

2023 SAN FRANCISCO HOUSING INVENTORY





© 2024 San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103-3114
www.sfplanning.org

Front Cover: 65 Ocean Avenue ; 193 Housing Units

Photo Source: <https://www.greystar.com/properties/san-francisco-ca/ventana-residences>

Photo Credit: Greystar

2023 SAN FRANCISCO HOUSING INVENTORY

San Francisco Planning Department

April 2024



TABLE OF CONTENTS

Introduction	iv
Highlights	4
Findings	14
1. Housing Stock	15
Housing Stock Overview	15
2. Housing Production Trends	16
2.1. New Housing Construction	16
2.2. Projects Approved and Under Review by Planning	18
2.3. Units Authorized for Construction	19
2.4. Demolitions	20
2.5. Alterations and Conversions	21
2.6. Accessory Dwelling Units	22
2.7. Additional Units Proposed Through Density Bonus Programs	23
3. New Housing Unit Trends	25
3.1. New Housing Unit Trends Overview	25
3.2. New Housing Units Added by Zoning District	25
4. Condominiums	29
4.1. Condominiums Overview	29
4.2. Condominium Conversion	30
5. Residential Hotels	31
5.1. Residential Hotels Overview	31
6. Affordable Housing	32
6.1. Standards and Definitions of Affordability	32
6.2. New Affordable Housing Construction	36
6.3. Inclusionary Housing	38
6.4. Affordability of Market Rate Housing	40
6.5. Affordable Housing Acquisition and Rehabilitation	40
7. Changes in Housing Stock by Planning District	43
7.1. Changes In Housing Stock by Geography	43
7.2. Housing Stock by Planning District	46
Appendices	50
Appendix A: Project Lists	53
Appendix B: Community Plan Area Annual Monitoring	79
Appendix C: San Francisco Zoning Districts	83
Appendix D: In-Lieu Housing Fees Collected	86
Appendix E: Glossary	88

TABLES

Table 1.	San Francisco Housing Stock by Building Type, 2020-2023	15
Table 2.	San Francisco Housing Trends, 2005-2023	17
Table 3.	Projects and Units Filed and Entitled at Planning Department, 2019-2023	18
Table 4.	Units and Projects Authorized for Construction by Building Type, 2019-2023	19
Table 5.	Units Demolished by Building Type, 2019-2023	20
Table 6.	Units Demolished by Zoning District by Building Type, 2023	20
Table 7.	Units Added or Lost Through Alteration Permits, 2019-2023	21
Table 8.	Units Lost Through Alterations and Demolitions, 2019-2023	21
Table 9.	Accessory Dwelling Units Added, 2019-2023	22
Table 10.	ADUs Added and Legalized Through Ordinance by Building Type, 2019-2023	23
Table 11.	Density Bonus Projects in the Pipeline by Total Units, 2023	24
Table 12.	Density Bonus Projects in the Pipeline by Status of Application, 2023	24
Table 13.	New Housing Units Added by Building Type, 2019-2023	25
Table 14.	New Housing Units Added by Generalized Zoning, 2023	25
Table 15.	New Housing Units Added by Zoning District, 2023	27
Table 16.	New Condominiums Recorded, 2014-2023	29
Table 17.	New Condominiums Recorded by Building Type, 2019-2023	29
Table 18.	Condominium Conversions Recorded by DPW, 2014-2023	30
Table 19.	Condominium Conversions Recorded by DPW by Building Type, 2019-2023	30
Table 20.	Changes in Residential Hotel Stock, 2019-2023	31
Table 21.	2023 Rental Affordable Housing Guidelines	34
Table 22.	2023 Homeownership Affordable Housing Guidelines	35
Table 23.	New Affordable Units by Income Level, 2019-2023	37
Table 24.	[Blank: Depreciated]	37
Table 25.	New Affordable Housing Production by Source, 2019-2023	39
Table 26.	Housing Price Trends, San Francisco Bay Area, 2019-2023	39
Table 27A.	Units Acquired or Rehabilitated, 2015-2023	41
Table 27B.	Details of Units Acquired or Rehabilitated, 2023	41
Table 27C.	Rental Assistance Demonstration Program, 2016-2023	41
Table 28.	Housing Units Production and Loss by Planning District, 2023	44
Table 29.	Net Change in Housing Stock by Planning District, 2020-2023	47
Table A-1.	Major Market Rate Housing Projects Completed, 2023	53
Table A-2.	Major Affordable Housing Projects Completed, 2023	53
Table A-3.	Major Housing Projects Reviewed and Entitled by Planning Department, 2023	54
Table A-4.	Major Housing Projects with Applications Accepted at the Planning Department, 2023	63
Table A-5.	Major Projects Authorized for Construction by DBI, 2023	67
Table A-6.	Density Bonus Program Projects in the Pipeline by Program, 2023	68
Table A-7.	Major Affordable Projects in the Pipeline as of December 31, 2023	72
Table A-8.	Housing Unit Production and Loss by Analysis Neighborhood, 2023	77
Table B-1.	Housing Units Production and Loss by Planning Area, 2023	79
Table B-2.	Units Entitled by Planning Area, 2023	79
Table B-3.	Net Housing Units Completed by Building Type and Planning Area, 2023	80
Table B-4.	Units Demolished by Building Type and Planning Area, 2023	81

Table B-5. Units Lost Through Alterations and Demolitions by Planning Area, 2023	81
Table B-6. New Affordable Housing Constructed in Planning Areas, 2023	82
Table C. San Francisco Zoning Districts, as of 2023	83
Table D. In-Lieu Housing Fees Collected, Fiscal Years 2014-2023	86

FIGURES

Figure 1. Housing Production Process	2
Figure 2. Net Housing Units Added in 2023 by Building Type	15
Figure 3. San Francisco Housing Trends, 2005-2023	16
Figure 4. New Housing Units Added by Building Type, 2023	26
Figure 5. Units from New Construction & Demolition by Planning District, 2023	45
Figure 6. Housing Stock by Building Type by Planning District, 2023	46

MAPS

Map 1. San Francisco Planning Districts	43
--	----

INTRODUCTION: ABOUT THE 2023 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 2023.

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 often begins with a project application submitted to the Planning Department. The Planning Department reviews the application for compliance with the Planning Code, zoning, and other applicable policies. If a project is approved by the Planning Department, the process continues with the submission of required building permit applications to the Department of Building Inspection (DBI). 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. In some cases, the project sponsor can apply for a Temporary Certificate of Occupancy (TCO) for all or only a subset of units before receiving a CFC.

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 that have received CFCs or TCO, 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*.

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 Community Development as well as the Office of Community Investment and Infrastructure (Successor Agency to the San Francisco Redevelopment Agency) provided information on affordable housing projects. 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>.

Department Staff Contact for this report is:

Reza Amindarbari
Data and Analytics Manager
628.652.7560
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.

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.

FIGURE 1.
The Housing Production Process





921 Howard Street ; 203 Units, 100% Affordable
Photo Source: <https://www.perryarchitectsinc.com>

Trendy
Hair Gallery & Beauty Supply
925 HOWARD (415) 495-6241

925

HIGHLIGHTS:

2023 SNAPSHOT

SUMMARY OF HIGHLIGHTS

The construction of new housing in 2023 totaled 2,618 gross units. This production includes 2,066 units in new construction and 552 new units added through conversion of non-residential uses or expansion of existing structures (alterations). Twenty-three (23) units were lost, including demolitions (13 units), and unit mergers (10 units). Alterations account for a net gain of 542 units.

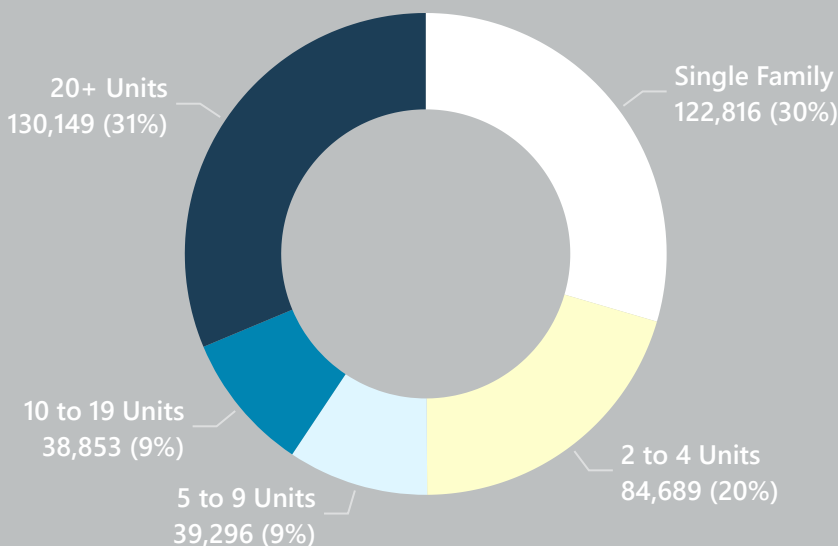
There was a net addition of 2,595 units to the city’s housing stock in 2023. The net addition in 2023 is about 30% lower than the 10-year average net addition of 3,716. By the end of 2023, there were approximately 415,803 dwelling units in the city.

In 2023, affordable housing production totaled 971 units. This is about 21% below the five-year average of 1,235 annual affordable unit production. These new affordable units made up 37% of total new units. This count includes 144 inclusionary units, 585 100% affordable units, and 242 qualified accessory dwelling units in 2023. About 53% of the new affordable units are affordable to household with extremely low, very low or low income.

In 2023, DBI authorized the construction of 2,895 net units. The Planning Department approved and fully entitled 363 projects in 2023. These projects propose a total of 4,434 net units.

HOUSING STOCK

1. HOUSING STOCK BY BUILDING TYPE



415,803 UNITS

AS OF 2023

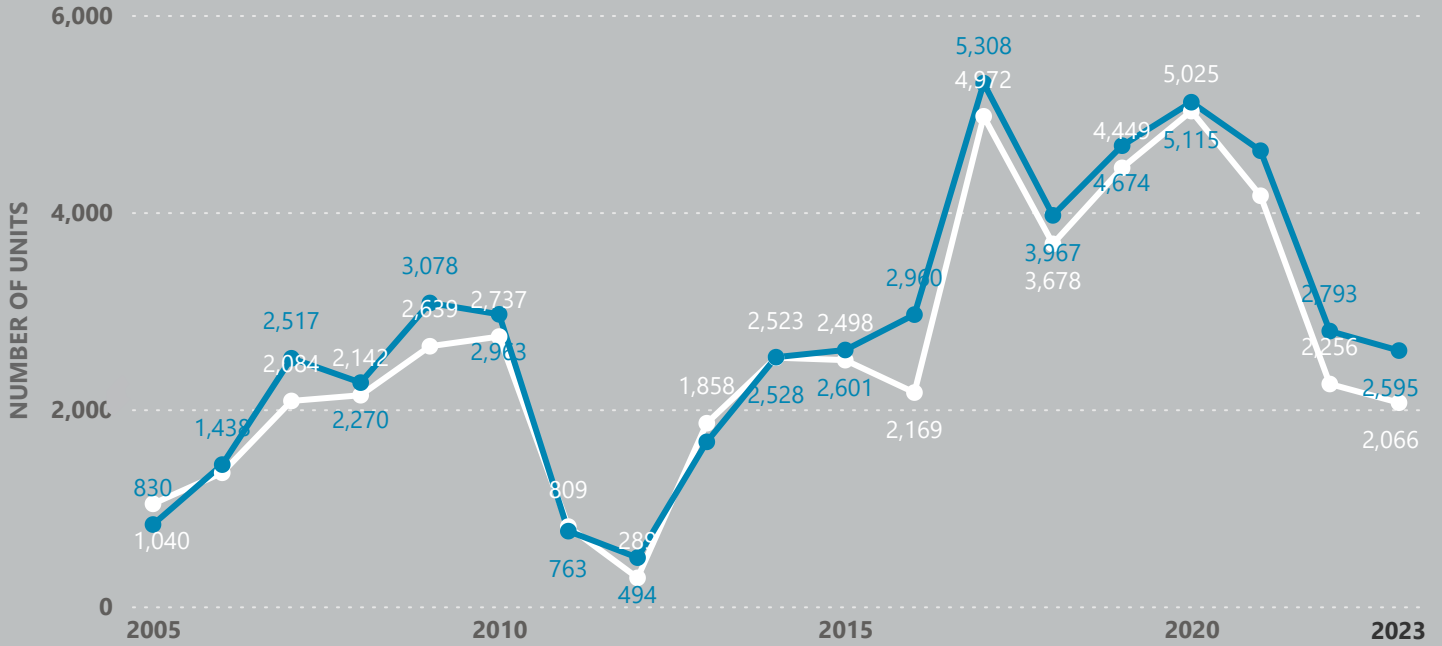
0.6%

CHANGE FROM 2022 {413,208}

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

NEW CONSTRUCTION TRENDS

2. NEW CONSTRUCTION, 2005-2023



● Units Completed from New Construction ● Net Units Added to City Housing Stock

Source: SF Planning Department; SF Department of Building Inspection

Note: Housing production figures between 2005 and 2022 may be different from figures reported in the previous Housing Inventory Report (2022) 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.

2,066



2023

8%

LESS THAN 2022 {Δ -190 }

39%

BELOW 10 YR AVG {3,380 }

2,595



2023

7%

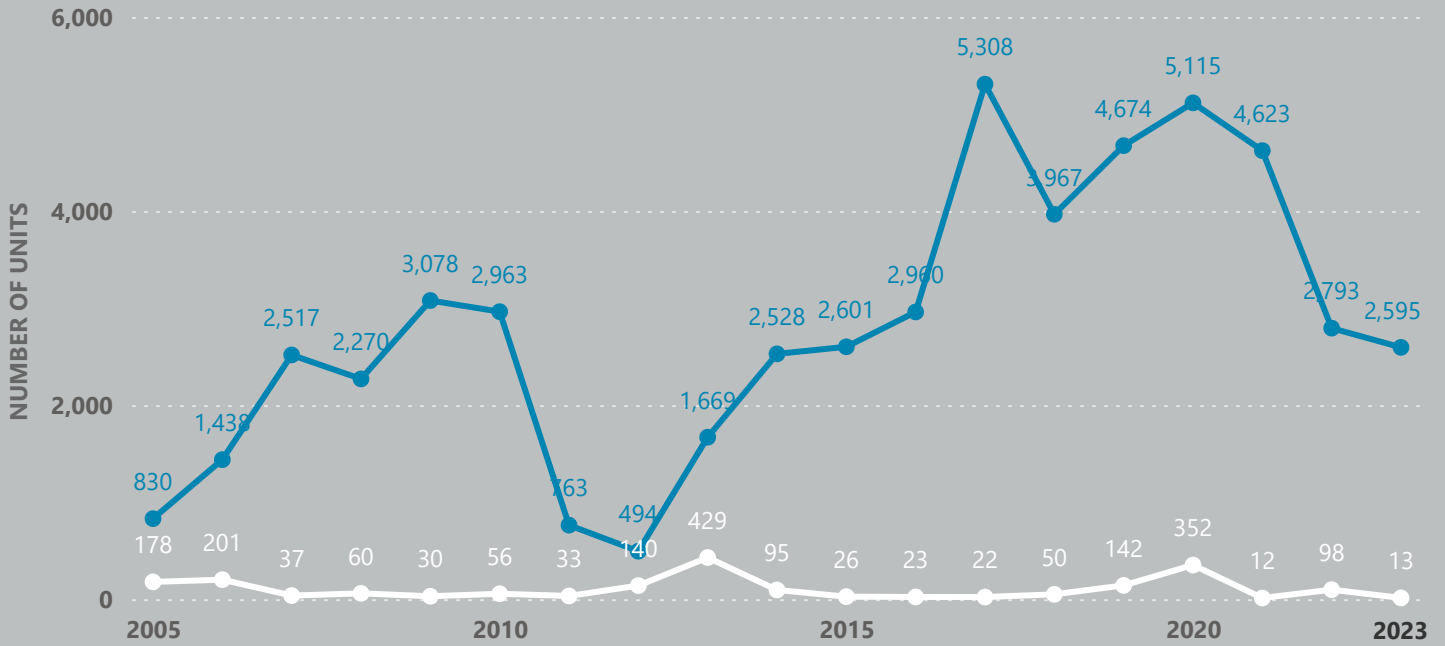
LESS THAN 2022 {Δ -198 }

30%

BELOW 10 YR AVG {3,716 }

UNIT DEMOLITION TRENDS

3. UNITS DEMOLISHED, 2005-2023



● Units Demolished ● Net Change in Number of Units

Source: SF Planning Department; SF Department of Building Inspection

Note: Housing production figures (including demolitions) between 2005 and 2022 may be different from figures reported in the previous Housing Inventory Report (2022) 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.

13

87%

84%

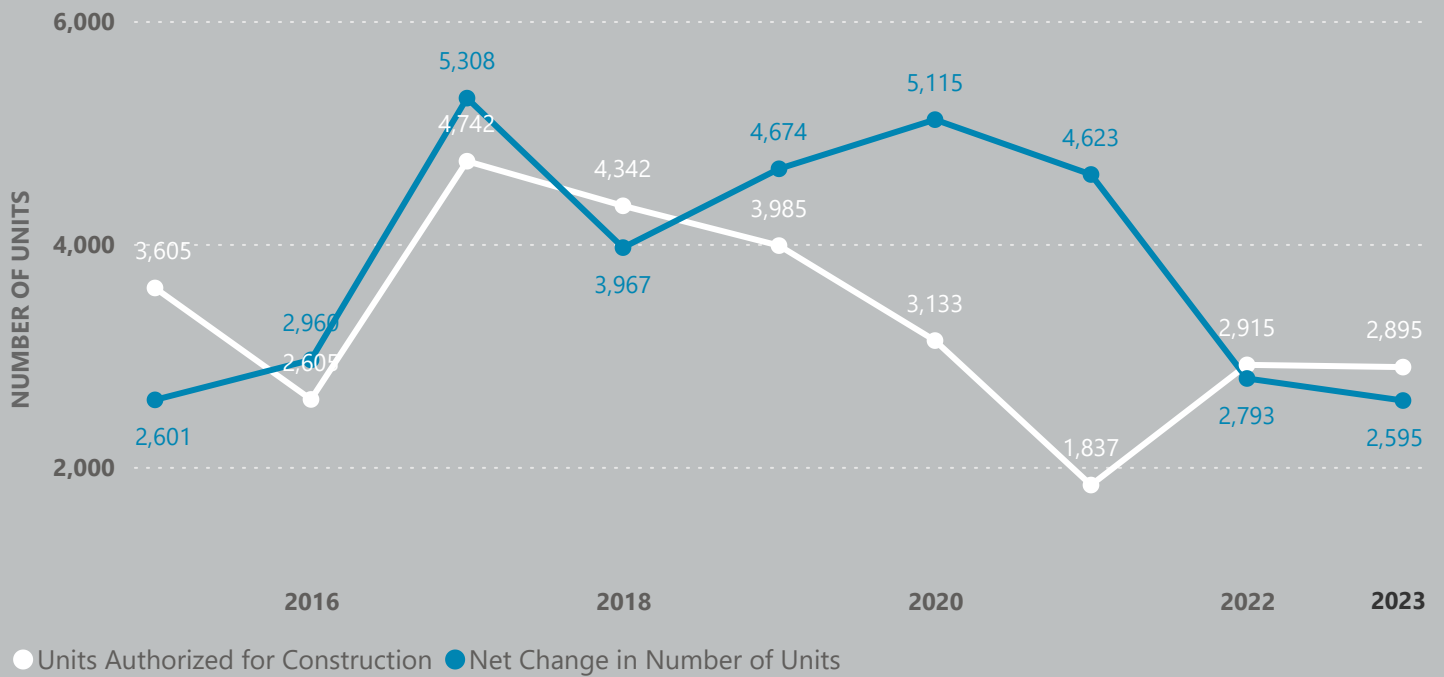
2023

LESS THAN 2022 { Δ -85 }

BELOW 10 YR AVG { 83 }

UNIT CHANGING AUTHORIZATION TRENDS

4. NET UNITS AUTHORIZED FOR CONSTRUCTION, DEMOLITION, AND UNIT-ADDING/UNIT-REMOVING ALTERATIONS, 2015-2023



Source: SF Planning Department; SF Department of Building Inspection

Note: Figures for units authorized and units completed between 2015 and 2022 may be updated since the previous Housing Inventory Report (2022) due to data regular ongoing cleanup.

2,895

1%

18%

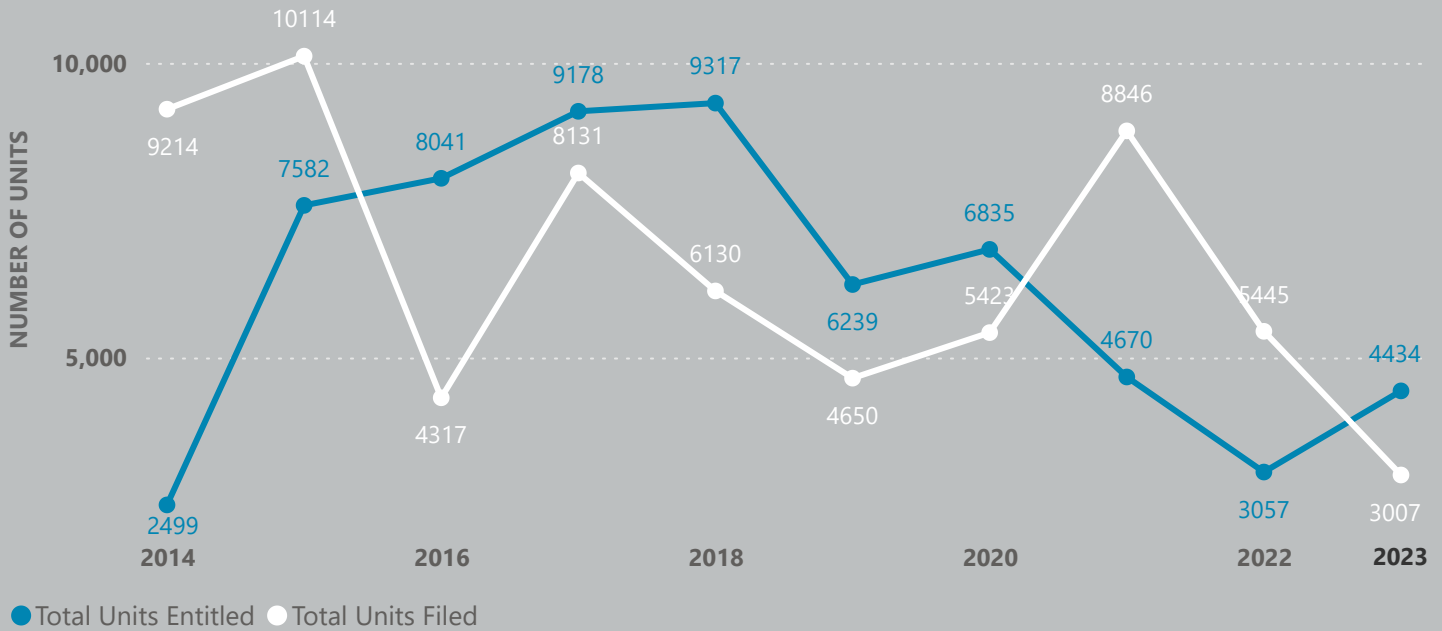
2023

LESS THAN 2022 {Δ -20 }

BELOW 10 YR AVG { 3,523 }

UNITS FILED AND ENTITLED TRENDS

5. UNITS FILED AND ENTITLED AT THE PLANNING DEPARTMENT, 2014-2023



Source: SF Planning Department

Note: Figures for units filed and entitled between 2015 and 2022 may be different from figures reported in the previous Housing Inventory Reports due to updates in projects' information during the review and approval process and regular ongoing data cleanup. The Entitled units include approved SB35 projects.

4,434

45%

22%

2023

MORE THAN 2022 {Δ1,377}

BELOW 10 YR AVG {5,696 }

3,007

45%

50%

2023

LESS THAN 2022 {Δ -2,438 }

BELOW 10 YR AVG {6,074 }

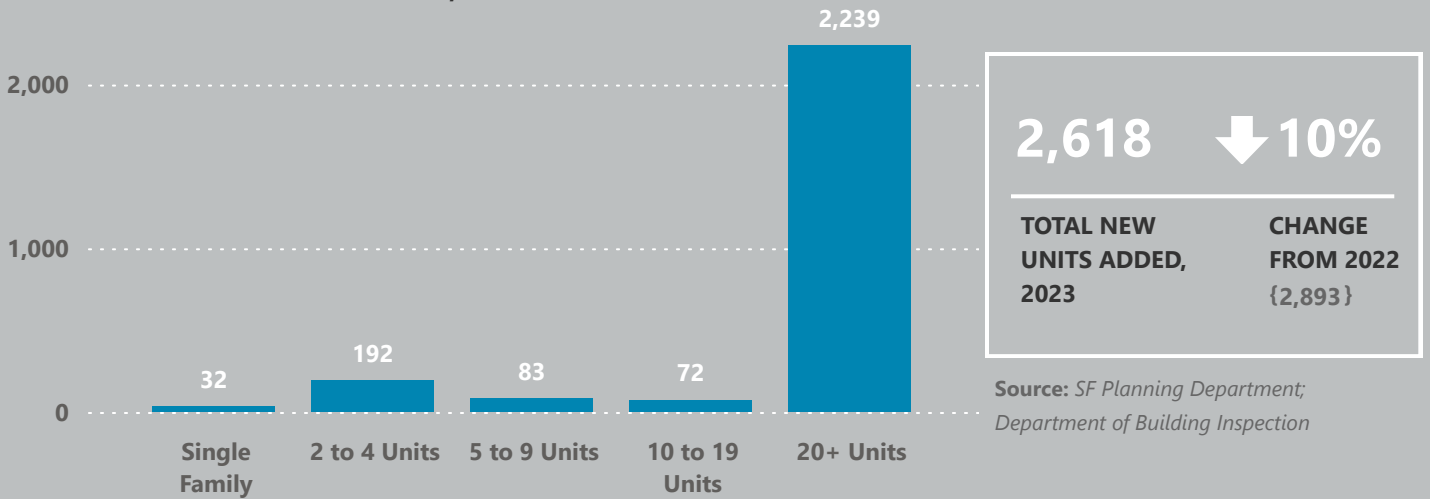
Units Filed/Entitled figures include units from all projects filed/entitled, for each given year, regardless of their current status. This includes projects that have been cancelled, disapproved, withdrawn, and abandoned.

In some cases, a new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

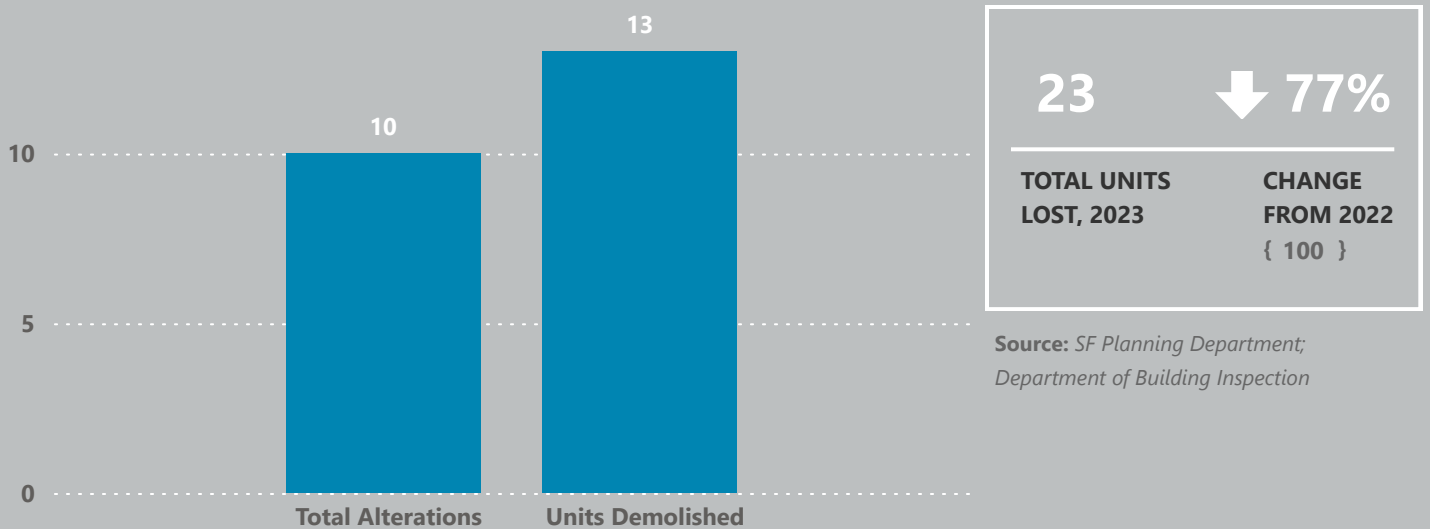
Additionally, when a project is revised, the revised units are used in this report and if the revision is approved, only the revised number of units in the year with the most recent approval is counted.

2023 HOUSING UNIT TRENDS

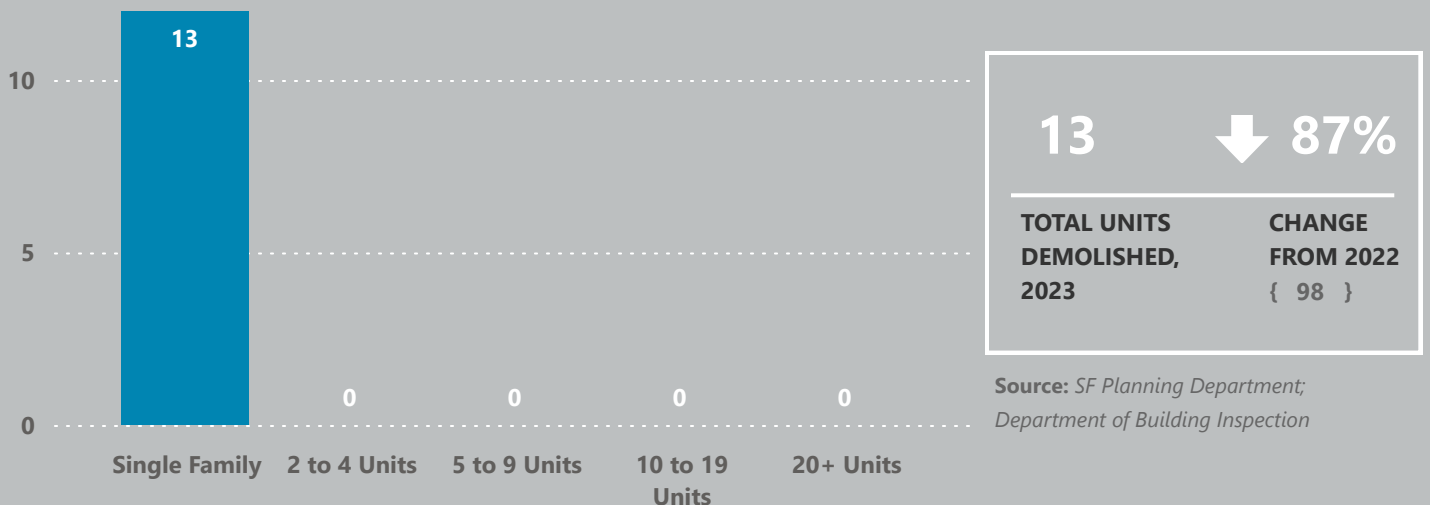
6. UNITS ADDED BY BUILDING TYPE, 2023



7. UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS BY TYPE OF LOSS, 2023

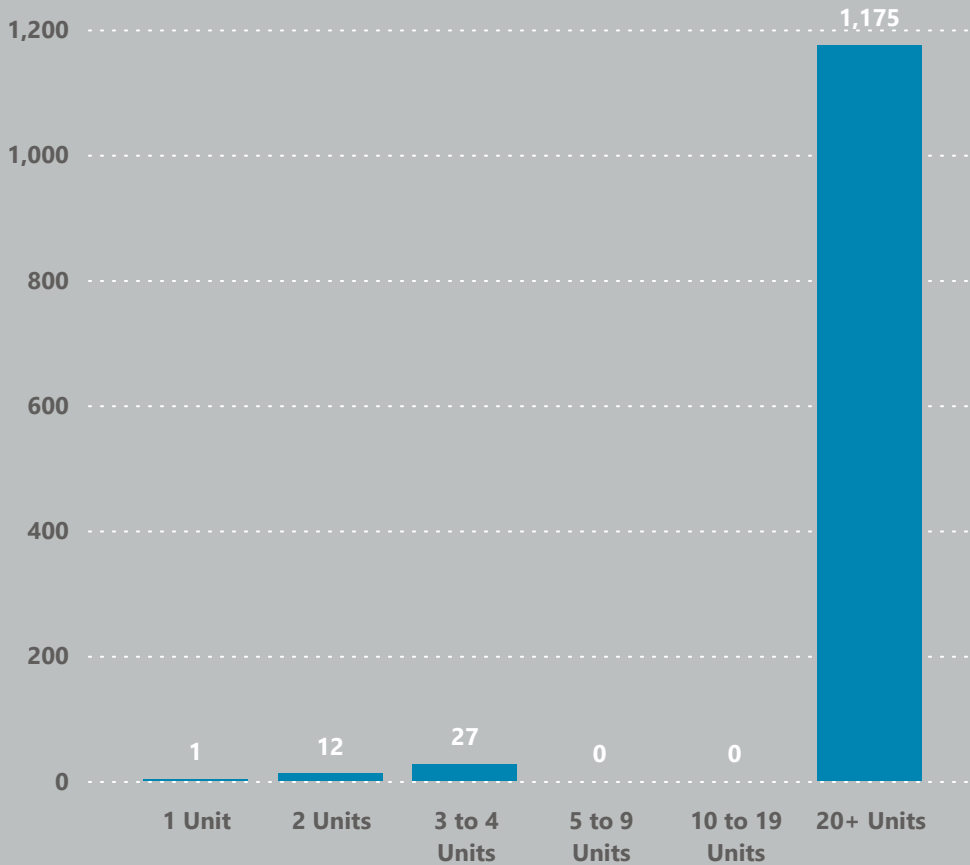


8. UNITS DEMOLITIONS BY BUILDING TYPE, 2023



CONDOMINIUMS IN 2023

9. NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2023



1,215 ↓ **65%**

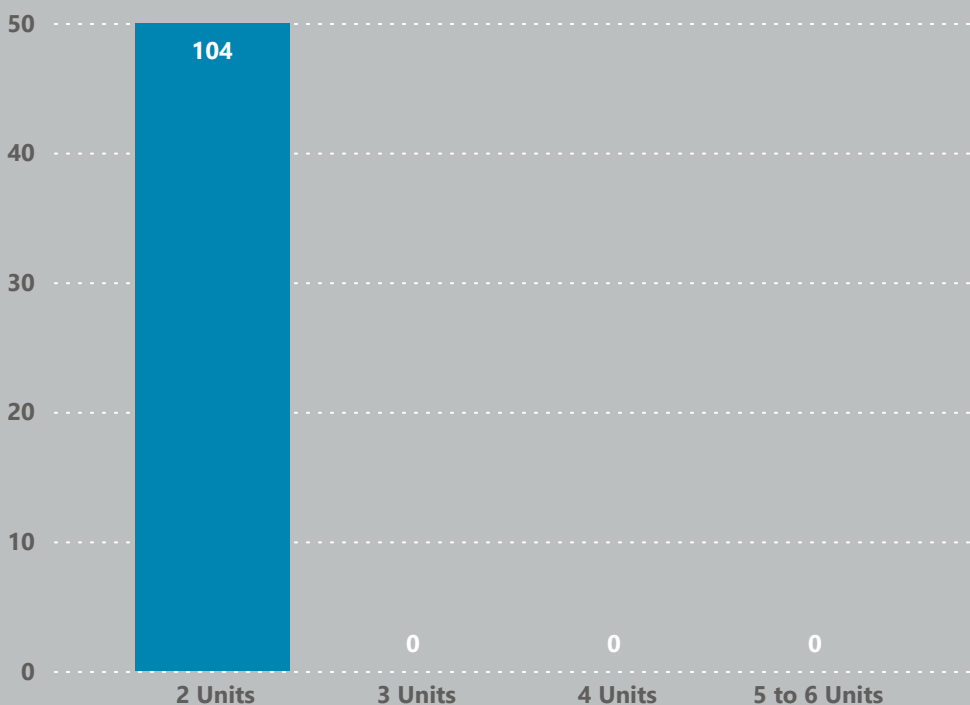
TOTAL NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2023

CHANGE FROM 2022
{3,517}

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, 2023



104 ↓ **24%**

TOTAL CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2023

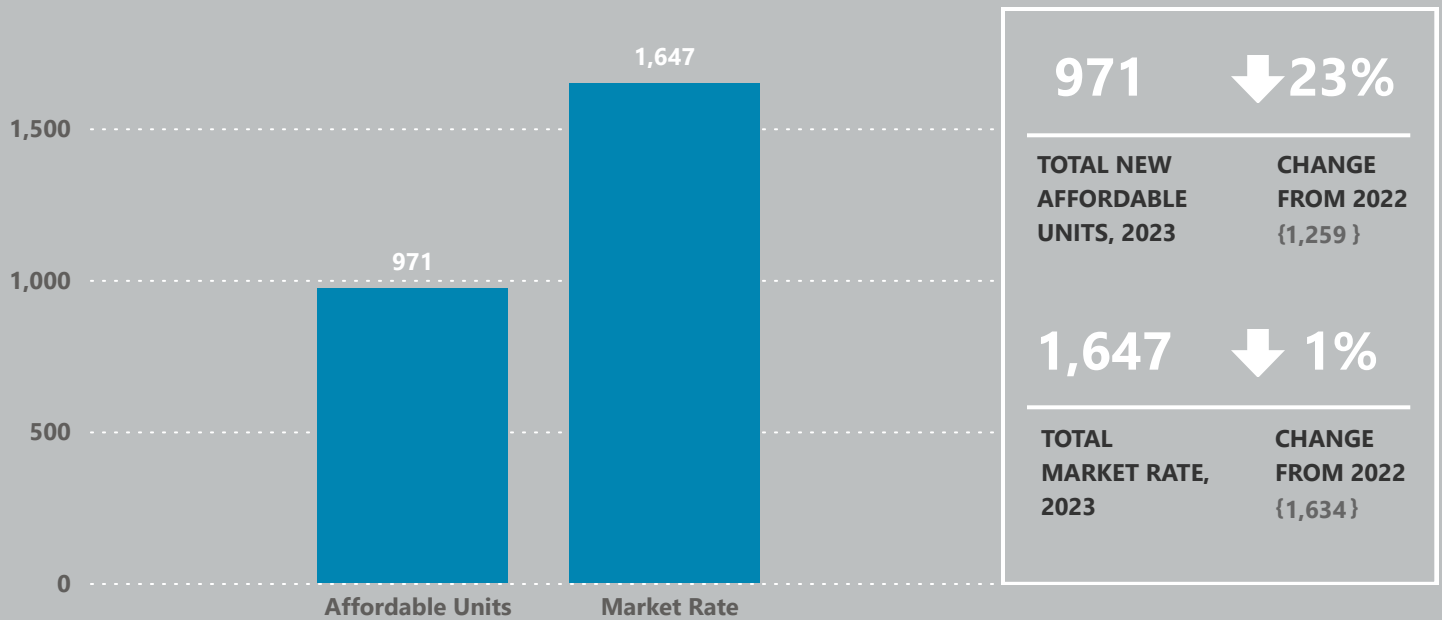
CHANGE FROM 2022
{137}

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).

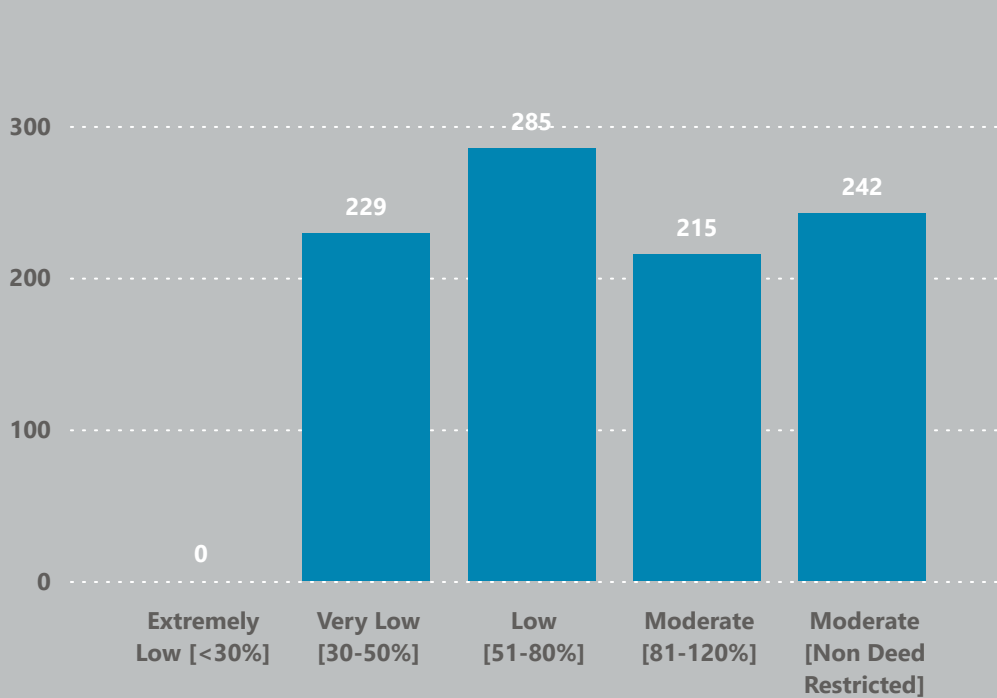
AFFORDABLE HOUSING IN 2023

11. NEW AFFORDABLE AND MARKET RATE UNITS, 2023



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

12. NEW AFFORDABLE HOUSING BY INCOME LEVEL, 2023



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

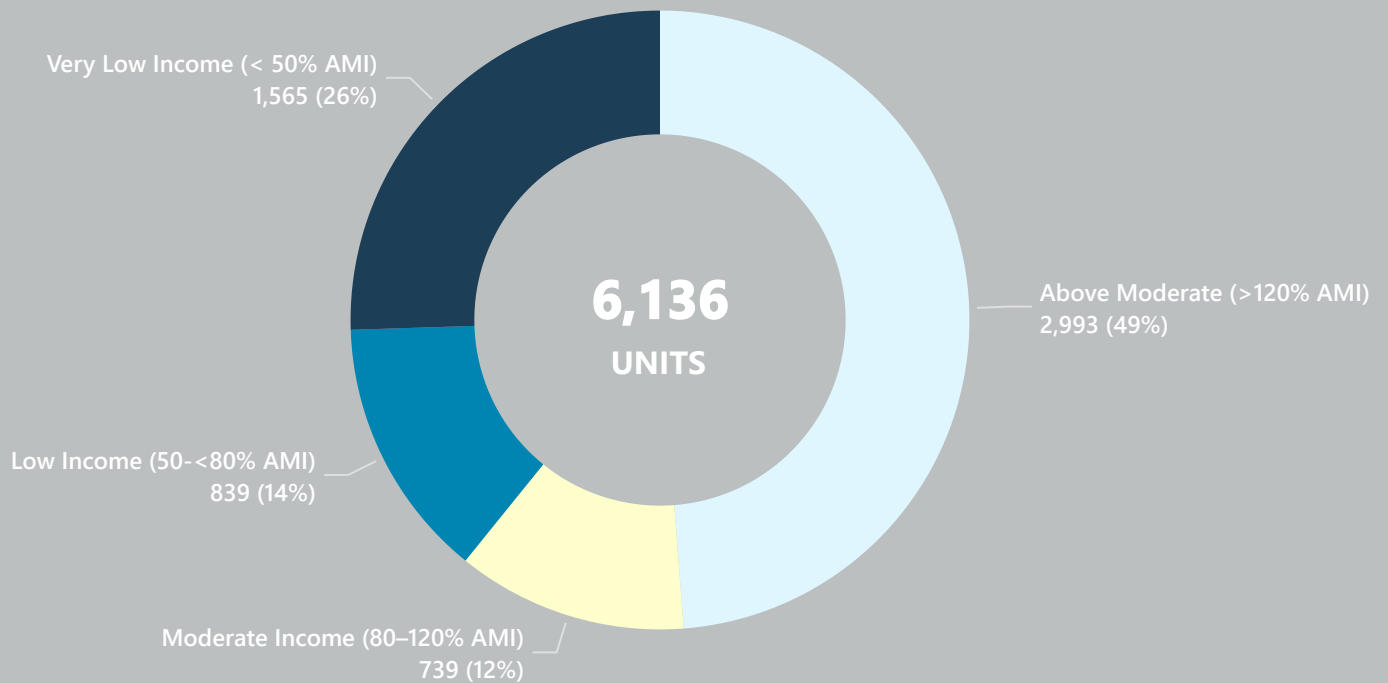
REGIONAL HOUSING NEED ALLOCATION, PLANNING PERIOD 2023-2030

13. RHNA PROGRESS, PLANNING PERIOD 2023 - 2030

Household Affordability	Housing Goals	Projection Period Units	Authorized Units	Acquisition / Conversion	Progress Toward RHNA Targets	Deficit	% Progress
Above Moderate (> 120% AMI)	35,471	1,251	1,742	0	2,993	32,478	8%
Moderate Income (80–120% AMI)	13,717	284	410	45	739	12,978	5%
Low Income (50- <80% AMI)	12,014	241	373	225	839	11,175	7%
Very Low Income (< 50% AMI)	20,867	309	514	742	1,565	19,302	7%
TOTALS	82,069	2,085	3,039	1,012	6,136	75,933	7%

Source: SF Planning Department

14. RHNA PROGRESS BY AFFORDABILITY LEVEL, PLANNING PERIOD 2023 - 2030



Source: SF Planning Department; Department of Building Inspection

Note: 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 in every county in the Bay Area. Over 82,000 new housing units have been allocated to San Francisco for the 2023-2030 period. The progress is measured based on the number of units that receive authorization for construction as well as units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved during this period. Jurisdictions also receive credits for new units approved, permitted, and/or built since the start date of the RHNA projection period (June 30, 2022).

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.

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 2023.

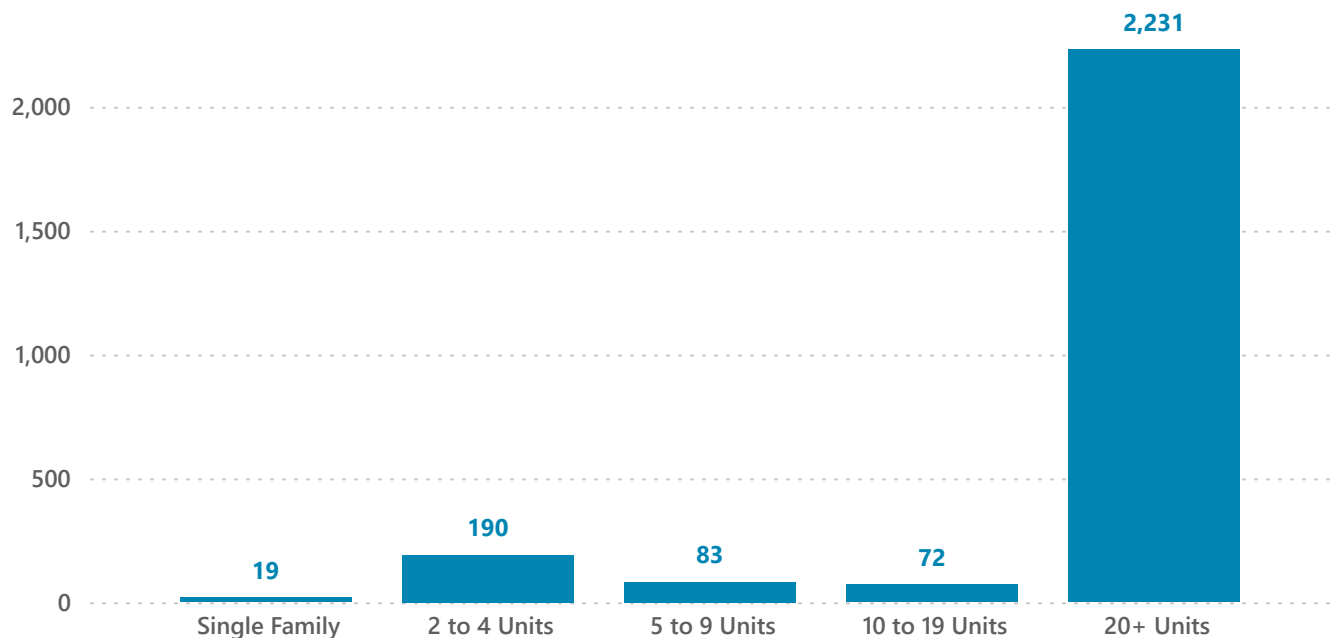
TABLE 1.
San Francisco Housing Stock by Building Type, 2020–2023

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	20	217	114	112	4,160	4,623
2022	7	194	26	71	2,495	2,793
2023	19	190	83	72	2,231	2,595
Total	122,816	84,689	39,296	38,853	130,149	415,803

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 2023 by Building Type



Source: Planning Department; U.S. Census Bureau

2. HOUSING PRODUCTION TRENDS

2.1. New Housing Construction

In 2023, new construction units total 2,066 units which is 39% below the 10-year average of 3,380 new construction units.

Alterations resulted in 542 net units added through conversion or expansion of existing structures and addition or legalization of accessory dwelling units. Ten (10) units were lost due to conversions and mergers.

The net addition to the City’s housing stock in 2023 is 2,595 units which is 30 % below the 10-year average of 3,716 net new units.

In 2023, 971 affordable housing units were completed which accounts for 37 % of the total new units built that year.

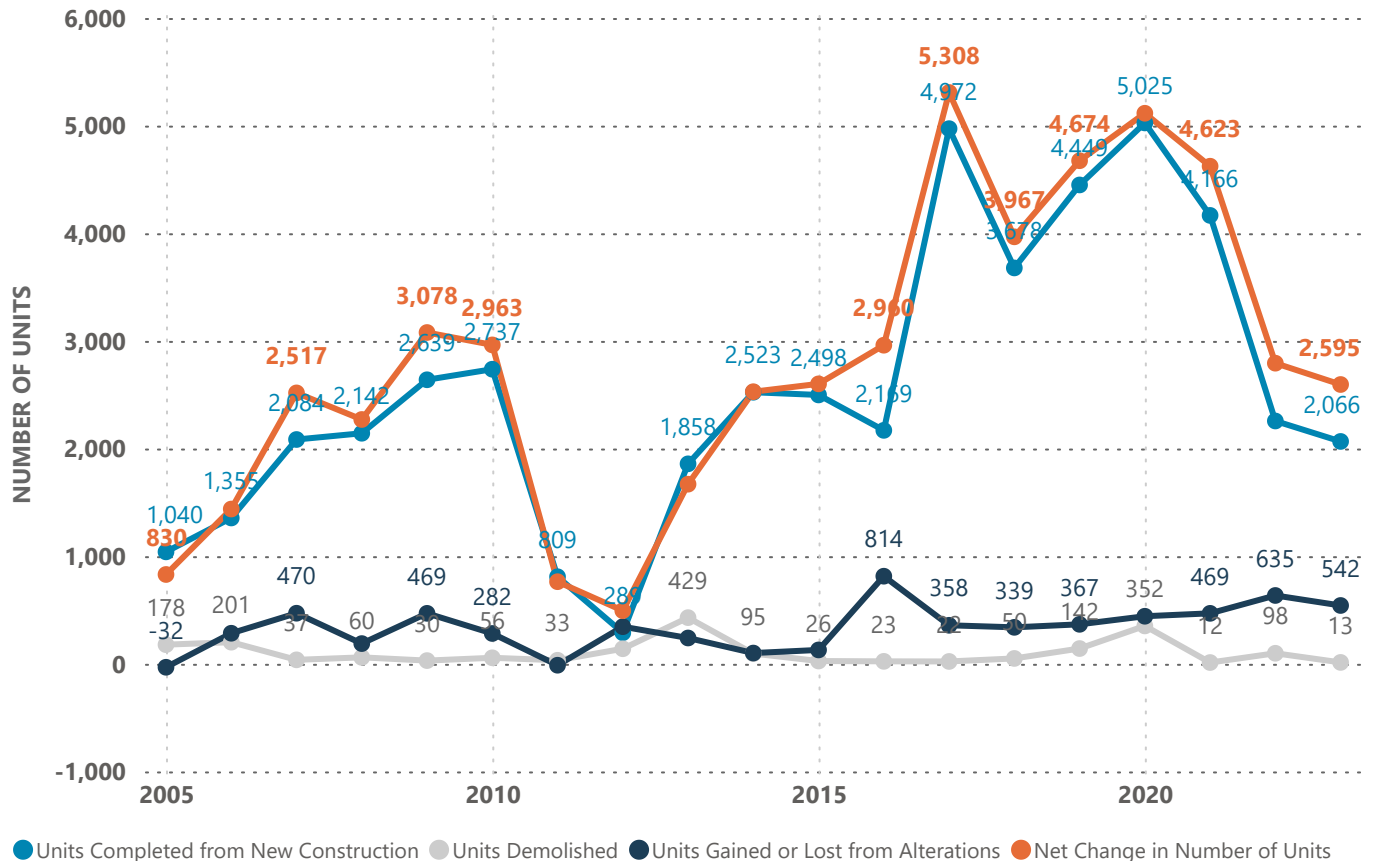
In 2023, DBI authorized 2,895 net units for construction.

Table 2 and Figure 3 show housing production trends over the past 19 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, as well as demolitions (also shown in Figure 3).

A list of all market rate projects with ten units or more completed in 2023 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects with 10 or more units completed in 2023.

FIGURE 3

San Francisco Housing Trends, 2005–2023



Source: SF Planning Department

TABLE 2.**San Francisco Housing Trends, 2005–2023**

Year	Net Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units
2005	1,697	1,040	178	-32	830
2006	4,271	1,355	201	284	1,438
2007	3,119	2,084	37	470	2,517
2008	2,355	2,142	60	188	2,270
2009	279	2,639	30	469	3,078
2010	308	2,737	56	282	2,963
2011	2,411	809	33	-13	763
2012	2,490	289	140	345	494
2013	3,221	1,858	429	240	1,669
2014	5,174	2,523	95	100	2,528
2015	3,605	2,498	26	129	2,601
2016	2,605	2,169	23	814	2,960
2017	4,742	4,972	22	358	5,308
2018	4,342	3,678	50	339	3,967
2019	3,985	4,449	142	367	4,674
2020	3,133	5,025	352	442	5,115
2021	1,837	4,166	12	469	4,623
2022	2,915	2,256	98	635	2,793
2023	2,895	2,066	13	542	2,595
TOTAL	55,384	48,755	1,997	6,428	53,186

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.

Table 3 shows the number of housing projects and their associated units filed and entitled with the Planning Department over the last five years.

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, while undergoing Planning Department review, may have reached their approval stage, been authorized for construction, or may have been completed. Likewise, some projects may have been disapproved by the Planning Department or withdrawn or modified by the applicant.

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 2023. Appendix A-4 contains a list of the major projects filed at the Planning Department for review throughout 2023.

TABLE 3.

Projects and Units Filed and Entitled at Planning Department, 2019–2023

Year	Projects Filed	Total Units Filed	Projects Entitled	Total Units Entitled
2019	540	4,650	587	6,239
2020	504	5,423	391	6,835
2021	450	8,846	436	4,670
2022	359	5,445	228	3,057
2023	241	3,007	363	4,434
TOTAL	2,094	27,371	2,005	25,235

Source: SF Planning Department

2.3. Units Authorized for Construction

> In 2023, DBI authorized the construction of 3,039 gross new units.

> There were 286 projects in 2023 and the average number of units per project citywide was 10.6 units, which is above the average number of units per project over the last five-year period between 2019 and 2023 (7.8 units).

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

Appendix A-5 lists all projects with 10 or more units authorized for construction in 2023.

TABLE 4.

Units and Projects Authorized for Construction by Building Type, 2019–2023

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total New Units	Total New Projects
2019	38	415	204	178	3,511	4,346	618
2020	24	204	113	89	2,726	3,156	318
2021	44	277	82	118	1,434	1,955	395
2022	43	231	116	145	2,411	2,946	368
2023	41	190	61	79	2,668	3,039	286
TOTAL	190	1,317	576	609	12,750	15,442	1,985

Source: SF Planning Department

2.4. Demolitions

The demolition of the 13 units in 2023 is 89 % below the five-year demolition average of 123 units.

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

Table 5 shows the units demolished between 2019 and 2023 by building type and Table 6 shows the demolitions in 2023 by Zoning District.

TABLE 5.

Units Demolished By Building Type, 2019–2023

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
2019	12	12	94	24	0	142
2020	8	2	148	194	0	352
2021	6	6	0	0	0	12
2022	7	17	74	0	0	98
2023	13	0	0	0	0	13
TOTAL	46	37	316	218	0	617

Source: SF Planning Department

TABLE 6.

Units Demolished by Zoning District by Building Type, 2023

Zoning District	Buildings	Single Family	Total Units
NCD-24TH-NOE-VALLEY	1	1	1
RH-1	5	5	5
RH-1(D)	1	1	1
RH-2	3	3	3
RH-3	2	2	2
RM-1	1	1	1
TOTAL	13	13	13

Source: SF Planning Department

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 542 units from alterations in 2023 is comprised of 552 units added and 10 units eliminated.

Table 7 shows the number of units added and eliminated through alteration permits from 2019 to 2023. Table 8 shows how units lost through alterations compares with units lost through demolitions and the overall number of units lost during the same period.

TABLE 7.

Units Added or Lost Through Alteration Permits, 2019–2023

Year	Units Added	Units Eliminated	Net Change
2019	387	20	367
2020	447	5	442
2021	474	5	469
2022	637	2	635
2023	552	10	542
TOTAL	2,497	42	2,455

Source: SF Planning Department

TABLE 8.

Units Lost Through Alterations and Demolitions, 2019-2023

Year	Total Alterations	Units Demolished	Total Units Lost
2019	20	142	162
2020	5	352	357
2021	5	12	17
2022	2	98	100
2023	10	13	23
TOTAL	42	617	659

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 2023, 269 ADUs were added to the housing stock. This represents the total of all ADUs completed as well as units added to the housing stock through the legalization program.

Table 9 shows the number of ADUs added to the housing stock over the past five years and Table 10 shows the distribution of ADUs by building type.

TABLE 9.

Accessory Dwelling Units Added, 2019–2023

Year	ADUs Added (Completed or Legalized)
2019	296
2020	215
2021	333
2022	300
2023	269
TOTAL	1,413

Source: SF Planning Department; Department of Building Inspection

TABLE 10.**Accessory Dwelling Units Added and Legalized Through Ordinance by Building Type, 2019–2023**

Year	Buildings	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
2019	219	5	134	59	49	49	296
2020	171	8	102	45	50	10	215
2021	227	9	131	53	89	51	333
2022	194	7	108	70	59	56	300
2023	178	10	99	55	68	37	269
TOTAL	989	39	574	282	315	203	1,413

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 2023, 84 projects were in the pipeline for the State Density Bonus Program. These projects propose adding 11,127 units to the housing stock.

> As of December 2023, 16 projects were in the pipeline for the HOME-SF Density Bonus Program. These projects propose adding 607 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 2023. 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 2023**

Program	Projects	Total Units Before Bonus	Affordable Units	Total Units With Bonus
Home-SF Density Bonus Program	16	NA	163	607
State Density Bonus Program	84	NA	3,321	11,127
TOTAL	100	NA	3,484	11,734

Source: SF Planning Department

TABLE 12.**Density Bonus Projects in the Pipeline by Status of Application as of December 2023**

Program	Projects	Under Review	Entitled (Building Permits Not Yet Filed)	Permit Filed	Permit Approved	Permit Issued
Home-SF Density Bonus Program	16	3	3	7	0	3
State Density Bonus Program	84	28	15	24	3	14
TOTAL	100	31	18	31	3	17

Source: SF Planning Department; Department of Building Inspection

3. NEW HOUSING UNIT TRENDS

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.

Table 13 and Figure 4 show new units added from 2019 through 2023 by building type.

3.2. New Housing Units Added by Zoning District

Table 14 summarizes new units added in 2023 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, 2019–2023

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
2019	96	253	110	90	4,287	4,836
2020	33	208	75	136	5,020	5,472
2021	27	226	114	112	4,161	4,640
2022	16	211	100	71	2,495	2,893
2023	32	192	83	72	2,239	2,618
TOTAL	204	1,090	482	481	18,202	20,459

Source: SF Planning Department

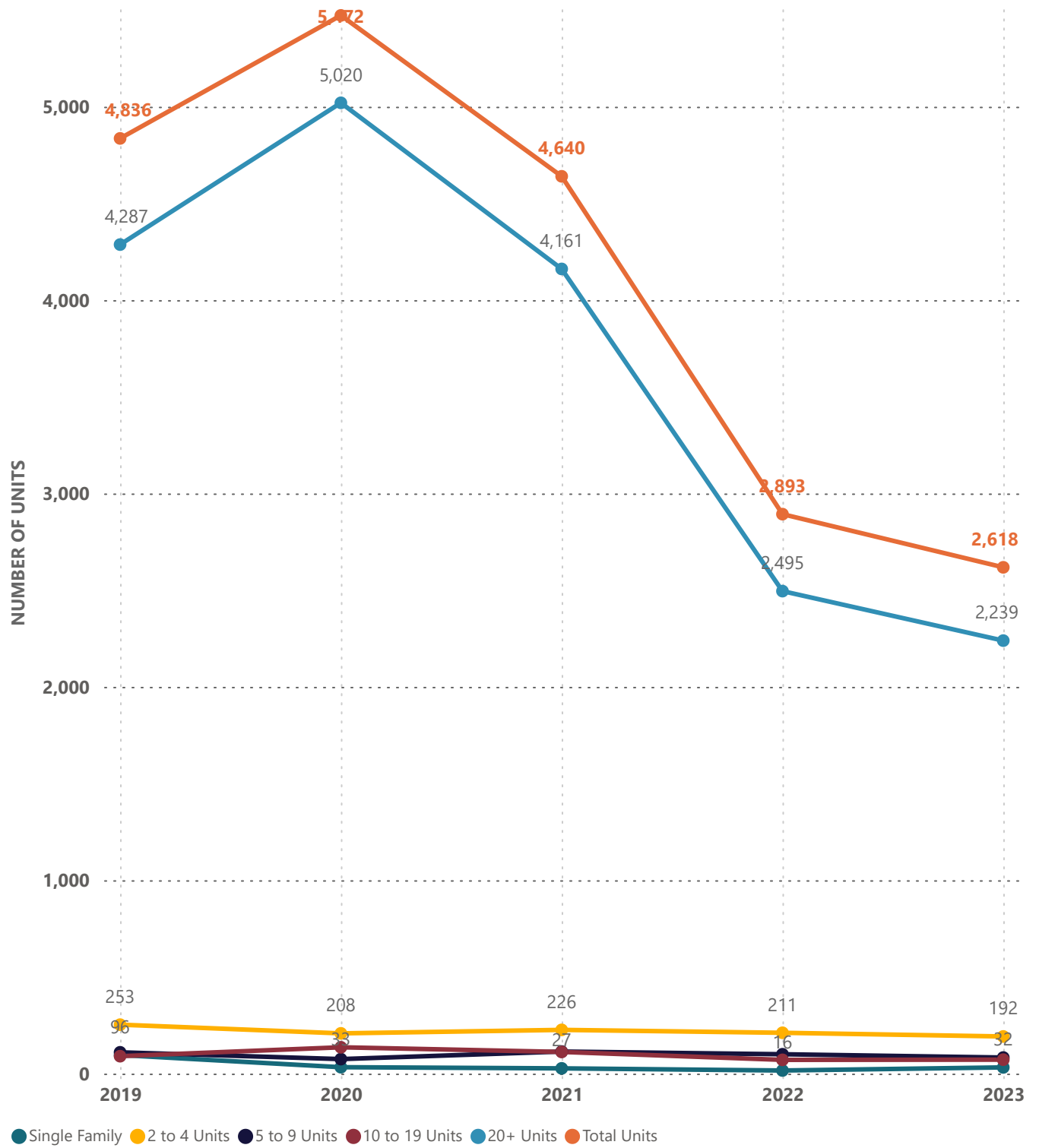
TABLE 14.
New Housing Units Added by Generalized Zoning, 2023

Generalized Zoning Districts	Gross Units	% of Total Gross Units	Rank
Mixed Use (CMUO, CRNC, NC, NCT, RC, etc.)	1,278	49%	1
Public	762	29%	2
Residential, House and Mixed (RED, RH, RM, RTO)	451	17%	3
Commercial (C-2, C-3-G, C-3-O(SD))	127	5%	4
TOTAL	2,618	100%	

Source: SF Planning Department

FIGURE 4

New Housing Units Added by Building Type, 2019–2023



Source: SF Planning Department

TABLE 15.**New Housing Units Added by Zoning District, 2023**

[1 of 2]

Zoning District	Units	Percentage of Total	Ranking
C-2	1	0.04%	34
C-3-G	126	4.81%	7
CMUO	27	1.03%	17
MB-RA	8	0.31%	23
MR-MU	283	10.81%	2
MUR	204	7.79%	3
NC-1	4	0.15%	31
NC-2	12	0.46%	20
NCD-24TH-NOE-VALLEY	5	0.19%	26
NCD-EXCELSIOR	193	7.37%	4
NCD-GEARY BOULEVARD	1	0.04%	34
NCD-INNER TARAVAL STREET	2	0.08%	33
NCD-MISSION BERNAL	5	0.19%	26
NCD-OUTER BALBOA STREET	6	0.23%	24
NCD-POLK	56	2.14%	14
NCD-SACRAMENTO	5	0.19%	26
NCD-UNION	1	0.04%	34
NCT-2	132	5.04%	6
NCT-3	188	7.18%	5
NCT-HAYES	3	0.11%	32
NCT-VALENCIA	6	0.23%	24
P	657	25.10%	1
RC-3	28	1.07%	16
RC-4	20	0.76%	18
RED-MX	1	0.04%	34
RH-1	90	3.44%	10
RH-1(D)	10	0.38%	21
RH-2	78	2.98%	13

Source: SF Planning Department

Continued >>

TABLE 15.**New Housing Units Added by Zoning District, 2023**

[2 of 2]

Zoning District	Units	Percentage of Total	Ranking
RH-3	85	3.25%	12
RM-1	123	4.70%	8
RM-2	5	0.19%	26
RM-3	13	0.50%	19
RM-4	5	0.19%	26
RTO	10	0.38%	21
RTO-M	32	1.22%	15
TI-OS	105	4.01%	9
UMU	87	3.32%	11
WMUG	1	0.04%	34
TOTAL	2,618	100%	

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.

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, 2014–2023

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%
2023	1,215	-65%
TOTAL	30,705	

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

TABLE 17.

New Condominiums Recorded by Building Type, 2019–2023

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	TOTAL
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
2023	12	27	0	0	1,175	1,215
TOTAL	90	163	195	144	17,678	18,271

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

4.2. 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 accounted for 104 units in 2023. This number is 67% lower than the 10-year average of 317 units.

Table 18 shows the number of conversions recorded by DPW from 2014-2023. Table 19 shows condominium conversions by building type over the past five years.

TABLE 18.

Condominium Conversions Recorded, 2014–2023

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%
2023	104	-24%
TOTAL	3,170	

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

TABLE 19.

Condominium Conversions Recorded by Building Type, 2019–2023

Year	2 Units	3 Units	4 Units	5 to 6 Units	TOTAL
2019	238	69	40	40	387
2020	104	27	24	46	201
2021	34	0	12	0	46
2022	100	9	16	12	137
2023	104	0	0	0	104
TOTAL	580	105	92	98	875

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 2019 through 2023.

TABLE 20.

Changes in Residential Hotel Stock, 2019–2023

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
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
2023	377	11,592	2,331	121	7,449	498	19,041

Source: SF Department of Building Inspection

6. AFFORDABLE HOUSING

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 2023 Maximum Income by Household Size Table is derived from HUD's 2023 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 2023 HUD income limits.

TABLE 21.**2023 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	\$30,250	\$689
	2	1 Bedroom	\$34,600	\$773
	3	2 Bedroom	\$38,900	\$854
	4	3 Bedroom	\$43,250	\$935
	5	4 Bedroom	\$46,700	\$982
	6	5 Bedroom	\$50,150	\$1,043
Low Income (80% of HUD Median Income)	1	Studio	\$80,700	\$1,951
	2	1 Bedroom	\$92,250	\$2,214
	3	2 Bedroom	\$103,750	\$2,475
	4	3 Bedroom	\$115,300	\$2,737
	5	4 Bedroom	\$124,500	\$2,927
	6	5 Bedroom	\$133,700	\$3,132
Lower Income (60% of HUD Median Income)	1	Studio	\$60,500	\$1,446
	2	1 Bedroom	\$69,200	\$1,638
	3	2 Bedroom	\$77,800	\$1,826
	4	3 Bedroom	\$86,450	\$2,015
	5	4 Bedroom	\$93,400	\$2,149
	6	5 Bedroom	\$100,300	\$2,297
Very Low Income (50% of HUD Median Income)	1	Studio	\$50,450	\$1,194
	2	1 Bedroom	\$57,650	\$1,349
	3	2 Bedroom	\$64,850	\$1,502
	4	3 Bedroom	\$72,050	\$1,655
	5	4 Bedroom	\$77,850	\$1,760
	6	5 Bedroom	\$83,600	\$1,879

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

TABLE 22.
2023 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	\$70,600	\$1,942	\$226,401
	2	\$80,700	\$2,219	\$262,136
	3	\$90,800	\$2,497	\$297,681
	4	\$100,850	\$2,773	\$326,302
	5	\$108,950	\$2,996	\$343,575
Median Income (90% of HUD Median Income)	1	\$90,750	\$2,496	\$331,869
	2	\$103,750	\$2,853	\$382,783
	3	\$116,750	\$3,211	\$433,507
	4	\$129,700	\$3,567	\$477,308
	5	\$140,100	\$3,853	\$506,619
Moderate Income (110% of HUD Median Income)	1	\$110,950	\$3,051	\$437,599
	2	\$126,850	\$3,488	\$503,692
	3	\$142,650	\$3,923	\$569,072
	4	\$158,500	\$4,359	\$628,051
	5	\$171,200	\$4,708	\$669,401

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

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 2023, 971 affordable housing units were completed. Of these, 144 are new inclusionary units and 585 are 100% affordable, and 242 are ADUs or legalizations.

> The number of affordable units built in 2023 (971) is 21% lower than the five year average of affordable units built (1,235 units).

> Low, very low, and extremely low-income units represent 53% of the new affordable units that were constructed in 2023; moderate income units make up the remaining 47 %.

A total of 269 Accessory Dwelling Units (ADUs) were added or legalized in 2023. 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 2023, 242 of the 269 ADUs added or legalized, qualified as affordable units.

Major (20 or more units) new affordable housing projects completed in 2023 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, 2019–2023

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
2019	35	848	252	69	266	1,470	4,836	30%
2020	13	96	422	235	194	960	5,472	18%
2021	5	559	551	100	299	1,514	4,640	33%
2022	188	464	267	70	270	1,259	2,893	44%
2023	0	229	285	215	242	971	2,618	37%
Total	241	2,196	1,777	689	1,271	6,174	20,459	

Source: SF Planning Department

TABLE 24.

[NOT USED]

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. On September 5, 2023, the Board of Supervisors approved legislation to temporarily reduce the Inclusionary Affordable Housing requirements for certain residential projects to improve the feasibility of residential development in response to recommendations by the Inclusionary Housing Technical Advisory Committee (TAC). Pipeline projects, those projects finally approved by November 1, 2023 but without a first construction document are now entitled to a 12% on-site affordability rate. projects finally approved between November 1, 2023 and November 1, 2026 are considered Interim Projects and entitled to a 15% on-site affordability rate. Pipeline and interim projects are also eligible for development impact fee discounts and deferrals.

Table 25 shows inclusionary units completed from 2019 to 2023.

> 144 inclusionary units were completed in 2023. This is 49% lower than the five-year annual average of 281 units.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2023 and details of inclusionary units for those projects that have them.

In Fiscal Year 2023, a total of \$8,033,726 was collected as partial payments of in-lieu fees for projects. Appendix D is a summary of in-lieu fees collected since 2014.

TABLE 25.
New Affordable Housing Production by Source, 2019-2023

Year	Inclusionary Units	100% Affordable Units	ADU or Legalizations	Total
2019	347	857	266	1,470
2020	325	441	194	960
2021	230	985	300	1,515
2022	357	632	270	1,259
2023	144	585	242	971
TOTAL	1,403	3,500	1,272	6,175

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

Note: Not all Inclusionary Units are strictly from Section 415; Some Inclusionary Units receive public funding, including from OCII, and are public-private developments.

ADU and Legalizations shown in Table 25 account for 90% of total ADUs completed or legalized through the Legalization Program as naturally affordable housing (non-deed restricted). For total ADUs and Legalizations see Table 9.

TABLE 26.
Housing Price Trends, San Francisco Bay Area, 2019–2023

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
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	\$1,050,000
2023	\$3,795	\$3,297	\$1,450,000	\$1,182,000
TOTAL	\$19,785	\$14,668	\$7,735,000	\$5,398,750

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

6.4. Affordability of Market Rate Housing

Table 26 shows median rental and sales prices for 2019 through 2023.

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 2023, the Mayor's Office of Housing and Community Development and the Office of Community Investment and Infrastructure rehabilitated 1,018 units.

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 2015, 3,443 units of public housing properties were transferred to owner/developer teams to rehabilitate.

TABLE 27A.**Units Acquired or Rehabilitated, 2015–2023**

Year	Units Acquired /Rehabilitated
2015	104
2016	152
2017	119
2018	49
2019	181
2020	405
2021	4
2022	516
2023	1,018
TOTAL	2,548

Source: Mayor's Office of Housing and Community Development

TABLE 27B.**Details of Units Acquired or Rehabilitated, 2023**

Address	Units Acquired / Rehabilitated
1174 Folsom St/663 Clementina St	42
1204 Mason St	24
1321 Mission St	160
1357-1371 Eddy St	8
200 Randolph St	15
2206-2268 Great Hwy	15
3061 16th St	25
333 12th St	200
363 Noe St	20
4101 Noriega St	8
55 Mason St	134
5630 Mission St	52
711 Eddy St	201
835 Turk Street	114
TOTAL	1,018

Source: Mayor's Office of Housing and Community Development

TABLE 27C.**Rental Assistance Demonstration Program, 2016–2023**

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
2023	0	0
TOTAL	3,092	351

Source: Mayor's Office of Housing and Community Development

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.

Figure 5 shows total new housing constructed and demolished by San Francisco Planning Districts in 2023.

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

MAP 1.

San Francisco Planning Districts

Source: SF Planning Department



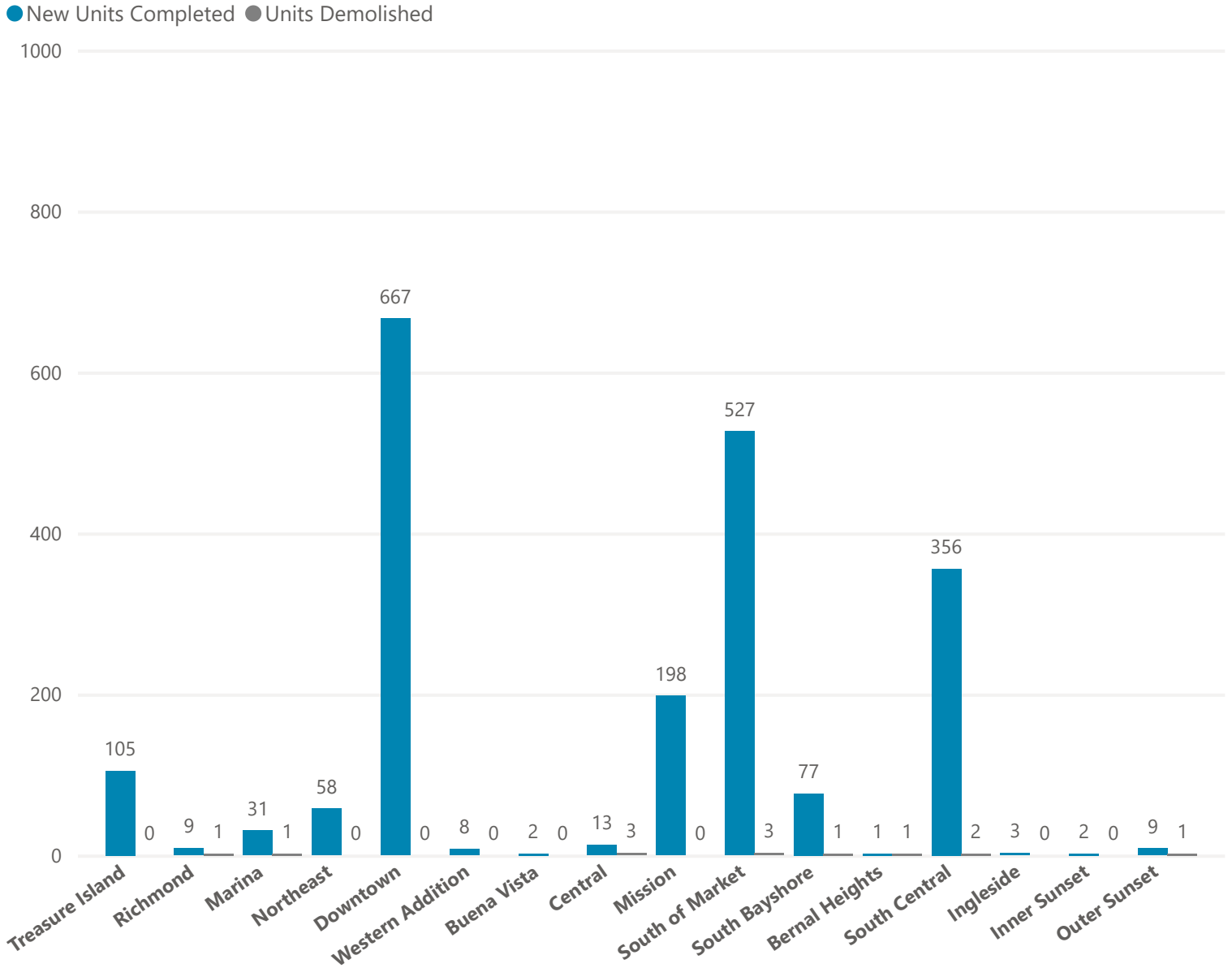
TABLE 28.**Housing Units Production and Loss by Planning District, 2023**

No.	Planning District	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, Treasure Island, Golden Gate Park	105	5	0	9	0		105	5
1	Richmond	9	10	1	4	40	4	48	9
2	Marina	31	8	1	4	17	11	47	10
3	Northeast	58	7	0	9	18	9	76	7
4	Downtown	667	1	0	9	132	1	799	1
5	Western Addition	8	12	0	9	21	8	29	12
6	Buena Vista	2	14	0	9	18	9	20	13
7	Central	13	9	3	1	47	3	57	8
8	Mission	198	4	0	9	113	2	311	4
9	South of Market	527	2	3	1	32	5	556	2
10	South Bayshore	77	6	1	4	13	13	89	6
11	Bernal Heights	1	16	1	4	12	14	12	16
12	South Central	356	3	2	3	24	7	378	3
13	Ingleside	3	13	0	9	11	15	14	15
14	Inner Sunset	2	14	0	9	16	12	18	14
15	Outer Sunset	9	10	1	4	28	6	36	11
Total		2,066	134	13	97	542	119	2,595	136

Source: SF Planning Department

FIGURE 5.

Units from New Construction & Demolition by Planning District, 2023



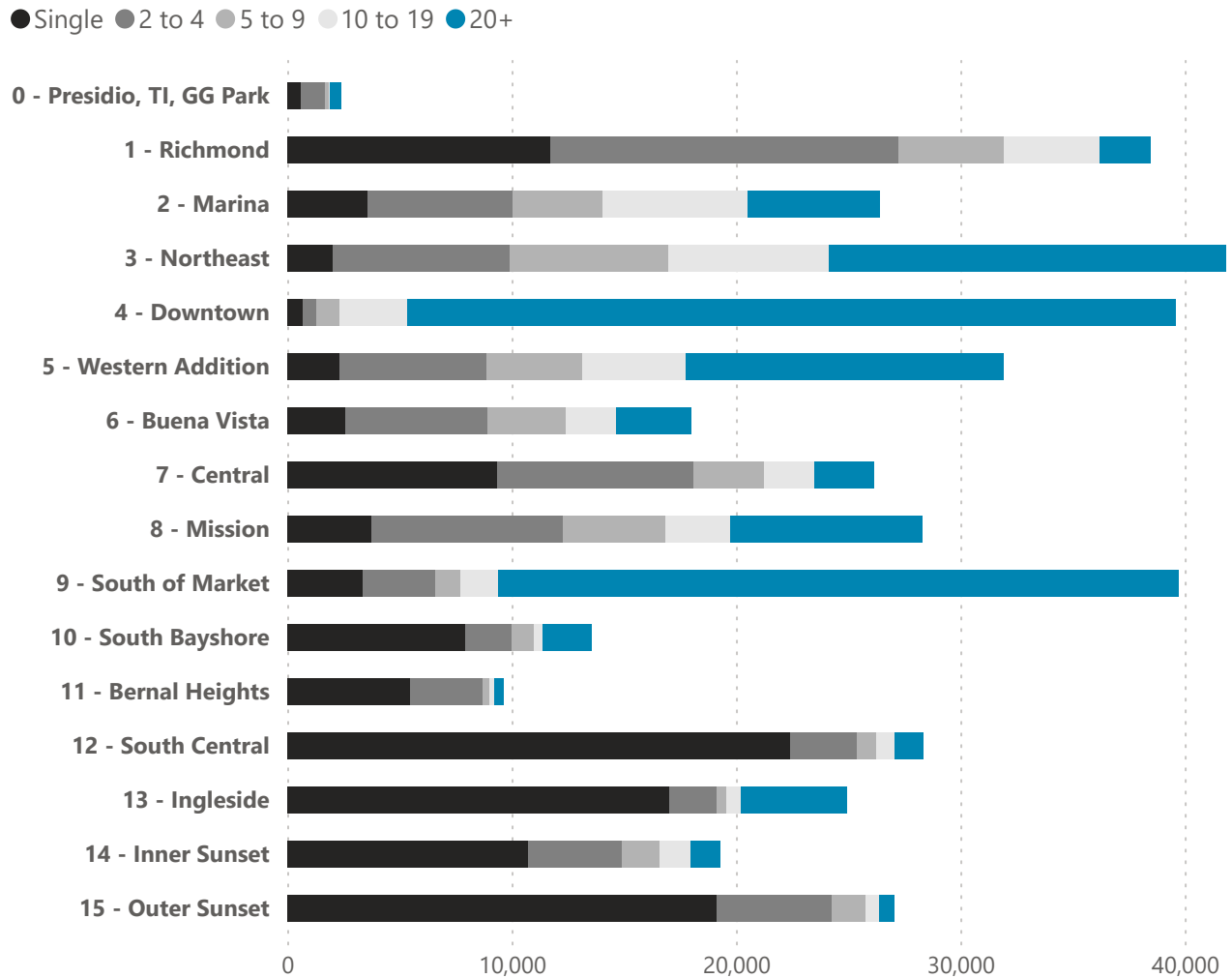
Source: SF Planning Department

7.2. Housing Stock By Planning District

Figure 6 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 2020 Census.

FIGURE 6.

Housing Stock by Building Type by Planning District, 2023



Source: SF Planning Department

TABLE 29.**Net Change in Housing Stock by Planning District, 2020–2023**

[1 of 3]

Planning District	Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
0 - Presidio, Treasure Island, Golden Gate Park	2020 ACS	614	1,060	194	36	253	2,157
	2022	0	1	0	0	124	125
	2023	0	0	0	0	105	105
	Total	614	1,061	194	36	482	2,387
1 - Richmond	2020 ACS	11,729	15,440	4,697	4,241	2,255	38,362
	2021	0	22	9	4	1	36
	2022	-2	26	11	11	1	47
	2023	3	12	12	17	4	48
	Total	11,730	15,500	4,729	4,273	2,261	38,493
2 - Marina	2020 ACS	3,576	6,469	3,973	6,441	5,860	26,319
	2021	1	8	8	18	0	35
	2022	0	6	3	10	2	21
	2023	4	3	1	7	32	47
	Total	3,581	6,486	3,985	6,476	5,894	26,422
3 - Northeast	2020 ACS	2,026	7,878	7,028	7,120	17,472	41,524
	2021	0	7	13	11	150	181
	2022	1	16	7	12	33	69
	2023	1	7	7	5	56	76
	Total	2,028	7,908	7,055	7,148	17,711	41,850
4 - Downtown	2020 ACS	684	638	1,005	3,037	31,348	36,712
	2021	0	0	0	2	1,160	1,162
	2022	0	0	0	0	929	929
	2023	0	0	0	0	799	799
	Total	684	638	1,005	3,039	34,236	39,602
5 - Western Addition	2020 ACS	2,333	6,552	4,195	4,574	13,634	31,288
	2021	0	16	18	19	496	549
	2022	1	4	18	4	41	68
	2023	1	3	8	17	0	29
	Total	2,335	6,575	4,239	4,614	14,171	31,934

Source: SF Planning Department

Continued >>

TABLE 29.**Net Change in Housing Stock by Planning District, 2020–2023**

[2 of 3]

Planning District	Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
6 - Buena Vista	2020 ACS	2,605	6,318	3,437	2,248	3,158	17,766
	2021	1	1	14	16	3	35
	2022	0	8	8	4	157	177
	2023	0	7	9	3	1	20
	Total	2,606	6,334	3,468	2,271	3,319	17,998
7 - Central	2020 ACS	9,380	8,698	3,084	2,240	2,605	26,007
	2021	3	23	6	7	0	39
	2022	-1	16	10	15	6	46
	2023	-3	22	16	0	22	57
	Total	9,379	8,759	3,116	2,262	2,633	26,149
8 - Mission	2020 ACS	3,743	8,478	4,489	2,900	6,599	26,209
	2021	4	27	28	3	1,053	1,115
	2022	2	13	19	7	646	687
	2023	3	15	23	13	257	311
	Total	3,752	8,533	4,559	2,923	8,555	28,322
9 - South of Market	2020 ACS	3,364	3,204	1,094	1,715	28,224	37,601
	2021	1	6	12	0	1,117	1,136
	2022	-1	6	3	4	435	447
	2023	-1	12	0	0	545	556
	Total	3,363	3,228	1,109	1,719	30,321	39,740
10 - South Bayshore	2020 ACS	7,942	2,007	1,006	386	2,113	13,454
	2021	2	18	0	0	0	20
	2022	3	11	0	0	0	14
	2023	-1	10	0	3	77	89
	Total	7,946	2,046	1,006	389	2,190	13,577
11 - Bernal Heights	2020 ACS	5,479	3,182	316	206	413	9,596
	2021	2	11	0	0	0	13
	2022	1	8	12	0	0	21
	2023	0	8	4	0	0	12
	Total	5,482	3,209	332	206	413	9,642

Source: SF Planning Department

Continued >>

TABLE 29.**Net Change in Housing Stock by Planning District, 2020–2023**

[3 of 3]

Planning District	Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
12 - South Central	2020 ACS	22,410	2,839	953	841	644	27,687
	2021	5	35	0	3	167	210
	2022	1	29	-66	0	116	80
	2023	6	48	0	0	324	378
	Total	22,422	2,951	887	844	1,251	28,355
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
	2023	4	10	0	0	0	14
	Total	17,017	2,127	408	685	4,717	24,954
14 - Inner Sunset	2020 ACS	10,734	4,153	1,688	1,370	1,300	19,245
	2021	0	14	1	7	13	35
	2022	2	8	1	3	5	19
	2023	2	13	0	2	1	18
	Total	10,738	4,188	1,690	1,382	1,319	19,317
15 - Outer Sunset	2020 ACS	19,139	5,079	1,506	558	668	26,950
	2021	0	17	5	22	0	44
	2022	0	30	0	1	0	31
	2023	0	20	3	5	8	36
	Total	19,139	5,146	1,514	586	676	27,061
Citywide	2020 ACS	122,770	84,088	39,073	38,598	121,263	405,792
	2021	20	217	114	112	4,160	4,623
	2022	7	194	26	71	2,495	2,793
	2023	19	190	83	72	2,231	2,595
	Total	122,816	84,689	39,296	38,853	130,149	415,803

Source: SF Planning Department

APPENDICES:
A CLOSER LOOK
AT HOUSING IN
SAN FRANCISCO

APPENDIX TABLE OF CONTENTS

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 2023. 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 2023.

Table A-3 provides information for all projects with twenty or more units that were fully entitled by the Planning Department in 2023. 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 2023. These projects may 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.

Table A-5 contains residential projects with ten or more units authorized for construction by DBI in 2023.

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 and Community Development or the Office of Community Investment and Infrastructure.

Table A-8 details 2023 housing production in Analysis Neighborhoods as defined by San Francisco Indicator Project (DPH).

APPENDIX TABLE OF CONTENTS

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 discusses housing production trends in these areas in greater detail.

Table B-1 details 2023 housing trends in recently adopted planning areas.

Table B-2 summarizes the units entitled by the Planning Department in 2023 by planning areas.

Table B-3 summarizes units gained from new construction in 2023 by planning areas.

Table B-4 summarizes units demolished in 2023 by planning areas.

Table B-5 summarizes units lost through alterations and demolitions in 2023 by planning areas.

Table B-6 summarizes affordable housing projects for 2023 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, 2023

Address	Total Units	Units Completed in 2023	Units Completed Before 2023	Affordable Units	Tenure Type
198 McAllister St	657	657	0	0	NA
1011 03RD ST	283	283	0	64	NA
65 OCEAN AV	193	193	0	48	Rental
1629 MARKET ST	185	185	0	0	NA
52 KIRKWOOD AV	77	68	0	9	NA
2750 19TH ST	63	63	0	11	NA
1570 PACIFIC AV	53	53	0	7	Ownership
530 BRANNAN ST	42	10	32	0	NA
2525 VAN NESS AV	28	28	0	0	NA
603 TENNESSEE ST	24	24	0	3	Rental

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

TABLE A-2. Major Affordable Housing Projects Completed, 2023

Address	Total Units Completed	Total Units Proposed	Affordable Units	Tenure Type	AMI % Extremely Low	AMI % Very Low	AMI % Low	AMI % Moderate
1011 03RD ST	283	283	64	NA	0	0	0	64
921 HOWARD ST	195	203	201	Rental	0	0	102	99
65 OCEAN AV	193	193	48	Rental	0	0	34	14
2340 SAN JOSE AV	131	131	130	NA	0	88	24	18
440 GEARY ST	122	122	21	NA	0	21	0	0
1 AVENUE OF THE PALMS *	96	105	105	NA	0	0	105	0
2750 19TH ST	63	63	11	NA	0	0	11	0
363 NOE ST	21	43	20	NA	0	20	0	0

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

APPENDIX A: PROJECT LISTS

TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2023

[1 of 9]

Planning Case No.	Address / Project Name	Case Description	Units	Approval Date	Action
2022-011490PRJ	294 TOWNSEND ST, 94107	The Project is a modification of a proposal that was approved by the Planning Commission on June 20, 2019 under Large Project Authorization Motion No. 20470 and Conditional use Authorization Motion No. 20471 to construct a mixed-use development with office, hotel, retail, and residential uses . As modified, the current Project includes the demolition of three existing buildings and associated parking lots on a 71,290 square foot development lot and construction of one new building that appears as two towers measuring approximately 380 feet and 400 feet tall, respectively, to the top of the roof, and 405 feet and 435 feet to the top of the mechanical screens. The Project measures approximately 1,042,451 gross square feet, with 1,032,528 square feet of residential use consisting of 1,105 dwelling units (129 studios, 539 one-bedrooms, 400 two-bedrooms, and 37 three-bedrooms), approximately 9,857 square feet of ground-floor retail, 33,996 square feet of privately accessible open space (including 391 private balconies and three commonly accessible rooftop open spaces), and a 9,153-square foot outdoor Privately Owned Public Open Space (POPOS). The Project also includes an approximately 140,000 square-foot, below-grade, two-level basement containing building amenities, six off-street loading spaces, 271 parking spaces, 13 car-share spaces, 352 Class 1 bicycle parking spaces, retail operations, a refuse handling area, and other back-of-house features such as mechanical equipment required for	1094	December 14, 2023	Approved
2021-003762PRJ	395 03RD ST, 94107	The Project will replace an existing surface parking lot with a 347 foot tall residential Project with 7,470 sf of Retail space facing 3rd Street and Harrison Street, which incorporates approximately 559 dwelling units and accessory below grade parking. The Project will use the State Density Bonus law waivers to exceed minimum floor plate size, building height, and open space requirements. The Project will comply with both the required 20.5% affordable housing requirement by providing 12% at 50% AMI; 4.25% at 80% AMI; 4.25% at 110% AMI as well on-site affordable requirements of the density bonus. The PBA was accepted on 04/16/21 and the 60 day deadline is 06/15/21.	524	June 29, 2023	Approved
2017-014833PRJ	469 STEVENSON ST, 94103	The Proposed Project includes demolition of the existing surface parking lot and construction of a new 27-story residential building reaching a height of 274-feet tall (284-feet including rooftop mechanical equipment), with a total Gross Floor Area of approximately 426,000 square feet of residential uses (535,000 gross square feet), including approximately 4,000 square feet of ground-floor retail. The Project includes a mix of 192 studio units, 149 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and 8 five-bedroom units totaling 495 dwelling units, with 73 dwelling units provided as on-site affordable dwelling units. The Project includes 166 off-street vehicle parking spaces, 12 car-share spaces, 200 Class 1 and 27 Class 2 bicycle parking spaces, and 3 freight loading spaces within a below-grade garage. The Project is utilizing the Individually Requested State Density Bonus Program to	495	April 20, 2023	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2023

[2 of 9]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2022-012441PRJ	1633 VALENCIA ST, 94110	SB-35 - 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. Demolition of two existing commercial buildings [BPA #202212158379 and BPA #202212158392]	272	February 7, 2023	Approved
2013.1535	532 JONES ST, 94102	REVISED V3: Demolish church (450 O'Farrell) and 474 O'Farrell; Using State Density Bonus Program (Section 206.6), build new up to 17-story, 261 dwelling unit, ground floor commercial, new church site (9,000 sf) (CUA-03) REVISED V2: Demolish church (450 O'Farrell), 474 O'Farrell, 532 Jones. Through PUD (section 304), build new up to 13-story, 316 group housing room, ground floor commercial, new church site (CUA-02) REVISED V1: Demolish church (450 O'Farrell), 474 O'Farrell, 532 Jones. Through PUD (section 304), build new up to 13-story, 176 dwelling unit, 4000sf ground floor commercial, new church site (10000SF) (CUA) ORIGINAL: Fifth Church of Christ Scientist plans to demolish its existing facility and build a new church on the site. In addition, the project includes housing. The proposed project includes a blend of "group occupancy" and dwelling units. Other	261	May 4, 2023	Approved
2016-011827PRJ	1500 15TH ST, 94103	Large Project Authorization to permit a project greater than 25,000 square feet and over 75 feet in height in the UMU Zoning District. The Project would utilize the State Density Bonus Law and request for waivers as well as incentives/concessions from the development standards. The proposal includes the demolition of the existing automotive sales and smog check facility and new construction of an eleven-story, 120-foot tall, 72,300 square foot, mixed-use building with approximately 2,900 square feet of ground-floor commercial uses, 189 group housing bedrooms, and 64 Class 1 and 6 Class 2 bicycle parking spaces. The Project would also include the merger of two lots	190	January 26, 2023	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2023

[3 of 9]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2022-009171PRJ	1939 MARKET ST, 94103	<p>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).</p> <p>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.</p> <p>The project includes on-site bike parking, and no on-site vehicle parking.</p> <p>The project will serve extremely low-income and low-income seniors with a portion of units reserved for seniors that have experienced homelessness; income</p>	187	May 31, 2023	Approved
2022-008972PRJ	1001 FRANKLIN ST, 94109	<p>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.</p> <p>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.</p> <p>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</p>	124	November 2, 2023	Approved
2022-003812PRJ	540 TURK ST, 94102	<p>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).</p>	88	December 7, 2023	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2023

[4 of 9]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2022-008873PRJ	639 BRYANT ST, 94107	<p>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.</p> <p>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.</p> <p>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</p> <p>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</p>	85	February 21, 2023	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2023

[5 of 9]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2021-000438PRJ	4570 MISSION ST, 94112	<p>The proposed project site is located on the southwest corner of Mission and Harrington streets, on the block bound by Harrington Street to the north, Mission Street to the east, Norton Street to the south, and Alemany Boulevard to the west. The proposed project would demolish the two existing two-story commercial buildings, currently an Everything \$1.50 or Less store at 4550 Mission Street and a vacant commercial space at 4570 Mission Street, previously occupied by a Payless Shoe Source, and would construct a new mixed-use residential and commercial building.</p> <p>The proposed building would include 69 dwelling units, consisting of 36 one-bedroom units, 23 two-bedroom units, and 10 three-bedroom units. The proposed building would be six stories tall and 64 feet in height to the roof (as measured from Mission Street, and approximately 79 feet in height to the top of the elevator penthouse) and would contain approximately 74,410 gross square feet. The building would contain 3,690 square feet of ground-level commercial space. Open space would be provided in private patios on the ground-level, and a common deck with an adjacent stormwater garden. Common open space decks would also be provided on the 6th floor and roof, along with solar panels.</p> <p>The project would utilize the HOME-SF program to increase the building height from 40 feet to 55 feet for the 4570 Mission Street parcel, and from 56 feet to 64 feet for the 4550 Mission Street parcel. The project would also require approval of the Transportation Demand Management Plan by the Zoning Administrator, demolition and building permits from the Department of Building inspection for the demolition of the existing buildings and construction of the proposed project, sidewalk permits from the Department of Public Works for modifications to public sidewalks, and a lot merger approval from the Department of Public Works. The proposed project would add a curb cut along Harrington Street for an entrance to a ramp for a basement parking garage. The garage would contain a total of 31 vehicle parking spaces (including two ADA spaces) and 86 Class I bicycle parking spaces. Two Class II bicycle parking spaces would be provided along the Mission Street frontage. The sidewalk along Harrington Street would be expanded from approximately eight feet to 14 feet.</p> <p>The proposed construction would require excavation over an approximately 12,510 square foot area to an average depth of 15 feet for a total excavation of approximately 6,950 cubic yards of soil. A total of 10 new trees would be planted, five along Mission Street, and five along Harrington Street. The existing street tree in front of 4570 Mission Street would remain, as would the existing plaque in the</p>	69	March 23, 2023	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2023

[6 of 9]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2020-010275PRJ	98 PENNSYLVANIA AVE, 94107	This proposal is a modification of the project that was approved by the Planning Commission on September 22, 2016 under Case No. 2013.0517ENX. The new project will utilize the State Density Bonus Program to construct a six-story, 70-foot-tall, 73,830-gross-square-foot residential building with 64 dwelling units.	64	March 2, 2023	Approved
2023-001440PRJ	1979 MISSION ST, 94103	Located in a vacant parking lot fronting Capp Street on a site slated for an affordable housing project in the future, the Tiny Cabins project aims to provide 60 individual rooms for temporary shelter. The project scope consists of procuring and installing prefabricated modular housing units featuring two private rooms and the installation of two restroom/shower trailers on site.	60	May 16, 2023	Approved
2022-009297PRJ	1010 MISSION ST, 94103	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	January 12, 2023	Approved
2023-002612PRJ	988 MARKET ST 1M1, 94102	The project proposes to convert approximately 28,863 square feet of office use to residential use that would include 45 dwelling units (comprised of 25 studio units, 15 one-bedroom units, and 5 two-bedroom units), a residential gym on the second floor, and a basement bicycle storage room. Nine of the 40 units would be affordable. The project does not involve building expansion, façade alterations or excavation. The project also does not propose any changes to the Warfield Theater.	45	October 4, 2023	Approved
2020-005253PRJ	3260 26TH ST, 94110	The project proposes demolition of an existing 1-story industrial structure (auto repair) and the construction of a new 6-story / 42 unit apartment (rental) building with ground floor residential and a small commercial unit. A small basement will provide for bicycles, laundry, general storage and mechanical space. The project proposes using the Individually Requested State Density Bonus program to achieve greater density than allowed under the current Mission NCT/40x zoning district. The project will require waivers to height, open space, and rear yard to provide for the greater density. No parking is proposed. The existing 1951 industrial structure has a Planning Department Historic Resource Status of: "C – No Historic Resource Present."	42	January 5, 2023	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2023

[7 of 9]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2020-004806PRJ	4199 MISSION ST, 94112	The proposed project would consist of demolishing the existing one-story gas station and the construction of a new six (6) story residential mixed use 1st through 6th floors, (5) Studios, (15) One Bedrooms, (16) Two Bedrooms - 40% of the 40 Unit Total, (4) Three Bedrooms - 10% of the 40 Unit Total, (40) TOTAL RESIDENTIAL UNITS, 30% of the total 40 residential units or 12 units will be affordable. 2. The Project proposes to take advantage of the SF Home Program-Tier 3 to add two (2) additional stories to the SF Planning Code permitted four (4) story, 45 foot height building. The proposed new building height would be 65 feet. and a minimum of 30% of the total units will be affordable. The proposed residential building would have one community shared space at the first floor. There would be six (6) off-street parking spaces and 20 bicycle parking spaces.	39	July 13, 2023	Approved
2021-011813PRJ	67 BELCHER ST, 94114	The Project includes demolition of the existing two-story building, and new construction of a five-story, 56-ft tall, residential building (approximately 57,100 square feet (sq. ft.) total) with 31 dwelling units, 15 unbundled below-grade off-street parking spaces, 40 Class 1 bicycle parking spaces, and 2 Class 2 bicycle parking spaces. The Project contains a dwelling-unit mix consisting of 11 three-bedroom units, 19 two-bedroom units, and 1 one-bedroom unit. The Project includes 3,879 square feet of common open space via ground floor rear yard and roof deck and private open space for two units.	30	March 23, 2023	Approved
2022-004172PRJ	2395 SACRAMENTO ST, 94115	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	November 9, 2023	Approved
2020-006488PRJ	580 MINNA ST, 94103	Proposed new construction of 7-story over basement residential building with 20 units (State Density Bonus Program).	22	August 7, 2023	Approved
2021-007313PRJ	80 JULIAN AVE, 94103	The Village will be 79 feet in height (plus up to 16' of mechanical space) and 6 stories plus a full basement consisting of 41,600 gsf of new space. The Village will provide community-based services like housing navigation, benefits counseling, workforce development and education related services. Dedicate space for a citywide program for American Indian youth and teens (Second Floor and Basement), house a dental clinic (Third Floor) and medical clinic (Fourth Floor) operated by the Native American Health Center ("NAHC"), create 12 group housing units with bathrooms of transitional housing, house the Women's Lodge in 9 bedrooms accommodating women with young children ages 0 to 5 (Sixth Floor)	21	January 26, 2023	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2023

[8 of 9]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2022-001394PRJ	1526 POWELL ST, 94133	<p>The project proposes substantial alteration 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, and nine vehicular parking spaces.</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"> 1)Rear Yard (Section 134) 2) Dwelling Unit Exposure (Section140); and 3) Height (Section 260); and <p>The project also seeks an incentive or concession under State Density Bonus Law to the Ground Floor Commercial use requirement (Section 722/780.3) to provide a</p>	20	December 7, 2023	Approved
2019-020031PRJ	2863 san bruno, SAN FRANCISCO CA	<p>The proposal is to address multiple Notices of Violation from the Planning Department and Department of Building Inspection by removing 20 dwelling units constructed without the benefit of a permit within five contiguous buildings on Lot 37 that are currently authorized for ground floor retail sales and service uses, second floor non-retail professional service uses, and a total of 10 dwelling units on the third and fourth floors (5 flats per floor, across five buildings, with revised floor plan layouts). The proposal also seeks to legalize the exceedance of construction and the de facto demolition at the building at 2861 San Bruno Avenue (Lot 22); the building was originally approved for ground floor commercial, and two residential townhouse units at the second, third and fourth floors. Lastly, the project seeks to restore the façade of the building to original design. As proposed, the Project (inclusive of Lots 037 and 022) would result in 12 dwelling units within six contiguous, four-story buildings. The Project also includes twelve off-street accessory parking spaces, 12 Class 1, and 3 Class 2 bicycle parking spaces. Lastly, the Project also seeks to modify the method of inclusionary housing compliance, as described in Condition of Approval No. 10-15 from Motion No. 18782, changing from providing one on-site</p>	18	May 4, 2023	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-3. Major Housing Projects Reviewed and Entitled by Planning Department, 2023

[9 of 9]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2023-001030PRJ	5235 DIAMOND HEIGHTS BLVD, 94131	The Project proposes the addition of 15 ADUs per Ordinance No 162-16 [PCS 207(c) (4)]. Permit NO 202212228997, filed for 5285 Diamond Heights Blvd, proposes 8 new ADUs to the garage of bldg #1; Permit NO. 202212228998, filed for 5235 Diamond Heights Blvd., proposes 7 new ADUs to the garage of building #2	15	August 7, 2023	Approved
2023-007482PRJ	798 ARGUELLO BLVD, 94118	Horizontal & vertical addition .Adding 14 new ADU's to existing 2 dwelling units building. Per ordinance 95-17	13	September 28, 2023	Approved
2017-004110PRJ	2873 San bruno, SAN FRANCISCO CA	Modification of Condition of Approval. Planning Commission Motion No. 18782.	10	June 16, 2023	Approved

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

APPENDIX A: PROJECT LISTS

TABLE A-4. Major Housing Projects with Applications Filed at the Planning Department, 2023

[1 of 4]

Planning Case No.	Address / Project Name	Project Description	Net Units
2023-007953PRJ	2700 SLOAT BLVD, 94116	AB2011 - Proposed mixed-income housing development project containing 650 dwelling units, commercial and community facility areas, pursuant to Cal. Gov. Code Sec. 65912.120, et. seq ("AB-2011").	714
2023-010902PRX	200 FOLSOM ST, 94105	100% Affordable Block 2 West: 150 Senior Units, BPA 202208019628 Block 2 East: 184 Family Units, BPA 202211186863	335
2023-002593PRJ	450 OFARRELL ST, 94102	The Project proposes to demolish two existing structures at the site (450 O'Farrell and 474 O'Farrell) and to construct a 17-story building over a one-story basement with a new church and retail space on the ground floor. The new building will consist of 261 new dwelling units, with a unit mix of 98 studios, 114 1BR, 30 2BR and 19 3BR units. The property at 532 Jones (with 5 existing dwelling units) is proposed to stay in its current condition.	266
2023-001682PRJ	667 FOLSOM ST, 94107	On January 5, 2017, the Planning Commission approved an Eastern Neighborhoods Large Project Authorization (Motion No. 19828) for a 130', 13-story residential building above ground floor commercial space at 667 Folsom and 120-126 Hawthorne Streets (3750/078, 081 and 082). The approved Project included 8,873 sq. ft. of commercial space, up to 230 dwelling units, 14,050 sq. ft. of open space, and 133 Class I and 15 Class II bicycle parking spaces. Since the Project was approved on May 14, 2020, the Planning Commission approved an amendment of the conditions of approval of Planning Commission Motion No. 19828 to extend the performance period for the Project for three years (Motion No. 20702). The project sponsor seeks to amend the conditions of approval of Planning Commission Motion Nos. 19828 and 20702 to extend the performance period for three years. No modifications are proposed to the Project as originally approved in January 2017.	230
2023-011339PRX		PRIORITY PROJECT-MAYOR DIR 17-02(100% AFFORDABLE): ERECT A 17-STORY, TYPE 1-A, MIXED USE BUILDING WITH 184 RESIDENTIAL UNITS.	184
2023-003263PRJ	1515 SOUTH VAN NESS AVE, 94110	Mission Economic Development Agency and Chinatown Community Development Center were selected by MOHCD as project sponsors of Casa Adelante at 1515 South Van Ness, a 100% affordable family housing development located within the Mission District and the Calle 24 Latino Cultural Center. The proposed project is a mid-rise 9-story building comprised of 168 family units targeted for households earning between 25% to 60% of the Area Median Income and approximately 8,000 sq. ft. of ground floor commercial space that will be dedicated for an Early Childhood Education Center (ECEC) and community services. The project will reserve 25% of the units for households experiencing homelessness through the City's Local Operating Subsidy Program (LOSP). Additionally, 5 units will be provided for individuals living with HIV that will be referred to the project through the City's Plus Housing program.	168
2023-000058PRJ	1462 PINE ST, 94109	Demolition of an existing two-story office building. Construction of a new, 9-story, 104 residential building. The project will employ the California State Density Bonus to increase the allowable residential density.	104

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-4. Major Housing Projects with Applications Filed at the Planning Department, 2023

[2 of 4]

Planning Case No.	Address / Project Name	Project Description	Net Units
2023-008196PRJ	955 SANSOME ST, 94133	PROJECT REVISED 1/19/2024 The proposed project would demolish the existing 2-story, 33,069 sf parking garage and construct a new 24-story above grade and 1-story below grade mixed-use structure. The building contains 13,710 sf retail space and 132 dwelling units including 26 on-site BMR units (16 units of 80% AMI and 10 units of 120% AMI). 140 unbundled parking spaces and 2 car share spaces are proposed in a garage accessed from Sansome Street. This project will apply for an individually requested state density bonus program with additional bonus allowed from AB-1287. The project qualifies for the following Planning Code waivers: 1) Height 2) Bulk 3) Open Space, and 4) Rear Yard. The additional density proposed by the modified project is available based on the application of additional density bonus, waivers, and concessions/incentives from AB 1287. The project seeks an incentive/concessions to: 1) Collapse the affordable income tiers and 2) allow garage within the North Beach-Telegraph Hill SUD/ allow a Sansome Street curb cut/ allow parking ration	102
2023-009146PRJ	967 MISSION ST, 94103	The proposal is for a new 9-story residential building that would provide 94 units of rental housing for households earning less than 50% AMI with 25% of the units set aside for formerly homeless seniors, plus one manager's unit, for a total of 95 units (63 studios and 32 one-bedrooms) with common laundry facilities, associated community space and supportive services, a roof deck, and no parking spaces. The project includes the demolition of a surface parking lot.	95
2023-010914PRX	850 TURK ST, 94102	Tracking record for BPA 202212087884, 100% affordable, 92 units	93
2023-010956PRX		750 Golden Gate Ave Phase 1- 75 units, 100% affordable, on state land T. Yanga 11/28/23: 750 GG is also a State-owned parcel to be developed in 2 phases with 171 total units. Phase 1 is 75 units with 28 studios, 7 one-bedrooms, 19 two-bedrooms and 21 three-bedrooms. 45 of the 75 units will serve 36-107% AMI with 30 units will serve 140% AMI and will target teachers.	75
2023-001440PRJ	1979 MISSION ST, 94103	Located in a vacant parking lot fronting Capp Street on a site slated for an affordable housing project in the future, the Tiny Cabins project aims to provide 60 individual rooms for temporary shelter. The project scope consists of procuring and installing prefabricated modular housing units featuring two private rooms and the installation of two restroom/shower trailers on site.	60
2023-002612PRJ	988 MARKET ST 1M1, 94102	The project proposes to convert approximately 28,863 square feet of office use to residential use that would include 45 dwelling units (comprised of 25 studio units, 15 one-bedroom units, and 5 two-bedroom units), a residential gym on the second floor, and a basement bicycle storage room. Nine of the 40 units would be affordable. The project does not involve building expansion, façade alterations or excavation. The project also does not propose any changes to the Warfield Theater.	45

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-4. Major Housing Projects with Applications Filed at the Planning Department, 2023

[3 of 4]

Planning Case No.	Address / Project Name	Project Description	Net Units
2023-009301PRJ	790 PENNSYLVANIA AVE, 94107	<p>On December 3, 2015, per Planning Commission Motion No. 19523, the Planning Commission approved a project to construct three stories totaling approximately 47,575 sq. ft. of Production, Distribution, and Repair ("PDR") use and approximately 236,449 sq. ft. of residential use at a site located at 1395 22nd Street and 790 Pennsylvania Avenue within the Urban Mixed-Use ("UMU") and Production, Distribution, and Repair-General ("PDR-1-G") zoning districts (the "Original Project"). The three stories of PDR use at 790 Pennsylvania Avenue (Block 4167, Lot 011) have been constructed and are located in the PDR-1-G zoning district.</p> <p>The project sponsor proposes to change the use of two levels (approximately 31,888 sq. ft.) of the existing PDR use that was constructed as a part of the Original Project to residential use, providing approximately 44 residential units (the "Project"). The unit mix would include studio, one-bedroom, and three-bedroom units. A legislative amendment is required for the proposed Project because the PDR-1-G zoning district does not</p>	44
2023-006512PRJ	3300 MISSION ST, 94110	<p>3300 Mission Street currently sits vacant after a June 2016 fire that left the structure uninhabitable. On a lot that is approximately 3,072 sq. ft., the three-story building previously allowed commercial space on the first floor and a combination of 24 Single Room Occupancy ("SRO") units and hotel units on the second and third floors.</p> <p>The redevelopment of 3300 Mission will transform the property into a six-story, mixed-used building with approximately 21,700 sq. ft. designed for 35 studio dwelling units that are 100% affordable housing, a residential community space, and 776 sq. ft. of commercial/retail space on the first floor. The redevelopment will preserve the existing three-story façade along Mission and 29th Streets and will connect with the new three-story structure above; the remainder of the building is unsalvageable and will be demolished. Each studio unit will be a minimum of 200 sq. ft. and a maximum size of 350 sq. ft. and feature its own private bathroom and kitchen.</p> <p>The AMI range will be 30% to 80%, and the project is maximizing the unit yield by adding three stories that respect the existing building and fit with the scale of buildings in surrounding areas. The project is eligible for and will utilize AB2011 streamlined entitlement approvals. It will also utilize the State Density Bonus Law</p>	35
2023-007429PRJ	1311 QUESADA AVE, 94124	<p>The project is a 100% affordable 27 unit family housing development. It will be constructed in two buildings, one fronting on Quesada Ave. and the other on Revere Ave. The ground floor of the Quesada building will include early childhood education or another neighborhood serving use(1500 sft). The ground floor of the Revere building will include a housing unit and a community room for the residents in both buildings.</p>	27

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-4. Major Housing Projects with Applications Filed at the Planning Department, 2023

[4 of 4]

Planning Case No.	Address / Project Name	Project Description	Net Units
2023-009219PRJ	842 CALIFORNIA ST, 94108	<p>The proposed state density bonus law (Planning Code section 206.6) project includes demolition and removal of four existing structures, including two single family owner occupied homes and one long vacant two-unit residential apartment building. The proposed project consists of a single 8-story building (plus basement and below grade garage), with 26 market-rate condominiums and 4 affordable (80% of AMI) replacement condominium units. Usable outdoor space is provided by private decks for 7 units at floors B-1, 1, 7, and 8 and a 1,559 square foot common roof deck. The garage contains 9 vehicle parking spaces and 30 Class 1 bicycle parking spaces.</p> <p>The proposed building is 86'5" in height measured from the midpoint of California Street (seeking a height limit waiver from the 65-foot height limit) with a 10-foot setback at Joice Street, 60 feet from the corner as required per Planning Code section 261.1. There is a compliant 25'-4.5" rear yard provided at all levels above the garage level which extends to the rear property line. A state density bonus concession is sought to permit the encroachment of the basement level into the rear yard for access to parking. A state density bonus waiver for unit exposure is also sought for one unit on level B-1 that faces only onto Joice Street. All</p>	26
2023-006245PRJ	2201 MARKET ST, 94114	<p>The Project would demolish the existing 2-story commercial building and parking lot, and proposes the construction of an 85-foot, 8-story, mixed-use building containing 20 dwelling units with 13 1-bedroom, 6 2-bedroom, and 1 3-bedroom units. The ground floor would feature two commercial units fronting on Market Street and Sanchez Street. One of the ground floor commercial units will be occupied by a Starbucks Coffee, a formula retail coffee shop.</p> <p>The Project is utilizing a State Density Bonus and will seek waivers for height (Sec. 260), open space (Sec. 135), and rear yard (Sec. 134).</p> <p>This Project is submitted pursuant to AB 2011 (California Government Code §§ 65912-110 et seq.)</p>	20
2023-001030PRJ	5235 DIAMOND HEIGHTS BLVD, 94131	<p>The Project proposes the addition of 15 ADUs per Ordinance No 162-16 [PCS 207(c)(4)]. Permit NO 202212228997, filed for 5285 Diamond Heights Blvd, proposes 8 new ADUs to the garage of bldg #1; Permit NO. 202212228998, filed for 5235 Diamond Heights Blvd., proposes 7 new ADUs to the garage of building #2</p>	15
2023-007482PRJ	798 ARGUELLO BLVD, 94118	<p>Horizontal & vertical addition .Adding 14 new ADU's to existing 2 dwelling units building. Per ordinance 95-17</p>	13

Source: SF Planning Department

Note: Case descriptions are pulled from the source data as-is. When a project is revised, it may appear in subsequent years' Housing Inventory Reports. In these cases, the subsequent years' records show only the sequential change in units, not the overall new unit count for that project. A new project may be proposed for the same site/address when a previous project is cancelled, withdrawn, abandoned, or otherwise no longer an active and viable project. In these cases, both projects are logged for that site/address with their proposed unit counts in their respective years.

APPENDIX A: PROJECT LISTS

TABLE A-5. Major Projects Authorized for Construction by DBI, 2023

Address	Units	Construction Type	Earliest Authorized Date
198 McAllister St	657	New Construction	February 1, 2023
30 VAN NESS AV	348	Alternation	March 16, 2023
1011 03RD ST	283	New Construction	February 1, 2023
1070 BRIDGEVIEW WY	258	New Construction	February 1, 2023
1501 SUNNYDALE AV	170	New Construction	March 20, 2023
730 STANYAN ST	160	New Construction	June 15, 2023
1 AVENUE OF THE PALMS *	148	New Construction	April 19, 2023
1151 FAIRFAX AV	118	New Construction	June 5, 2023
240 VAN NESS AV	112	New Construction	February 9, 2023
4200 GEARY BL	98	New Construction	March 24, 2023
11 INNES CT	73	New Construction	March 15, 2023
351 FRIEDEL ST	67	New Construction	February 1, 2023
151 FRIEDEL ST	45	New Construction	March 10, 2023
915 NORTH POINT ST	35	New Construction	November 21, 2023
2100 MISSION ST	28	New Construction	May 17, 2023
1406 45TH AV	20	New Construction	May 11, 2023
811 VALENCIA ST	19	New Construction	March 16, 2023
660 CLIPPER ST	12	Alternation	August 17, 2023

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, 2023

TABLE A-6.1. State Density Bonus, 2023

[1 of 3]

Address	Total Dwelling Units Net	Net Affordable Units	Modifications
620 FOLSOM ST, 94105	826	135	
2700 SLOAT BLVD, 94116	714	114	
2700 SLOAT BLVD, 94116	712	115	Height Limit, Other Modification, Rear Yard
395 03RD ST, 94107	524	84	Height Limit, Open Space, Other Modification
56 WELSH ST, 94107	500	78	Height Limit, Open Space, Other Modification
469 STEVENSON ST, 94103	495	73	Exposure, Open Space, Other Modification, Rear Yard
300 DE HARO ST, 94103	450	181	Height Limit, Off-Street Loading, Other Modification, Rear Yard
95 HAWTHORNE ST, 94105	392	55	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
598 BRYANT ST, 94107	353	54	Exposure, Height Limit, Open Space
532 JONES ST, 94102	261	32	Exposure, Height Limit, Off-Street Loading, Other Modification, Rear Yard
276 11TH ST, 94103	244	34	Exposure, Height Limit, Other Modification, Rear Yard
2675 FOLSOM ST, 94110	234	234	
1458 SAN BRUNO AVE, 94110	231	29	Exposure, Height Limit, Off-Street Loading, Open Space, Other Modification, Rear Yard
1123 SUTTER ST, 94109	221	44	Height Limit, Other Modification, Rear Yard
600 07TH ST, 94103	221	221	Exposure, Height Limit, Other Modification, Rear Yard
925 BRYANT ST, 94103	218	35	Exposure, Off-Street Loading, Open Space, Other Modification, Rear Yard
0 UNKNOWN, 94102	196	29	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
1500 15TH ST, 94103	190	30	Height Limit, Other Modification, Rear Yard
2588 MISSION ST, 94110	181	37	Exposure, Height Limit, Off-Street Loading, Open Space, Other Modification, Rear Yard
1515 SOUTH VAN NESS AVE, 94110	168	168	
321 FLORIDA ST, 94110	168	31	Height Limit, Other Modification
344 14TH ST, 94103	164	26	
730 Stanyan ST, 94117	160	160	Exposure, Open Space, Rear Yard
4840 MISSION ST, 94112	137	135	Exposure, Open Space, Rear Yard
1351 42ND AVE, 94122	135	135	Exposure, Height Limit, Off-Street Loading, Rear Yard
300 05TH ST, 94107	130	20	Exposure, Height Limit, Other Modification
853 Jamestown AVE, 941243784	121	22	Rear Yard
560 BRANNAN ST, 94107	120	18	Exposure, Height Limit, Open Space, Other Modification
960 HOWARD ST, 94103	113	16	Exposure, Height Limit, Other Modification, Parking

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, 2023

[2 of 3]

Address	Total Dwelling Units Net	Net Affordable Units	Modifications
240 VAN NESS AVE, 94102	112	110	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
39 TAYLOR ST, 94102	112	27	
1462 PINE ST, 94109	104	23	
955 SANSOME ST, 94133	102	16	
468 TURK ST, 94102	101	17	Height Limit, Other Modification, Rear Yard
4200 GEARY BLVD, 94118	98	98	Exposure, Open Space, Rear Yard
1567 CALIFORNIA ST, 94109	97	9	Exposure, Open Space, Other Modification, Rear Yard
967 MISSION ST, 94103	95	95	Exposure, Open Space, Other Modification, Rear Yard
1401 FOLSOM ST, 94103	94	13	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
540 TURK ST, 94102	88	12	Exposure, Height Limit, Other Modification, Rear Yard
639 BRYANT ST, 94107	85	85	Height Limit, Off-Street Loading, Other Modification, Rear Yard
2922 MISSION ST, 94110	75	8	Exposure, Height Limit, Other Modification, Rear Yard
2530 18TH ST, 94110	73	73	Exposure, Height Limit, Other Modification, Rear Yard
180 JONES ST, 94102	70	70	
220 09TH ST, 94103	64	12	Height Limit, Rear Yard
98 PENNSYLVANIA AVE, 94107	64	10	Height Limit, Other Modification, Rear Yard
2205 MISSION ST, 94110	63	31	Exposure, Height Limit, Other Modification, Rear Yard
78 HAIGHT ST, 94102	63	63	Height Limit, Other Modification
344 14TH ST, SAN FRANCISCO CA 94103	62	9	Height Limit, Open Space, Rear Yard
1010 MISSION ST, 94103	57	13	Exposure, Other Modification, Rear Yard
755 BRANNAN ST, 94103	57	8	Height Limit, Open Space, Other Modification, Rear Yard
1196 COLUMBUS AVE, 94133	56	12	Height Limit, Rear Yard
1721 15th ST, 94103	50	11	Exposure, Height Limit, Open Space, Other Modification
3260 26TH ST, 94110	42	7	Height Limit, Open Space, Rear Yard
535 GREEN ST, 94133	39	5	Exposure, Height Limit, Rear Yard
350 OCEAN AVE, 94112	36	6	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
618 OCTAVIA ST, 94102	36	6	Exposure, Height Limit, Rear Yard
3300 MISSION ST, 94110	35	35	Height Limit, Open Space, Other Modification, Rear Yard
425 BROADWAY, 94133	34		Exposure, Other Modification, Rear Yard
2135 MARKET ST, 94114	30	3	Exposure, Height Limit, Open Space, Rear Yard
67 BELCHER ST, 94114	30	5	Exposure, Height Limit, Other Modification, Rear Yard
2045 SUTTER ST, 94115	28	28	
244 09TH ST, 94103	27	4	Exposure, Height Limit, Open Space, Rear Yard

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, 2023

[3 of 3]

Address	Total Dwelling Units Net	Net Affordable Units	Modifications
842 CALIFORNIA ST, 94108	26	4	Exposure, Height Limit
1021 VALENCIA ST, 94110	24	3	Exposure, Height Limit, Open Space, Rear Yard
2051 MARKET ST, 94114	24	3	
2293 POWELL ST, 94133	24	2	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
2395 SACRAMENTO ST, 94115	24	3	Exposure, Height Limit, Open Space, Rear Yard
240 CHURCH ST, 94114	24	3	Height Limit
659 UNION ST, 94133	23	2	Exposure, Height Limit, Off-Street Loading, Open Space, Other Modification, Rear Yard
580 MINNA ST, 94103	22	2	Exposure, Height Limit, Other Modification, Rear Yard
841 POLK ST, 94109	22	7	Height Limit, Rear Yard
1525 PINE ST, 94109	21	2	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
1526 POWELL ST, 94133	20	3	Exposure, Height Limit, Other Modification, Rear Yard
2201 MARKET ST, 94114	20	3	Height Limit, Open Space, Other Modification, Rear Yard
1324 POWELL ST, 94133	19	2	
2955 MISSION ST, 94110	18	2	Exposure, Height Limit, Rear Yard
3832 18TH ST, 94114	18	3	Exposure, Height Limit, Rear Yard
2101 LOMBARD ST, 94123	15	1	Height Limit, Open Space, Other Modification, Rear Yard
5280 03RD ST, 94124	11	1	Height Limit
1151 WASHINGTON ST, 94108	9	1	Exposure, Other Modification, Rear Yard
150 09TH ST, 94103	5	5	Exposure, Open Space, Rear Yard

Source: SF Planning Department

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

APPENDIX A: PROJECT LISTS

TABLE A-6.2. HOME-SF Density Bonus Program 2023

Address	Total Dwelling Units Net	Net Affordable Units	Modifications
5250 03RD ST, 94124	100	30	Exposure, Off-Street Loading, Open Space, Other Modification, Rear Yard
4570 MISSION ST, 94112	69	17	
3330 GEARY BLVD, 94118	55	17	
5425 MISSION ST, 94112	50	12	
921 OFARRELL ST, 94109	50	13	Exposure, Other Modification, Rear Yard
4742 MISSION ST, 94112	46	12	Exposure, Height Limit, Rear Yard
2800 GEARY BLVD, 94118	42	13	Exposure, Height Limit, Rear Yard
4199 MISSION ST, 94112	39	12	
5012 03RD ST, 94124	29	9	
1055 TEXAS ST, 94107	25	6	Exposure, Open Space, Rear Yard
285 OCEAN AVE, 94112	21	6	
4712 03RD ST, 94124	21	1	
3945 JUDAH ST, 94122	20	5	
2055 TARAVAL ST, 94116	17	4	
4512 23RD ST, 94131	13	3	
3055 CLEMENT ST, 94121	10	3	

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, 2023

[1 of 5]

Pipeline Status	Address / Project Name	Development Type	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total Affordable Units	Total Pipeline Units	Total New Units
Currently Under Construction	1 AVENUE OF THE PALMS *	New Construction	0	71	55	12	138	388	388
	11 INNES CT	New Construction	0	72	0	0	72	73	73
	1151 FAIRFAX AV	New Construction	0	97	40	0	137	118	118
	1351 42ND AVE	New Construction	0	20	47	67	134	135	135
	1501 SUNNYDALE AV	New Construction	0	127	41	0	168	170	170
	151 FRIEDEL ST	New Construction	4	106	0	0	110	45	45
	1633 VALENCIA ST / 3485 CESAR CHAVEZ ST	New Construction	16	81	39	10	146	272	272
	180 Jones St	Alteration	35	13	21	0	69	70	70
	1801 25TH ST	New Construction	49	72	36	0	157	157	157
	200 Folsom Street - Transbay Block 2	New Construction	54	112	165	0	331	335	335
	240 VAN NESS AVE	New Construction	0	30	80	0	110	112	112
	30 VAN NESS AVE	Alteration	0	0	33	17	50	348	348
	351 FRIEDEL ST	New Construction	0	66	0	0	66	67	67
	377 06TH ST/988 HARRISON STREET	New Construction	0	0	12	0	12	90	90
	400 02ND ST	New Construction	0	2	31	32	65	957	957
	400 CHINA BASIN ST	New Construction	0	0	29	119	148	148	148
	4200 GEARY BLVD	New Construction	0	67	30	0	97	98	98
	4742 MISSION ST	New Construction	0	0	8	3	11	46	46
	4840 Mission Street	New Construction	0	0	98	37	135	137	137
	555-585 BRYANT ST	New Construction	0	44	13	14	71	500	500
600 07TH ST	New Construction	65	78	77	0	220	221	221	
730 Stanyan ST	New Construction	56	36	67	0	159	160	160	
78 HAIGHT ST	New Construction	32	4	27	0	63	63	63	
869 LA SALLE AV	New Construction	0	0	11	0	11	40	40	
878 LA SALLE AV	New Construction	0	0	18	0	18	18	18	
898 LA SALLE AV	New Construction	0	1	22	3	26	16	16	
999 OAKDALE AV	New Construction	0	0	10	0	10	39	39	

Source: Mayor's Office of Housing and Community Development

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-7. Major Affordable Projects in the Pipeline as of December 31, 2023

[2 of 5]

Pipeline Status	Address / Project Name	Development Type	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total Affordable Units	Total Pipeline Units	Total New Units
In Pre-Construction Phase	1001 FRANKLIN ST	New Construction	13	69	33	8	123	94	94
	1010V MISSION ST	New Construction	0	0	7	3	10	57	57
	1101-1123 SUTTER ST	Alteration	0	23	6	6	35	221	221
	1500-1528 15th Street	New Construction	0	18	6	6	30	179	179
	1560 FOLSOM ST	New Construction	0	20	7	7	34	244	244
	1939 MARKET ST	New Construction	115	20	50	0	185	187	187
	1979 MISSION STREET	New Construction	6	33	16	4	59	60	60
	2050 Van Ness Ave / 1675 Pacific Ave	New Construction	0	0	8	3	11	63	63
	2205 MISSION ST	New Construction	0	0	31	14	45	63	63
	2530 18th Street	New Construction	0	54	19	0	73	73	73
	2550 Irving Street	New Construction	32	32	25	0	89	90	90
	2670 Geary Boulevard	New Construction	0	0	22	0	22	101	101
	2955 MISSION ST	New Construction	0	0	18	0	18	18	18
	300 05TH ST	New Construction	0	0	15	4	19	130	130
	300 De Haro Street	New Construction	0	37	130	15	182	450	450
	321 FLORIDA ST	New Construction	0	14	4	5	23	168	168
	3333 California ST	New Construction					185	744	744
	395 03RD ST	New Construction	0	49	17	18	84	524	524
	400-444 Divisadero St AND 1048-1064 Oak St	New Construction	0	0	30	7	37	186	186
	436 GEARY ST	Alteration	14	71	34	9	128	130	127
	450 OFARRELL ST	New Construction	0	0	23	0	23	176	176
	4550 MISSION ST	New Construction	0	0	12	5	17	69	69
	468 TURK ST	New Construction	0	11	3	3	17	101	101
469 STEVENSON ST	New Construction	0	45	14	14	73	495	495	
5 Thomas Mellon Circle	New Construction	0	0	0	72	72	322	322	
5250 3rd Street	New Construction	0	0	20	10	30	100	94	
530-540 Turk Street	New Construction	0	0	8	3	11	88	88	

Source: Mayor's Office of Housing and Community Development

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-7. Major Affordable Projects in the Pipeline as of December 31, 2023

[3 of 5]

Pipeline Status	Address / Project Name	Development Type	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total Affordable Units	Total Pipeline Units	Total New Units
In Pre-Construction Phase	550 OFARRELL ST	New Construction	0	0	17	5	22	114	114
	560 BRANNAN ST	New Construction	0	10	4	4	18	120	120
	5M	New Construction					38	386	688
	600 MCALLISTER (CA)	New Construction	0	17	6	6	29	196	196
	639 Bryant Street (AKA 160 Freelon Street)	New Construction	26	21	37	0	84	85	85
	770 WOOLSEY ST	New Construction	0	0	14	11	25	56	56
	80 JULIAN AVE	New Construction	2	12	6	1	21	21	21
	850 Turk St MOHCD Project	New Construction	25	53	13	0	91	92	92
	853 Jamestown Ave	New Construction	0	0	12	5	17	122	122
	921 OFARRELL ST (CA)	New Construction	0	0	10	5	15	50	50
	925 Bryant Street	New Construction	0	4	25	6	35	218	218
	95 HAWTHORNE ST	New Construction	0	32	11	12	55	412	412
	955 POST ST	New Construction	0	0	13	0	13	69	69
	98 FRANKLIN ST	New Construction	0	69	0	0	69	345	345
	98 PENNSYLVANIA AVE	New Construction	0	7	1	2	10	64	64
	Balboa Reservoir	New Construction					550	572	572
	Candlestick / Hunters Point Shipyard II	New Construction					3014	9637	9973
	Freedom West	New Construction					597	2537	2537
	Hope SF Potrero	New Construction					591	1471	1543
	Hope SF Sunnydale	New Construction					640	1249	1416
India Basin	New Construction					394	1575	1575	
Mission Bay North	New Construction					168	283	2964	
Mission Rock	New Construction					480	1409	1409	
Parkmerced	New Construction					852	5314	5314	
Pier 70	New Construction					325	1634	1634	
Potrero Power Station	New Construction					804	2228	2228	

Source: Mayor's Office of Housing and Community Development

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-7. Major Affordable Projects in the Pipeline as of December 31, 2023

[4 of 5]

Pipeline Status	Address / Project Name	Development Type	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total Affordable Units	Total Pipeline Units	Total New Units
In Pre-Construction Phase	SFMTA_Potrero Yard Modernization Project (2500 Mariposa St)	New Construction	55	286	137	35	513	513	513
	Treasure Island / Yerba Buena Island	New Construction					1720	6532	6761
	Visitacion Valley / Schlage Lock	New Construction					252	1123	1123
In Preliminary Planning	105 TURK STREET	New Construction	0	7	17	3	27	116	116
	1196 COLUMBUS AVE/2568 and 2588 JONES STREET	New Construction	0	0	8	2	10	55	55
	1311 QUESADA AVE	New Construction	4	4	18	0	26	27	27
	1338 MISSION ST	New Construction	0	13	31	8	52	287	287
	1401 FOLSOM ST	New Construction	0	10	2	2	14	94	94
	1458 San Bruno Avenue	New Construction	0	17	5	6	28	231	231
	1462 Pine Street	New Construction	0	6	17	3	26	104	104
	1515 SOUTH VAN NESS AVE	New Construction	18	94	45	11	168	168	168
	200 Folsom 100% Aff 184 units	New Construction	0	11	31	4	46	184	184
	2045 SUTTER ST_1950 POST ST	Alteration	3	16	7	2	28	28	28
	2134-2140 MARKET ST	New Construction	0	9	1	3	13	70	70
	220 09TH ST	New Construction	0	0	7	3	10	64	64
	2588 MISSION ST	New Construction	0	0	23	5	28	181	181
	2700 & 2750 SLOAT BLVD	New Construction	0	0	114	0	114	714	714
	2700 Sloat Boulevard	New Construction	0	0	110	0	110	712	712
	3300 MISSION STREET	New Construction	0	0	35	0	35	35	35
3330 GEARY BLVD	New Construction	0	0	6	6	12	41	41	
3565 GEARY BLVD	New Construction	0	4	10	2	16	63	63	
5425 MISSION ST	New Construction	0	0	9	3	12	50	50	

Source: Mayor's Office of Housing and Community Development

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-7. Major Affordable Projects in the Pipeline as of December 31, 2023

[5 of 5]

Pipeline Status	Address / Project Name	Development Type	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total Affordable Units	Total Pipeline Units	Total New Units
In Preliminary Planning	598 BRYANT ST	New Construction	0	12	35	16	63	353	353
	620 FOLSOM ST	New Construction	0	107	0	0	107	711	711
	650 HARRISON ST	New Construction	0	16	45	7	68	274	274
	667 FOLSOM STREET (120-126 HAWTHORNE)	New Construction	0	13	38	6	57	230	230
	750 Golden Gate Phase 1	New Construction	0	8	24	12	44	75	75
	77 BEALE ST/ 50 MAIN ST	New Construction	0	69	29	20	118	808	808
	790 PENNSYLVANIA AVENUE	New Construction	0	3	7	1	11	44	44
	952 and 960 HOWARD ST	Alteration	0	12	2	2	16	104	104
	955 SANSOME ST	New Construction	0	0	16	0	16	102	102
	967 MISSION ST	New Construction	48	20	26	0	94	95	95
	TRANSBAY BLOCK 4 - 200 Main Street	New Construction	0	0	0	307	307	683	683

Source: Mayor's Office of Housing and Community Development

APPENDIX A: PROJECT LISTS

TABLE A-8. Housing Units Production and Loss by Analysis Neighborhood, 2023

[1 of 2]

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	77	-1	13	89	7
Bernal Heights	1	-1	12	12	19
Castro/Upper Market	2	0	36	38	10
Excelsior	0	-1	10	9	24
Financial District/South Beach	0	0	3	3	30
Glen Park	0	0	1	1	32
Haight Ashbury	0	0	8	8	27
Hayes Valley	1	0	11	12	19
Inner Richmond	0	0	19	19	16
Inner Sunset	1	0	10	11	21
Japantown	0	0	-1	-1	34
Lone Mountain/USF	0	0	16	16	17
Marina	30	-1	12	41	9
Mission	198	0	113	311	3
Mission Bay	291	0	0	291	4
Nob Hill	2	0	11	13	18
Noe Valley	13	-3	12	22	14
North Beach	0	0	2	2	31
Oceanview/Merced/Ingleside	3	0	8	11	21
Outer Mission	325	0	4	329	2
Outer Richmond	8	0	13	21	15
Pacific Heights	1	0	5	6	28
Portola	30	-1	6	35	12
Potrero Hill	33	-3	4	34	13
Presidio Heights	1	0	8	9	24
Russian Hill	56	0	5	61	8
Seacliff	0	-1	0	-1	34
South of Market	203	0	28	231	5
Sunset/Parkside	9	-1	28	36	11
Tenderloin	667	0	129	796	1
Treasure Island	105	0	0	105	6

Source: SF Planning Department; Department of Building Inspection

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-8. Housing Units Production and Loss by Analysis Neighborhood, 2023

[2 of 2]

Analysis Neighborhood	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units	Rank
Twin Peaks	1	0	0	1	32
Visitacion Valley	1	0	4	5	29
West of Twin Peaks	0	0	9	9	24
Western Addition	7	0	3	10	23

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, 2023

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
Balboa Park	0	131	0	0	131
Central SoMa	0	203	0	28	231
Central Waterfront (EN)	1	24	0	2	26
Market and Octavia	363	185	0	16	201
Mission (EN)	90	10	0	105	115
Showplace Square/Potrero Hill (EN)	5	9	-3	2	8
Visitacion Valley	175	1	0	4	5
Western SoMa (EN)	4	0	0	2	2
Rest of the City	2,257	1,503	-10	383	1,876
San Francisco	2,895	2,066	-13	542	2,595

Source: SF Planning Department

TABLE B-2.

Units Entitled by Planning Area, 2023

Planning Area	Projects Entitled	Units Entitled
Central SoMa	5	1,713
East SoMa (EN)	2	25
Market and Octavia	9	239
Mission (EN)	20	351
Rincon Hill	1	7
Showplace Square/Potrero Hill (EN)	10	80
Visitacion Valley	7	18
Western SoMa (EN)	5	15
Rest of the City	304	1,986
San Francisco	363	4,434

Source: SF Planning Department

APPENDIX B: PLANNING AREA ANNUAL MONITORING

TABLE B-3.

Net Housing Units Completed by Building Type and Planning Area, 2023

Planning Area	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
Balboa Park	0	0	0	0	131	131
Central SoMa	1	0	0	0	230	231
Central Waterfront (EN)	0	2	0	0	24	26
Market and Octavia	0	2	6	7	186	201
Mission (EN)	3	11	21	8	72	115
Showplace Square/Potrero Hill (EN)	-2	10	0	0	0	8
Visitacion Valley	1	4	0	0	0	5
Western SoMa (EN)	0	0	1	1	0	2
Rest of the City	16	161	55	56	1,588	1,876
TOTAL	19	190	83	72	2,231	2,595

Source: SF Planning Department

APPENDIX B: PLANNING AREA ANNUAL MONITORING

TABLE B-4.

Units Demolished by Building Type and Planning Area, 2023

Planning Area	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
Showplace Square/Potrero Hill (EN)	-3.00	0	0	0	0	-3
Rest of the City	-10.00	0	0	0	0	-10
San Francisco	-13.00	0	0	0	0	-13

Source: SF Planning Department

TABLE B-5.

Units Lost Through Alterations and Demolitions by Planning Area, 2023

Planning Area	Units Demolished	Total Units Lost
Showplace Square/Potrero Hill (EN)	3	3
Rest of the City	10	20
TOTAL	13	23

Source: SF Planning Department

APPENDIX B: PLANNING AREA ANNUAL MONITORING

TABLE B-6. New Affordable Housing Constructed in Planning Areas, 2023

Planning Area	Address	Total Affordable Units	Total Completed in 2023	Total Units	Tenure	Funding Source
Rest of the City	1011 03RD ST	64	283	283	NA	Inclu: On-Site BMR
	65 OCEAN AV	48	193	193	R	Inclu: On-Site BMR
	440 GEARY ST	21	122	122	NA	100% Affordable
	1 AVENUE OF THE PALMS *	105	96	105	NA	100% Affordable
	52 KIRKWOOD AV	9	68	77	NA	Inclu: On-Site BMR
	1570 PACIFIC AV	7	53	53	O	Inclu: On-Site BMR
	363 NOE ST	20	21	43	NA	100% Affordable
	24 AMBER DR	3	3	3	NA	100% Affordable
	34 AMBER DR	3	3	3	NA	100% Affordable
	30 AMBER DR	2	2	2	NA	100% Affordable
	319 YALE ST	1	2	2	O	Inclu: On-Site BMR
	323 YALE ST	1	2	2	O	Inclu: On-Site BMR
Central SoMa	921 HOWARD ST	201	195	203	R	100% Affordable
	548 BRANNAN ST #101	4	8	42	NA	Inclu: On-Site BMR
Balboa Park	2340 SAN JOSE AV	130	131	131	NA	100% Affordable
Mission (EN)	2750 19TH ST	11	63	63	NA	Inclu: On-Site BMR
Central Waterfront (EN)	603 TENNESSEE ST	3	24	24	R	Inclu: On-Site BMR

Source: SF Planning Department

APPENDIX C: SAN FRANCISCO ZONING DISTRICTS

TABLE C-1. San Francisco Zoning Districts, as of 2023

[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 >>

APPENDIX C: SAN FRANCISCO ZONING DISTRICTS

TABLE C-1. San Francisco Zoning Districts, as of 2023

[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 2023

[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
	MB-RA	Mission Bay Redevelopment Area Plan District

Source: SF Planning Department

APPENDIX D: IN-LIEU HOUSING FEES COLLECTED

TABLE D-1.

In-Lieu Housing Fees Collected, 2014–2023

Year	Amount Collected
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	\$8,466,651
2022	\$918,295
2023	\$8,033,726
TOTAL	\$416,267,004

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

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

Board of Supervisors

Connie Chan
Catherine Stefani
Aaron Peskin, *President*
Joel Engardio
Dean Preston
Matt Dorsey
Myrna Melgar
Rafael Mandelman
Hillary Ronen
Shamann Walton
Ahsha Safaí

Planning Commission

Derek W. Braun
Sue Diamond, *President*
Theresa Imperial
Joel Koppel
Kathrin Moore, *Vice-President*
Gilbert Williams

Planning Department

Rich Hillis, *Director of Planning*
Tom DiSanto, *Director of Administration*
Reza Amindarbari, *Manager, Data & Analytics Group*
John Boldrick, *Analyst, Data & Analytics Group*
Oscar Hernandez-Gomez, *Planner, Analyst, Data & Analytics Group*
Jason Sherba, *Analyst, Data & Analytics Group*
Ken Qi, *Planner, Analyst, Data & Analytics Group*

Department of Building Inspection

Mayor's Office of Housing and Community Development

Office of Community Investment and Infrastructure

Department of Public Works

Office of Economic and Workforce Development

Rent Board

Office of Civic Investment & Infrastructure