Island
6,273



Parkmerced
5,314



Potrero Power Plant
2,228



Pier 70
1,634



HopeSF -Potrero and Sunnyadale
2720



India Basin
1,575



Balboa Reservoir
413



Schlage Lock
1,123



Mission Rock
1,409



5M
386



HPS I
33



3333 California
744



Stonestown
3491

For projects and permits as of October, 2026

* A project's new gross units that is still in the pipeline; i.e. hasn't yet received a TCO/CFC (proposed units-existing units+demolition units- TCO units)

** Includes only units in projects that are 100% affordable or have declared how they are meeting affordability requirements per Sec 415 or other programs. Projects are not typically required to declare their affordability program until entitlement. Buildings in future phases of Major Multi-Phased Projects (i.e. not yet filed for building permits) are also not included in this total count of pipeline affordable units. Actual production of affordable housing 2015-2018 has averaged 30% annually of total housing production.

*** Includes only entitled projects. Projects under review by Planning Dept with building permits filed but that do not require other types of planning entitlement are included in the "Application Filed" catorgory.

**** Remaining phases of project. This does not include net units in phases that have filed for, or have received, building permits or are under construction.