

# 2024 SAN FRANCISCO HOUSING INVENTORY





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**Front Cover:** 1360 43rd Avenue - Shirley Chisholm Village ; 135 Housing Units (100% Affordable)  
Photo Source: <https://www.bararch.com/shirley-chisholm>  
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# 2024 SAN FRANCISCO HOUSING INVENTORY

San Francisco Planning Department

April 2025





# TABLE OF CONTENTS

<b>Introduction</b>	<b>iv</b>
<b>Highlights</b>	<b>4</b>
<b>Findings</b>	<b>14</b>
<b>1. Housing Stock</b>	<b>15</b>
Housing Stock Overview	15
<b>2. Housing Production Trends</b>	<b>16</b>
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
<b>3. New Housing Unit Trends</b>	<b>25</b>
3.1. New Housing Unit Trends Overview	25
3.2. New Housing Units Added by Zoning District	25
<b>4. Condominiums</b>	<b>29</b>
4.1. Condominiums Overview	29
4.2. Condominium Conversion	30
<b>5. Residential Hotels</b>	<b>31</b>
5.1. Residential Hotels Overview	31
<b>6. Affordable Housing</b>	<b>32</b>
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
<b>7. Changes in Housing Stock by Geography</b>	<b>43</b>
7.1. Changes In Housing Stock by Analysis Neighborhood	43
7.2. Housing Stock by Analysis Neighborhood	47
<b>Appendices</b>	<b>54</b>
<b>Appendix A:</b> Project Lists	57
<b>Appendix B:</b> Community Plan Area Annual Monitoring	87
<b>Appendix C:</b> San Francisco Zoning Districts	91
<b>Appendix D:</b> In-Lieu Housing Fees Collected	94
<b>Appendix E:</b> Glossary	96
<b>Acknowledgments</b>	<b>98</b>

## TABLES

<b>Table 1.</b>	San Francisco Housing Stock by Building Type, 2024	15
<b>Table 2.</b>	San Francisco Housing Trends, 2005-2024	17
<b>Table 3.</b>	Projects and Units Filed and Approved at Planning Department, 2020-2024	18
<b>Table 4.</b>	Units and Projects Authorized for Construction by Building Type, 2020-2024	19
<b>Table 5.</b>	Units Demolished by Building Type, 2020-2024	20
<b>Table 6.</b>	Units Demolished by Zoning District by Building Type, 2024	20
<b>Table 7.</b>	Units Added or Lost Through Alteration Permits, 2020-2024	21
<b>Table 8.</b>	Units Lost Through Alterations and Demolitions, 2020-2024	21
<b>Table 9.</b>	Accessory Dwelling Units Added, 2020-2024	22
<b>Table 10.</b>	ADUs Added and Legalized Through Ordinance by Building Type, 2020-2024	23
<b>Table 11.</b>	Density Bonus Projects in the Pipeline by Total Units as of December 2024	24
<b>Table 12.</b>	Density Bonus Projects in the Pipeline by Status of Application as of December 2024	24
<b>Table 13.</b>	New Housing Units Added by Building Type, 2020-2024	25
<b>Table 14.</b>	New Housing Units Added by Generalized Zoning, 2024	25
<b>Table 15.</b>	New Housing Units Added by Zoning District, 2024	27
<b>Table 16.</b>	New Condominiums Recorded, 2015-2024	29
<b>Table 17.</b>	New Condominiums Recorded by Building Type, 2020-2024	29
<b>Table 18.</b>	Condominium Conversions Recorded, 2015-2024	30
<b>Table 19.</b>	Condominium Conversions Recorded by Building Type, 2020-2024	30
<b>Table 20.</b>	Changes in Residential Hotel Stock, 2020-2024	31
<b>Table 21.</b>	2024 Rental Affordable Housing Guidelines	34
<b>Table 22.</b>	2024 Homeownership Affordable Housing Guidelines	35
<b>Table 23.</b>	New Affordable Units by Income Level, 2020-2024	37
<b>Table 24.</b>	New Affordable Housing Production by Source, 2020-2024	39
<b>Table 25.</b>	Housing Price Trends, San Francisco Bay Area, 2020-2024	39
<b>Table 26A.</b>	Units Acquired or Rehabilitated, 2015-2024	41
<b>Table 26B.</b>	Details of Units Acquired or Rehabilitated, 2024	41
<b>Table 26C.</b>	Rental Assistance Demonstration Program, 2016-2024	42
<b>Table 27.</b>	Housing Units Production and Loss by Analysis Neighborhood, 2024	44
<b>Table 28.</b>	Net Change in Housing Stock by Analysis Neighborhood, 2024	49
<b>Table A-1.</b>	Major Market Rate Housing Projects Completed, 2024	57
<b>Table A-2.</b>	Major Affordable Housing Projects Completed, 2024	57
<b>Table A-3.</b>	Major Housing Projects Reviewed and Approved by Planning Department, 2024	58
<b>Table A-4.</b>	Major Housing Projects with Applications Filed at the Planning Department, 2024	66
<b>Table A-5.</b>	Major Projects Authorized for Construction by DBI, 2024	75
<b>Table A-6.</b>	Density Bonus Program Projects in the Pipeline by Program, 2024	76
<b>Table A-7.</b>	Major Affordable Projects in the Pipeline as of December 31, 2024	80

<b>Table A-8.</b> Housing Unit Production and Loss by Analysis Neighborhood, 2024	85
<b>Table B-1.</b> Housing Units Production and Loss by Planning Area, 2024	87
<b>Table B-2.</b> Units Approved by Planning Area, 2024	87
<b>Table B-3.</b> Net Housing Units Completed by Building Type and Planning Area, 2024	88
<b>Table B-4.</b> Units Demolished by Building Type and Planning Area, 2024	89
<b>Table B-5.</b> Units Lost Through Alterations and Demolitions by Planning Area, 2024	89
<b>Table B-6.</b> New Affordable Housing Constructed in Planning Areas, 2024	90
<b>Table C.</b> San Francisco Zoning Districts, as of 2024	91
<b>Table D.</b> In-Lieu Housing Fees Collected, Fiscal Years 2015-2024	94

## FIGURES

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<b>Figure 1.</b> Housing Production Process	2
<b>Figure 2.</b> San Francisco Total Housing Stock by Building Type, 2024	15
<b>Figure 3.</b> San Francisco Housing Trends, 2005-2024	16
<b>Figure 4.</b> New Housing Units Added by Building Type, 2024	26
<b>Figure 5.</b> Housing Stock by Building Type by Analysis Neighborhood, 2024	47

## MAPS

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<b>Map 1.</b> San Francisco Analysis Neighborhoods	43
<b>Map 2.</b> Units from New Construction & Demolition by Analysis Neighborhood, 2024	46

**INTRODUCTION:**  
ABOUT THE 2024  
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 2024.

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>.

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## Housing Production Process

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

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

### Units Reviewed by Planning Department and DBI

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

### Units Authorized for Construction

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





1070 Bridgeview Way (Mission Rock Development) - 258 Units  
Photo Source: San Francisco Planning Department

# HIGHLIGHTS: 2024 SNAPSHOT

## SUMMARY OF HIGHLIGHTS

The construction of new housing in 2024 totaled 1,735 gross units. This production includes 1,453 units in new construction and 282 new units added through conversion of non-residential uses or expansion of existing structures (alterations). One hundred thirty-eight (138) units were lost, including demolitions (132 units), and unit mergers (6 units). Alterations account for a net gain of 276 units.

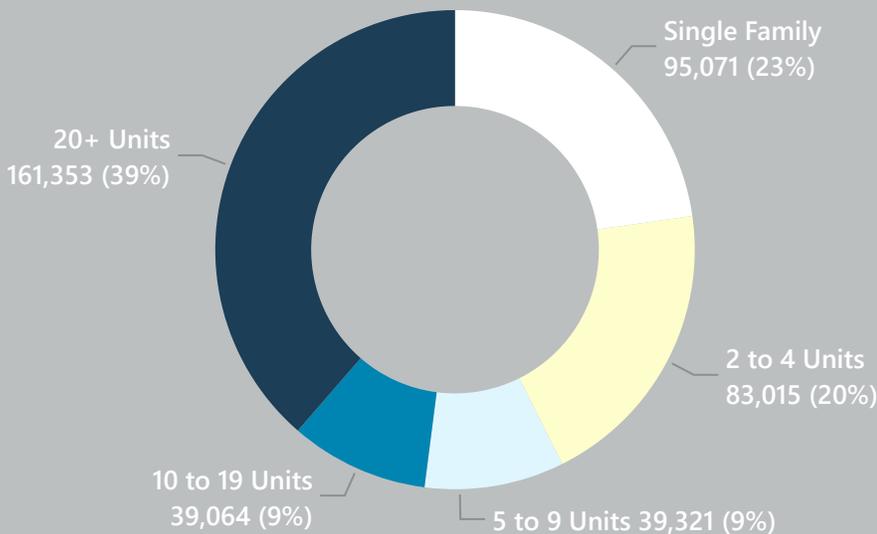
There was a net addition of 1,597 units to the city’s housing stock in 2024. The net addition in 2024 is about 56% lower than the 10-year average net addition of 3,620. By the end of 2024, there were approximately 417,824 dwelling units in the city.

In 2024, affordable housing production totaled 1,114 units. This is about 1% below the five-year average of 1,128 annual affordable unit production. These new affordable units made up 64% of total new units. This count includes 83 inclusionary units, 820 100% affordable units, and 211 qualified accessory dwelling units in 2024. About 55% of the new affordable units are affordable to household with extremely low, very low or low income.

In 2024, DBI authorized the construction of 1,024 net units. The Planning Department fully approved 285 projects in 2024. These projects propose a total of 6,520 net units.

## HOUSING STOCK

### 1. HOUSING STOCK BY BUILDING TYPE



**417,824** UNITS

**AS OF 2024**

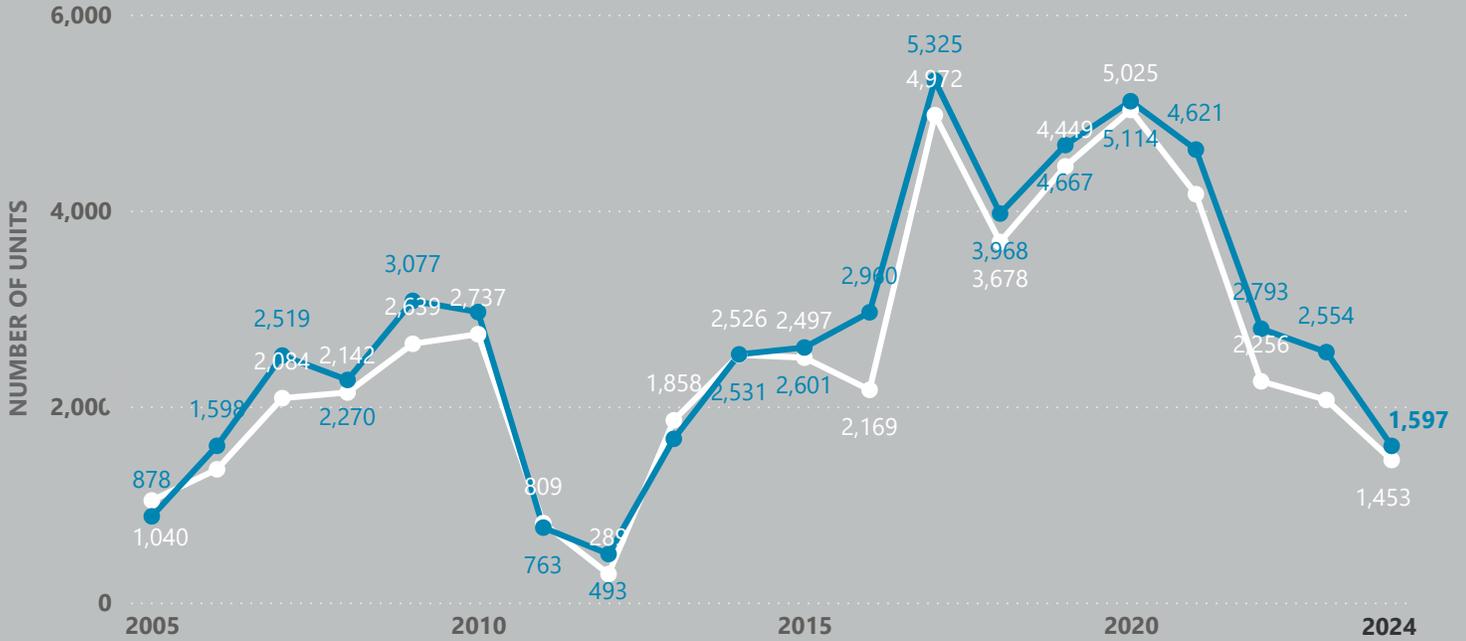
**0.4%**

**CHANGE FROM 2023 {416,227}**

Source: SF Planning Department

# NEW CONSTRUCTION TRENDS

## 2. NEW CONSTRUCTION, 2005-2024



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

Source: SF Planning Department; SF Department of Building Inspection

**1,453**

2024

**30%**

LESS THAN 2023 {Δ -613 }

**56%**

BELOW 10 YR AVG {3,273 }

**1,597**

2024

**37%**

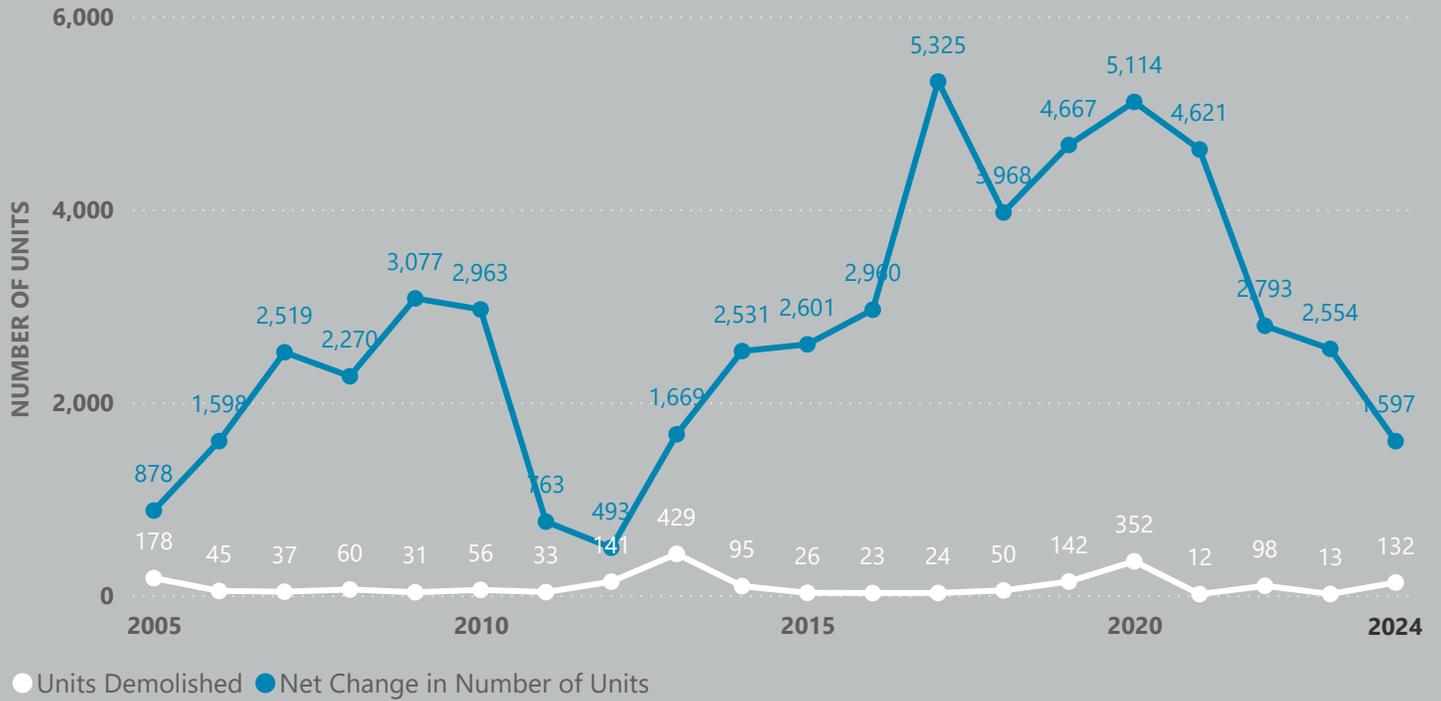
LESS THAN 2023 {Δ -957 }

**56%**

BELOW 10 YR AVG {3,620 }

# UNIT DEMOLITION TRENDS

## 3. UNITS DEMOLISHED, 2005-2024



Source: SF Planning Department; SF Department of Building Inspection

**132**

2024

**915%**

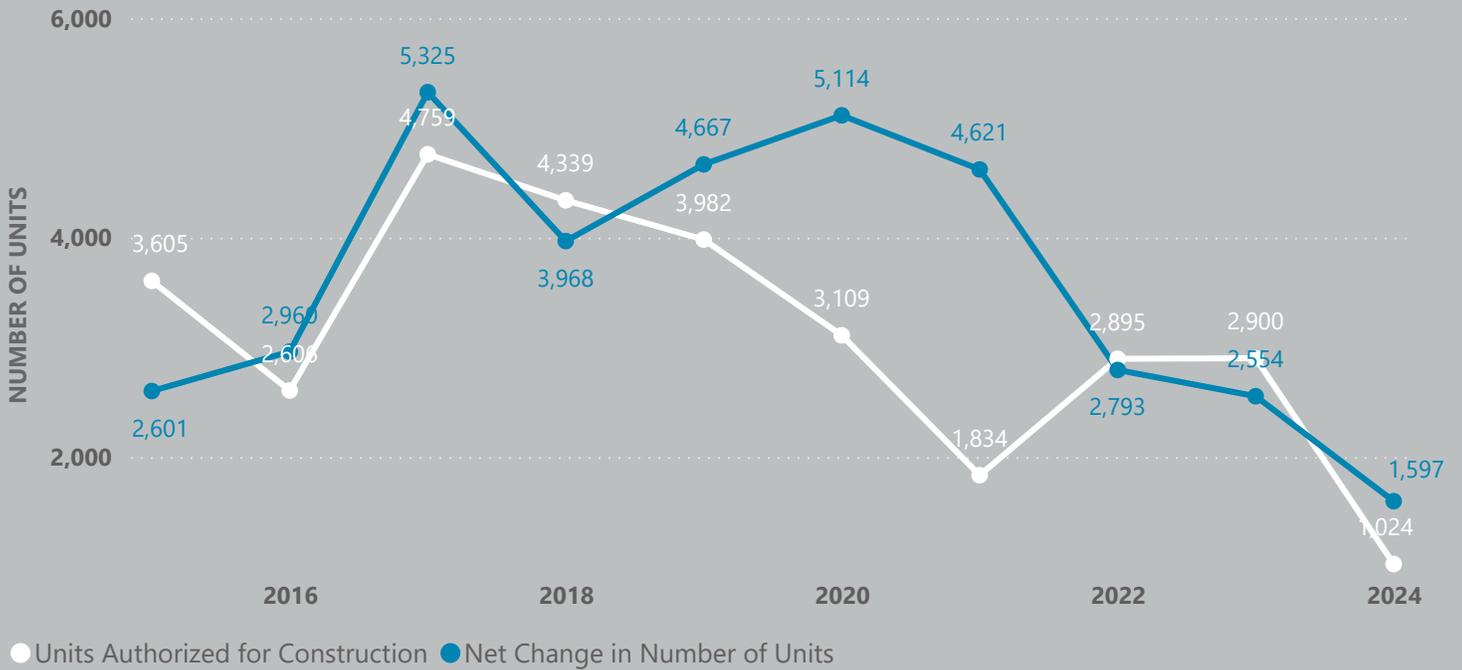
MORE THAN 2023 {Δ 119 }

**51%**

ABOVE 10 YR AVG { 87 }

# UNIT CHANGING AUTHORIZATION TRENDS

## 4. NET UNITS AUTHORIZED FOR CONSTRUCTION, DEMOLITION, AND UNIT-ADDING/UNIT-REMOVING ALTERATIONS, 2015-2024



Source: SF Planning Department; SF Department of Building Inspection

**1,024**

2024

**65%**

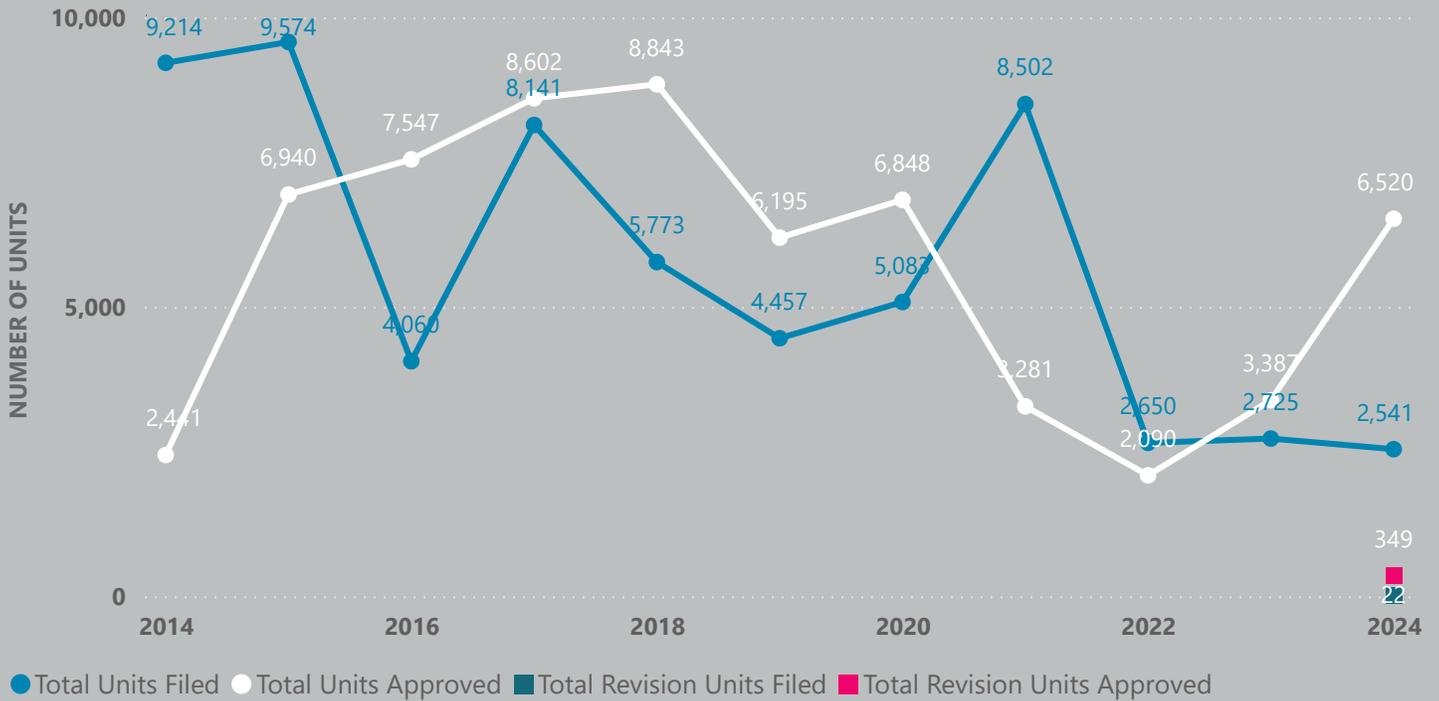
LESS THAN 2023 { $\Delta$  -1,876 }

**67%**

BELOW 10 YR AVG { 3,105 }

# UNITS FILED AND APPROVED TRENDS

## 5. UNITS FILED AND APPROVED AT THE PLANNING DEPARTMENT, 2014-2024



Source: SF Planning Department

2,541

2024

7%

LESS THAN 2023 {Δ -184 }

49%

BELOW 10 YR AVG { 4,935 }

6,520

2024

93%

MORE THAN 2023 {Δ 3,133 }

17%

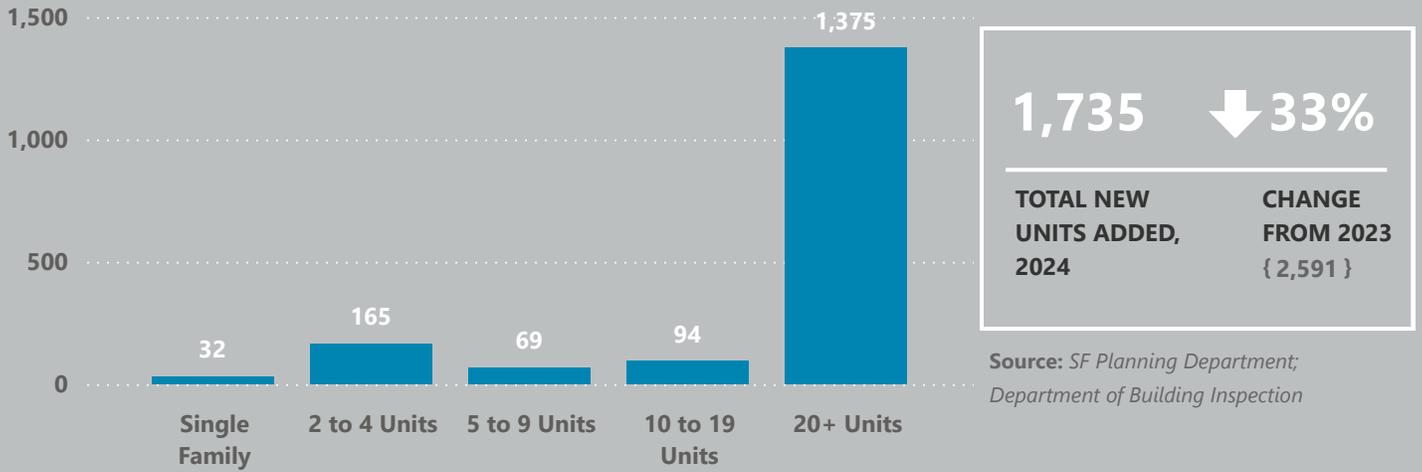
ABOVE 10 YR AVG { 5,572 }

Multiple applications can be submitted for the same site or address over time. A new application for a site or address may simply be a revision of a previously approved application. When one or more applications revise an earlier approved project, the Units Filed/Approved figures count that project in the year it was originally filed or approved, but using the revised number of units from the latest revision. Starting in 2024, we also report the number of units filed or approved from revision applications as separate categories.

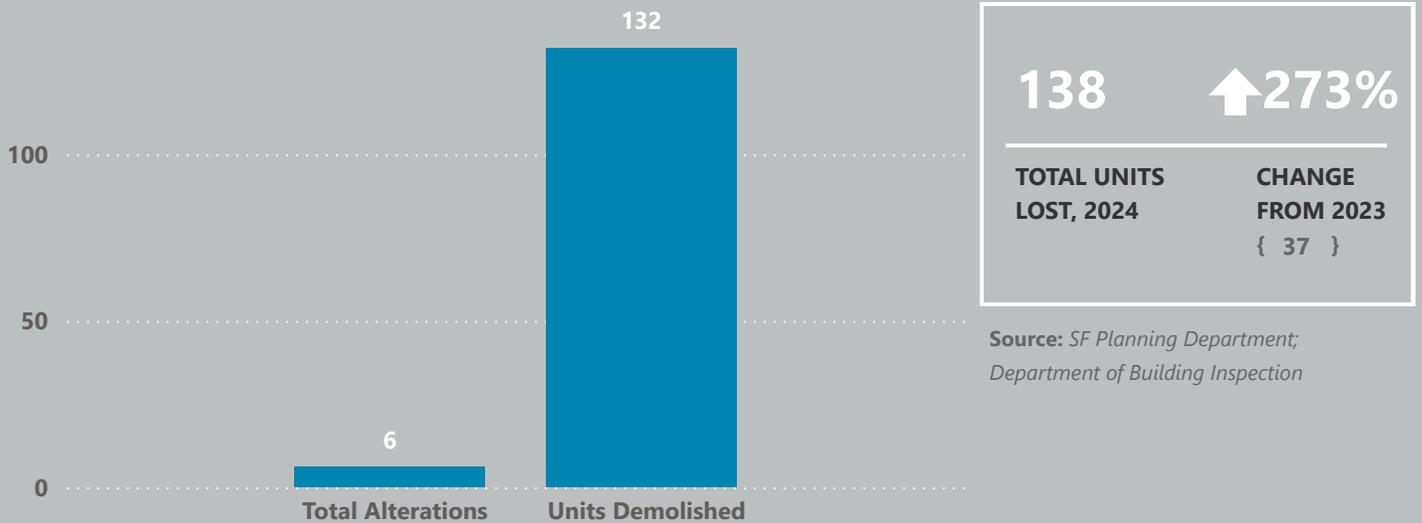
However, a new application may propose an entirely new project (not simply revising an approved one). If two or more projects proposed for the same site or address are competing (i.e., only one could eventually be built), the previous application(s) should either be already approved or, if still under review, withdrawn by the applicants before submitting a new application. If projects are non-competing (e.g., an application for a new single-family home and a separate application for an ADU within that single-family home), the previous applications can remain under review. All non-revision applications for the same site or address, regardless of their status (including approved, under review, cancelled, or withdrawn), are logged, and their units are counted in Units Filed/Approved in their respective years for that site or address.

# 2024 HOUSING UNIT TRENDS

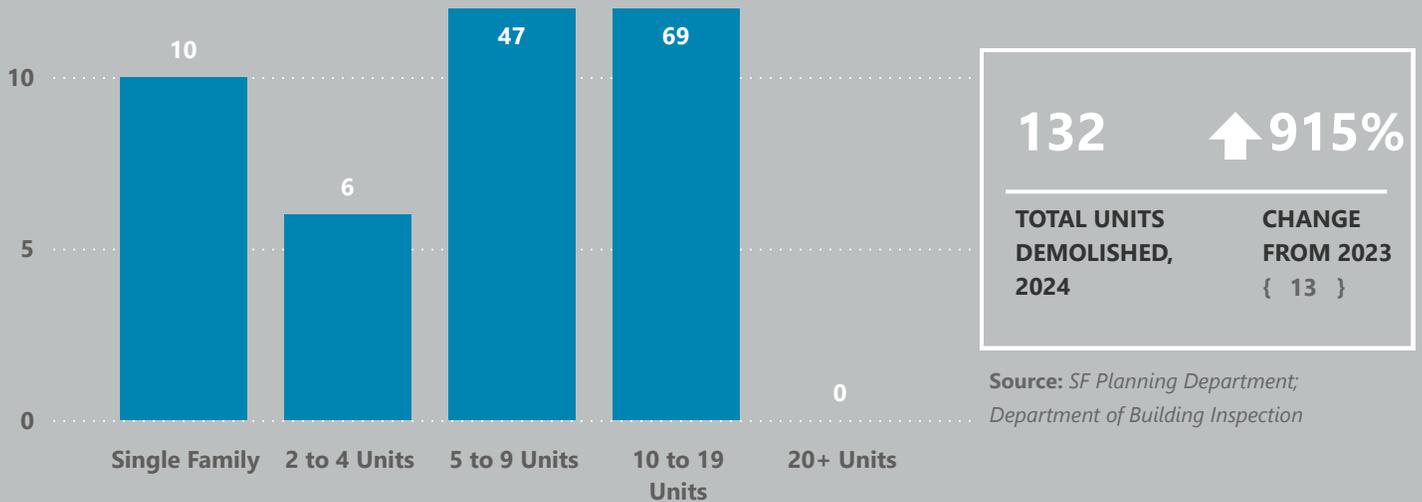
## 6. UNITS ADDED BY BUILDING TYPE, 2024



## 7. UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS BY TYPE OF LOSS, 2024

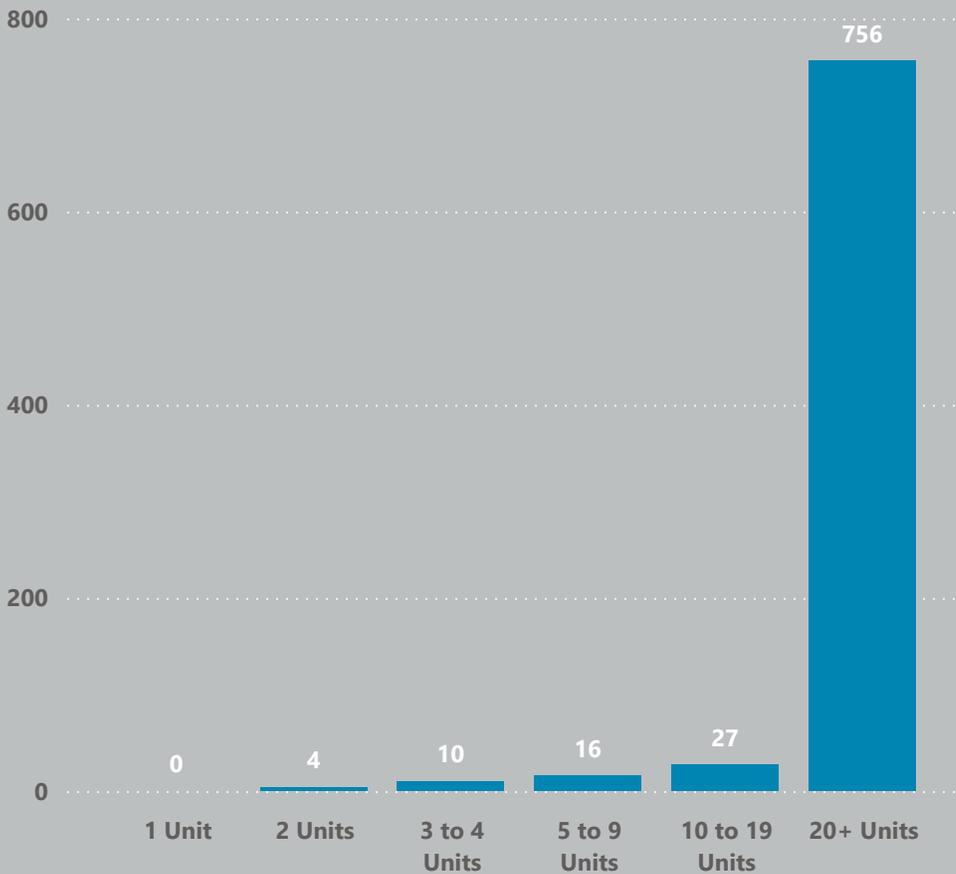


## 8. UNIT DEMOLITIONS BY BUILDING TYPE, 2024



# CONDOMINIUMS IN 2024

## 9. NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2024



**813**    **↓ 33%**

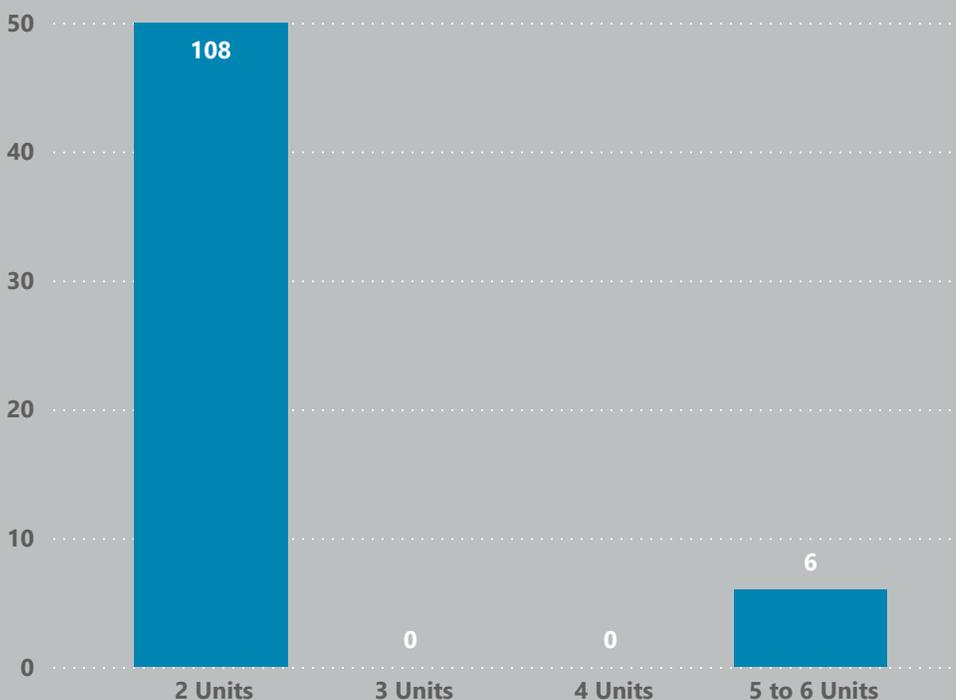
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**TOTAL NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2024**      **CHANGE FROM 2023 {1,215}**

**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, 2024



**114**    **↑ 10%**

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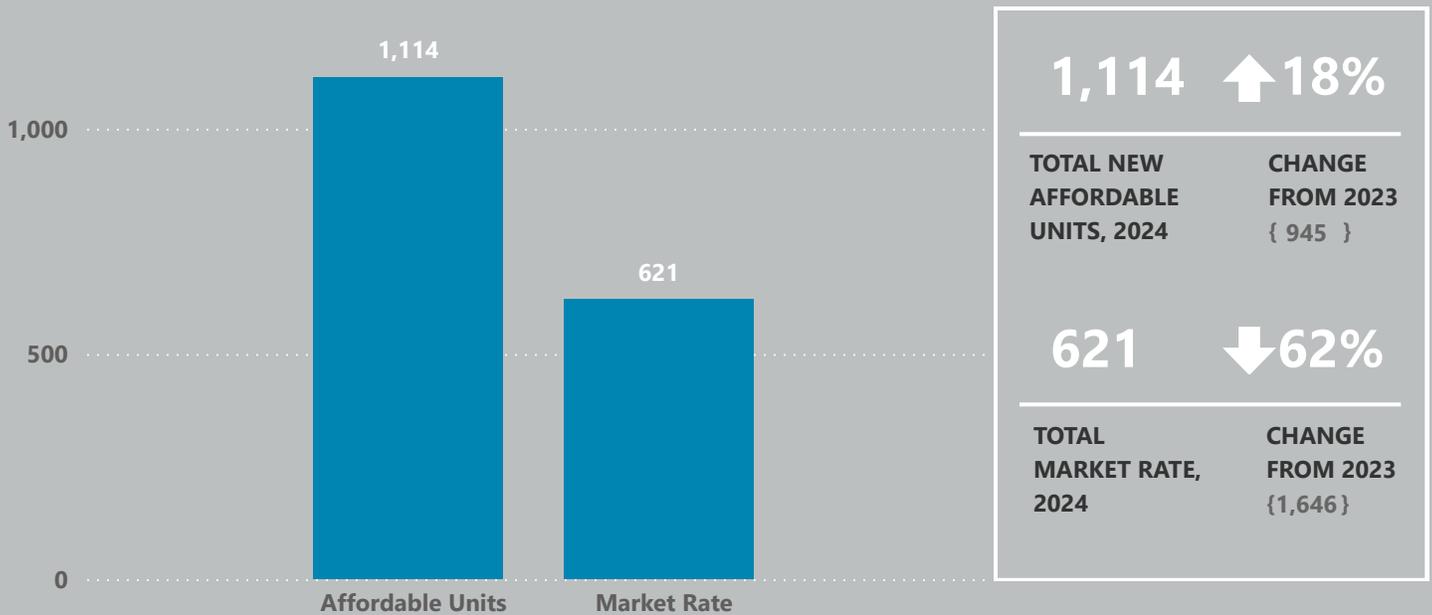
**TOTAL CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2024**      **CHANGE FROM 2023 {104}**

**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).

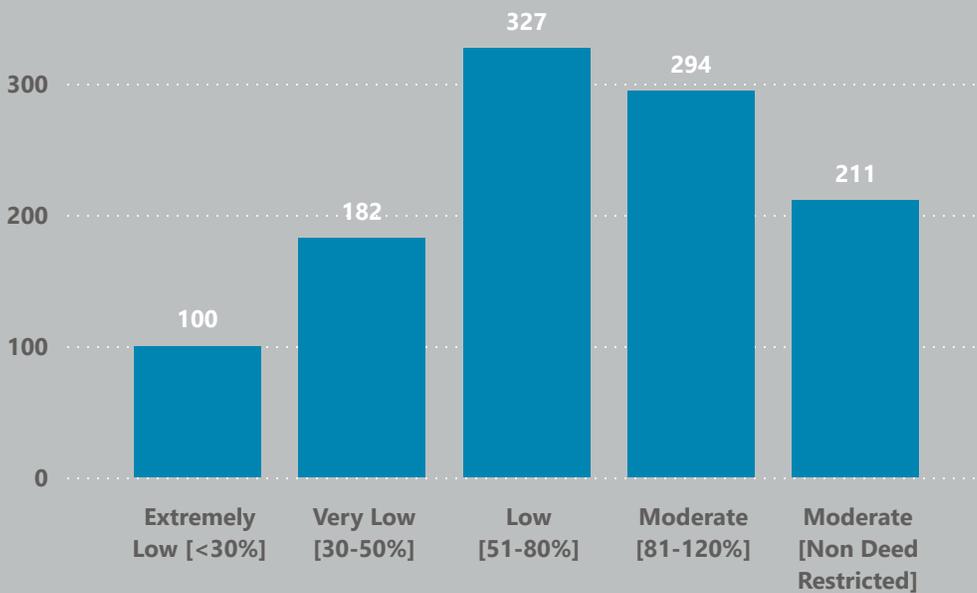
# AFFORDABLE HOUSING IN 2024

## 11. NEW AFFORDABLE AND MARKET RATE UNITS, 2024



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

## 12. NEW AFFORDABLE HOUSING BY INCOME LEVEL, 2024



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

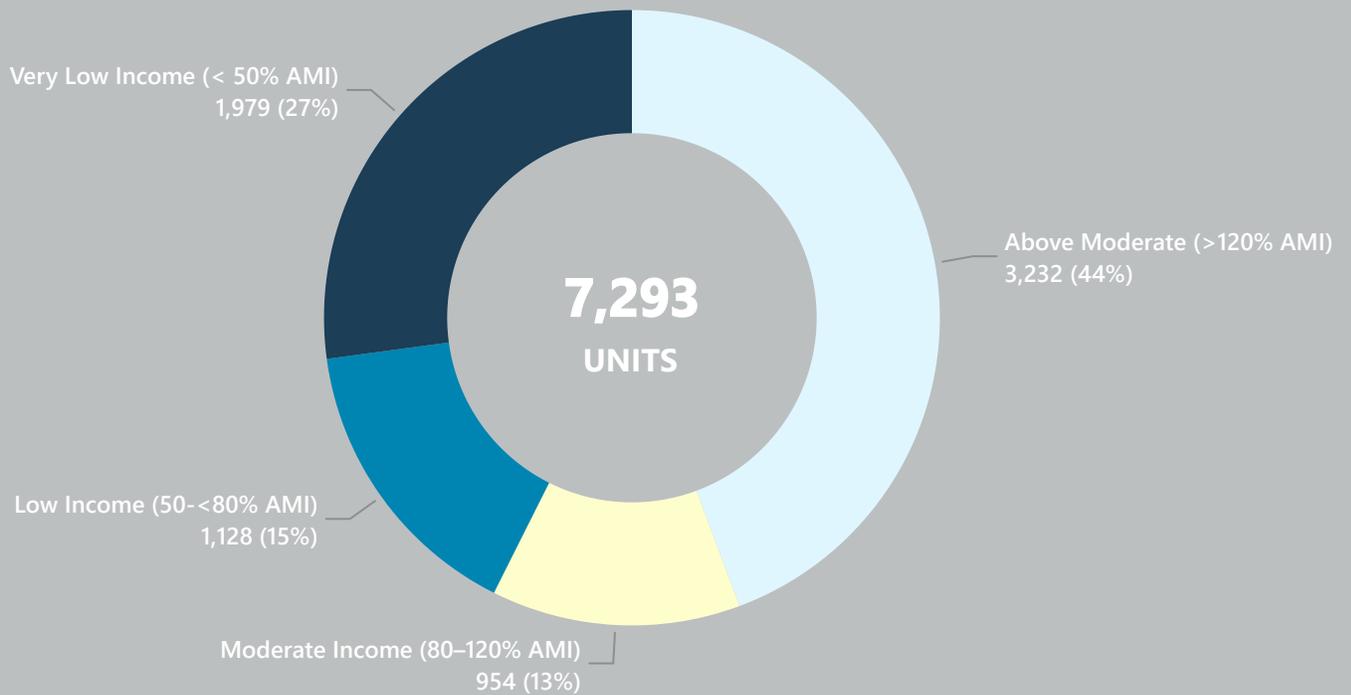
# REGIONAL HOUSING NEED ALLOCATION, PLANNING PERIOD 2023-2030

## 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	1,981	0	3,232	32,239	9%
Moderate Income (80–120% AMI)	13,717	284	594	76	954	12,763	7%
Low Income (50- <80% AMI)	12,014	241	610	277	1,128	10,886	9%
Very Low Income (< 50% AMI)	20,867	309	928	742	1,979	18,888	9%
<b>TOTALS</b>	<b>82,069</b>	<b>2,085</b>	<b>4,113</b>	<b>1,095</b>	<b>7,293</b>	<b>74,776</b>	<b>9%</b>

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

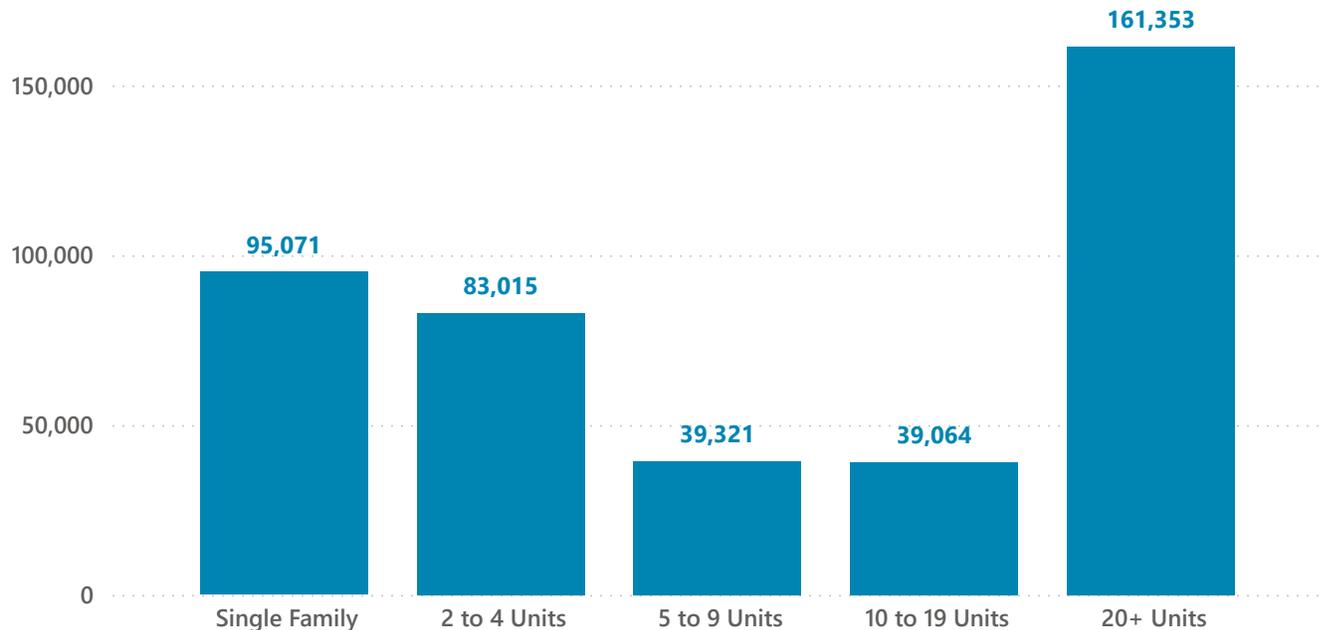
Table 1 and Figure 2 provide a profile of San Francisco’s housing stock by building type for 2024.

**TABLE 1.**  
**San Francisco Housing Stock by Building Type, 2024**

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	TOTAL
2023 Housing Stock	95,051	82,856	39,299	39,040	159,981	416,227
2024	20	159	22	24	1,372	1,597
<b>Total</b>	<b>95,071</b>	<b>83,015</b>	<b>39,321</b>	<b>39,064</b>	<b>161,353</b>	<b>417,824</b>

Source: Planning Department

**FIGURE 2**  
**San Francisco Total Housing Stock by Building Type, 2024**



Source: Planning Department

## 2. HOUSING PRODUCTION TRENDS

### 2.1. New Housing Construction

In 2024, new construction units total 1,453 units which is 56% below the 10-year average of 3,273 new construction units.

Alterations resulted in 276 net units added through conversion or expansion of existing structures and addition or legalization of accessory dwelling units. Six (6) units were lost due to conversions and mergers.

The net addition to the City’s housing stock in 2024 is 1,597 units which is 56 % below the 10-year average of 3,620 net new units.

In 2024, 1,114 affordable housing units were completed which accounts for 64 % of the total new units built that year.

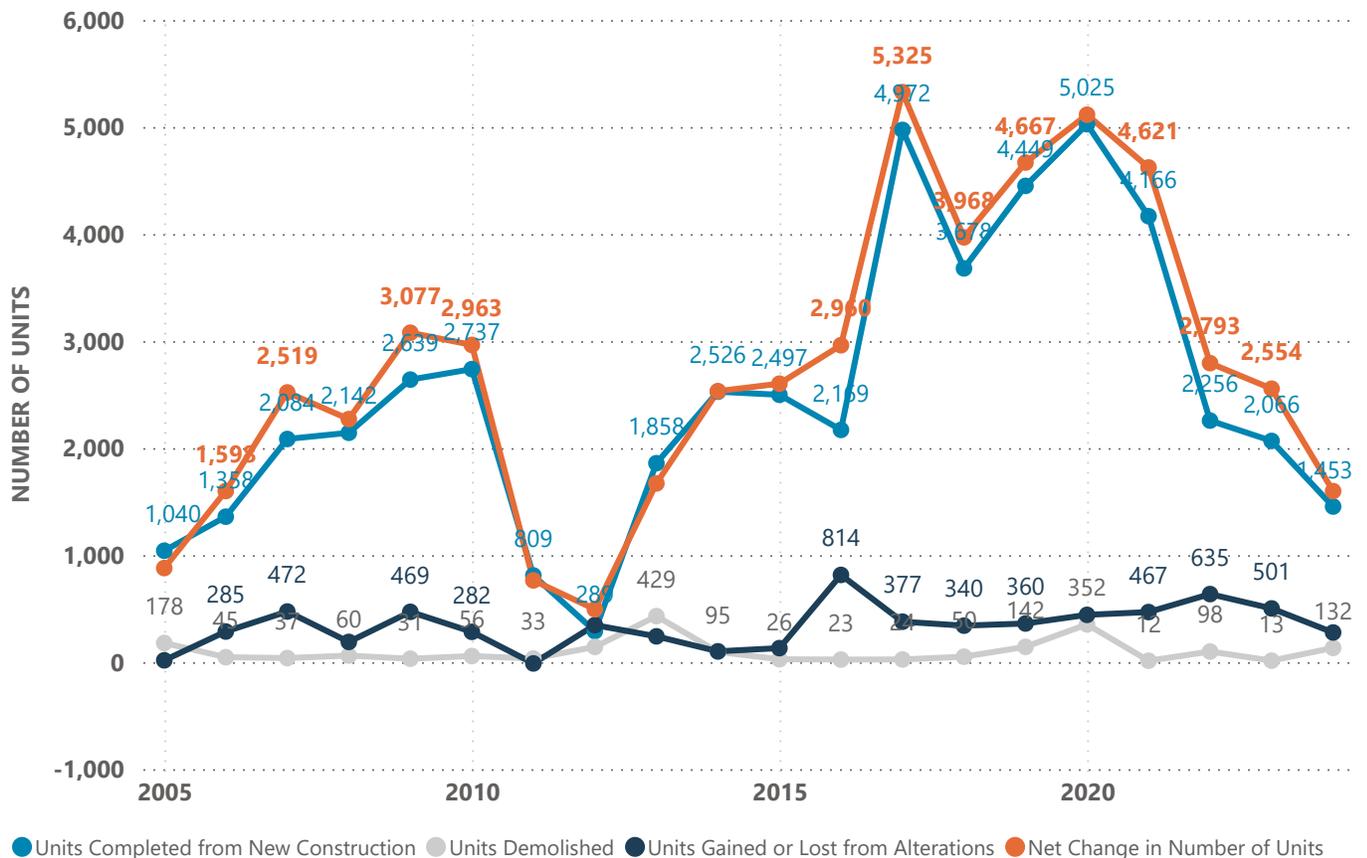
In 2024, DBI authorized 1,024 net units for construction.

Table 2 and Figure 3 show housing production trends over the past 20 years. The table and figure account for net new units gained – which is the number of units newly constructed and adjusted for alterations, which can add or subtract units, as well as demolitions (also shown in Figure 3).

A list of all market rate projects with ten units or more completed in 2024 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects with 10 or more units completed in 2024.

**FIGURE 3**

**San Francisco Housing Trends, 2005–2024**



Source: SF Planning Department

**TABLE 2.****San Francisco Housing Trends, 2005–2024**

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	1,746	1,040	178	16	878
2006	4,275	1,358	45	285	1,598
2007	3,133	2,084	37	472	2,519
2008	2,355	2,142	60	188	2,270
2009	279	2,639	31	469	3,077
2010	308	2,737	56	282	2,963
2011	2,410	809	33	-13	763
2012	2,495	289	141	345	493
2013	3,221	1,858	429	240	1,669
2014	5,175	2,526	95	100	2,531
2015	3,605	2,497	26	130	2,601
2016	2,606	2,169	23	814	2,960
2017	4,759	4,972	24	377	5,325
2018	4,339	3,678	50	340	3,968
2019	3,982	4,449	142	360	4,667
2020	3,109	5,025	352	441	5,114
2021	1,834	4,166	12	467	4,621
2022	2,895	2,256	98	635	2,793
2023	2,900	2,066	13	501	2,554
2024	1,024	1,453	132	276	1,597
<b>TOTAL</b>	<b>56,450</b>	<b>50,213</b>	<b>1,977</b>	<b>6,725</b>	<b>54,961</b>

Source: SF Planning Department

## 2.2. Projects Approved and Under Review By Planning

Depending on the type of project, there are various approvals by the Planning Department that a project needs to be fully approved. 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 approved 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 2024. Appendix A-4 contains a list of the major projects filed at the Planning Department for review throughout 2024.

**TABLE 3.**

**Projects and Units Filed and Approved at Planning Department, 2020–2024**

Year	Projects Filed	Total Units Filed	Projects Approved	Total Units Approved
2020	480	5,083	337	6,848
2021	423	8,502	355	3,281
2022	331	2,650	170	2,090
2023	232	2,725	286	3,387
2024	237	2,541	285	6,520
<b>TOTAL</b>	<b>1,703</b>	<b>21,501</b>	<b>1,433</b>	<b>22,126</b>

Source: SF Planning Department

## 2.3. Units Authorized for Construction

In 2024, DBI authorized the construction of 1,074 gross new units.

There were 240 projects in 2024 and the average number of units per project citywide was 4.5 units, which is below the average number of units per project over the last five-year period between 2020 and 2024 (7.6 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 2024.

**TABLE 4.**

### Units and Projects Authorized for Construction by Building Type, 2020–2024

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total New Units	Total New Projects
2020	24	204	112	83	2,722	3,145	316
2021	44	274	82	118	1,434	1,952	394
2022	43	232	116	145	2,391	2,927	368
2023	41	190	61	79	2,668	3,039	286
2024	32	178	36	42	786	1,074	240
<b>TOTAL</b>	<b>184</b>	<b>1,078</b>	<b>407</b>	<b>467</b>	<b>10,001</b>	<b>12,137</b>	<b>1,604</b>

Source: SF Planning Department

## 2.4. Demolitions

The demolition of the 132 units in 2024 is 9 % above the five-year demolition average of 121 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 2020 and 2024 by building type and Table 6 shows the demolitions in 2024 by Zoning District.

**TABLE 5.**

**Units Demolished By Building Type, 2020–2024**

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
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
2024	10	6	47	69	0	132
<b>TOTAL</b>	<b>44</b>	<b>31</b>	<b>269</b>	<b>263</b>	<b>0</b>	<b>607</b>

Source: SF Planning Department

**TABLE 6.**

**Units Demolished by Zoning District by Building Type, 2024**

Zoning District	Buildings	Single Family	Total Units
RH-1	4	4	4
RH-1(D)	1	1	1
RH-2	4	3	5
RH-3	2	2	2
RM-1	14	0	120
<b>TOTAL</b>	<b>25</b>	<b>10</b>	<b>132</b>

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 276 units from alterations in 2024 is comprised of 282 units added and 6 units eliminated.

Table 7 shows the number of units added and eliminated through alteration permits from 2020 to 2024. 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, 2020–2024**

Year	Units Added	Units Eliminated	Net Change
2020	446	5	441
2021	472	5	467
2022	637	2	635
2023	525	24	501
2024	282	6	276
<b>TOTAL</b>	<b>2,362</b>	<b>42</b>	<b>2,320</b>

Source: SF Planning Department

**TABLE 8.**

**Units Lost Through Alterations and Demolitions, 2020-2024**

Year	Total Alterations	Units Demolished	Total Units Lost
2020	5	352	357
2021	5	12	17
2022	2	98	100
2023	24	13	37
2024	6	132	138
<b>TOTAL</b>	<b>42</b>	<b>607</b>	<b>649</b>

Source: SF Planning Department

## 2.6. Accessory Dwelling Units

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

As part of an effort to address growing housing demands, the ADU program offers homeowners and contractors a way to add a unit to an existing residential building. By legally adding a unit, a homeowner potentially subsidizes their mortgage by creating a rental apartment, or enables the creation of a multi-generational household. A property owner or landlord can also turn underutilized spaces within an existing apartment building into additional dwelling units, and as a result, increase housing options for residents.

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

In 2024, 234 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, 2020–2024**

Year	ADUs Added (Completed or Legalized)
2020	214
2021	330
2022	300
2023	265
2024	234
<b>TOTAL</b>	<b>1,343</b>

Source: SF Planning Department; Department of Building Inspection

**TABLE 10.****Accessory Dwelling Units Added and Legalized Through Ordinance by Building Type, 2020–2024**

Year	Buildings	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
2020	171	8	102	44	50	10	214
2021	227	9	131	53	86	51	330
2022	194	7	108	70	59	56	300
2023	177	10	102	55	65	33	265
2024	164	15	106	30	67	16	234
<b>TOTAL</b>	<b>933</b>	<b>49</b>	<b>549</b>	<b>252</b>	<b>327</b>	<b>166</b>	<b>1,343</b>

Source: SF Planning Department; Department of Building Inspection

## 2.7. Additional Units Proposed Through Density Bonus Programs

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

HOME-SF is an optional local density bonus program that may be used by applicants in lieu of the State Program to construct mixed-income projects with a higher percentage of inclusionary units in certain areas of San Francisco. Under this program, 20 to 30 percent of the units in a new housing project

must be affordable to low, middle, and moderate-income families. To provide more family friendly housing, 40 percent of the total units in the building must be two bedrooms or larger. In return, density bonuses and zoning modifications are provided, thus allowing project sponsors to accommodate additional affordable units.

> As of December 2024, 85 projects were in the pipeline for the State Density Bonus Program. These projects propose adding 11,152 units to the housing stock.

> As of December 2024, 14 projects were in the pipeline for the HOME-SF Density Bonus Program. These projects propose adding 527 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 2024. 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 2024**

Program	Projects	Total Units Before Bonus	Affordable Units	Total Units With Bonus
Home-SF Density Bonus Program	14	NA	140	527
State Density Bonus Program	85	NA	3,363	11,152
<b>TOTAL</b>	<b>99</b>	<b>NA</b>	<b>3,503</b>	<b>11,679</b>

Source: SF Planning Department

**TABLE 12.****Density Bonus Projects in the Pipeline by Status of Application as of December 2024**

Program	Projects	Under Review	Approved (Building Permits Not Yet Filed)	Permit Filed	Permit Approved	Permit Issued
Home-SF Density Bonus Program	14	0	4	4	1	1
State Density Bonus Program	84	7	26	17	3	6
<b>TOTAL</b>	<b>98</b>	<b>7</b>	<b>30</b>	<b>21</b>	<b>4</b>	<b>7</b>

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 2020 through 2024 by building type.

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

Table 14 summarizes new units added in 2024 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, 2020–2024

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
2020	33	208	74	136	5,020	5,471
2021	27	227	114	109	4,161	4,638
2022	16	211	100	71	2,495	2,893
2023	32	193	83	69	2,214	2,591
2024	32	165	69	94	1,375	1,735
<b>TOTAL</b>	<b>140</b>	<b>1,004</b>	<b>440</b>	<b>479</b>	<b>15,265</b>	<b>17,328</b>

Source: SF Planning Department

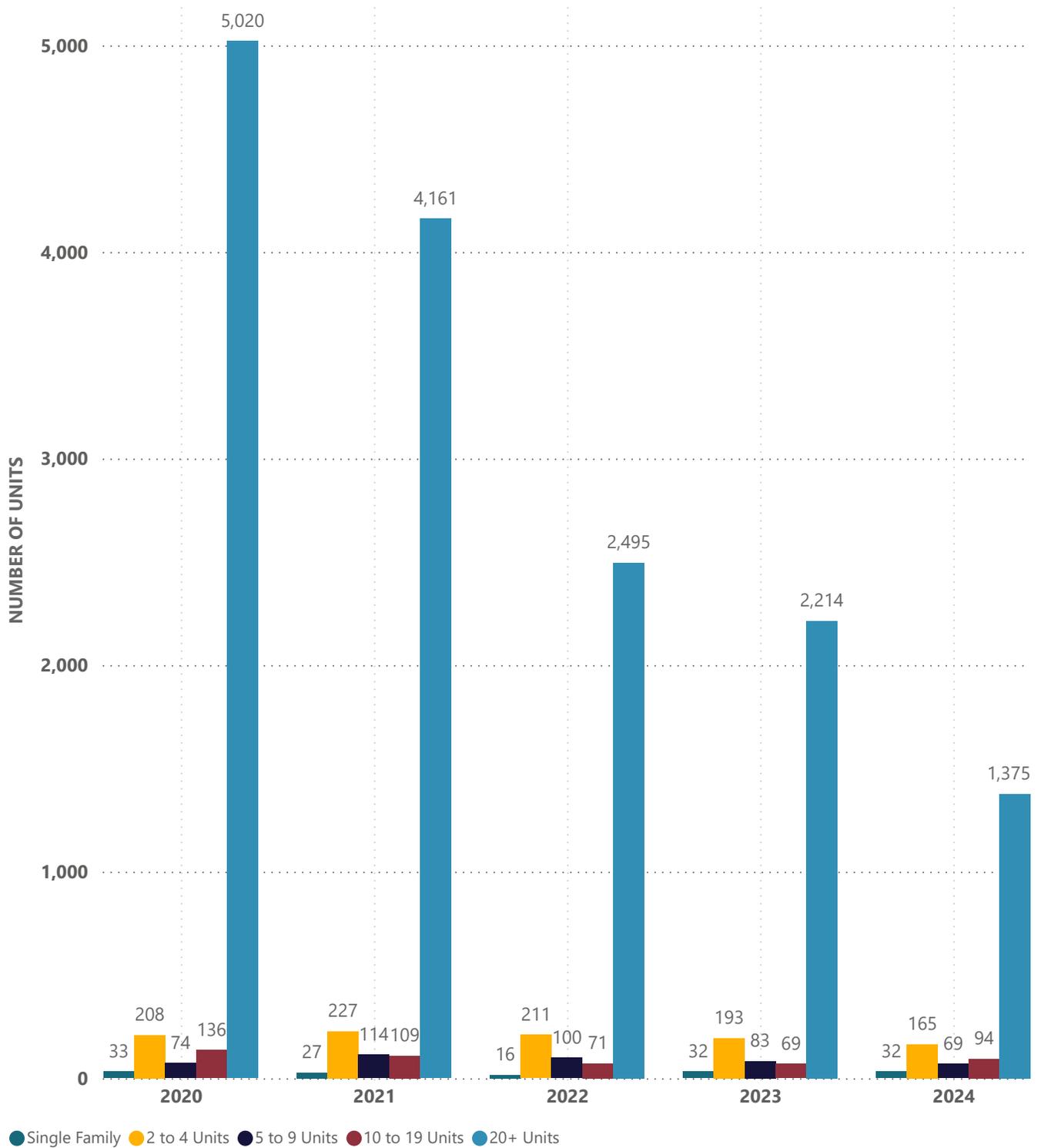
**TABLE 14.**  
New Housing Units Added by Generalized Zoning, 2024

Generalized Zoning Districts	Gross Units	% of Total Gross Units	Rank
Mixed Use (CMUO, CRNC, NC, NCT, RC, etc.)	883	51%	1
Public	523	30%	2
Residential, House and Mixed (RED, RH, RM, RTO)	321	19%	3
Commercial (C-2, C-3-G, C-3-O(SD))	8	0%	4
<b>TOTAL</b>	<b>1,735</b>	<b>100%</b>	

Source: SF Planning Department

**FIGURE 4**

**New Housing Units Added by Building Type, 2020–2024**



Source: SF Planning Department

**TABLE 15.****New Housing Units Added by Zoning District, 2024**

[1 of 2]

Zoning District	Units	Percentage of Total	Ranking
C-3-O	8	0.46%	17
MB-RA	148	8.53%	4
MR-MU	258	14.87%	2
MUR	7	0.40%	19
NC-3	1	0.06%	28
NCD-EXCELSIOR	137	7.90%	5
NCD-NORTH BEACH	2	0.12%	25
NCD-TARAVAL	4	0.23%	21
NC-S	9	0.52%	16
NCT-HAYES	4	0.23%	21
NCT-MISSION	10	0.58%	15
NCT-VALENCIA	2	0.12%	25
P	135	7.78%	6
RC-3	1	0.06%	28
RC-4	73	4.21%	9
RED	2	0.12%	25
RED-MX	1	0.06%	28
RH-1	74	4.27%	8
RH-1(D)	16	0.92%	14
RH-2	96	5.53%	7
RH-3	34	1.96%	10
RM-1	33	1.90%	11
RM-2	17	0.98%	13
RM-3	4	0.23%	21
RM-4	6	0.35%	20
RTO	4	0.23%	21

Source: SF Planning Department

Continued &gt;&gt;

**TABLE 15.****New Housing Units Added by Zoning District, 2024**

[2 of 2]

Zoning District	Units	Percentage of Total	Ranking
RTO-M	8	0.46%	17
TI-OS	388	22.36%	1
UMU	226	13.03%	3
YBI-R	27	1.56%	12
<b>TOTAL</b>	<b>1,735</b>	<b>100%</b>	

*Source: SF Planning Department*

## 4. CONDOMINIUMS

### 4.1. Condominiums Overview

All condominium developments, whether new construction or conversions, are recorded with the Department of Public Works' (DPW) Bureau of Street-Use and Mapping (BSM). Annual condominium totals recorded by DPW do not directly correlate with annual units completed and counted as part of the Housing Inventory because DPW's records may be for projects not yet completed or from projects completed in a previous year. Large multi-unit developments also file for condominium subdivision when they are first built even though the units may initially be offered for rent. Condominium construction, like all real estate, is subject to market forces and varies from year to year.

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, 2015–2024**

Year	Units	Percent Change from Previous Year
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%
2024	813	-33%
<b>TOTAL</b>	<b>29,541</b>	

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

**TABLE 17.**

**New Condominiums Recorded by Building Type, 2020–2024**

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	TOTAL
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
2024	4	10	16	27	756	813
<b>TOTAL</b>	<b>54</b>	<b>126</b>	<b>158</b>	<b>123</b>	<b>14,295</b>	<b>14,757</b>

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 114 units in 2024. This number is 62% lower than the 10-year average of 299 units.

Table 18 shows the number of conversions recorded by DPW from 2015-2024. Table 19 shows condominium conversions by building type over the past five years.

**TABLE 18.**

**Condominium Conversions Recorded, 2015–2024**

Year	Units	Percent Change from Previous Year
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%
2024	114	10%
<b>TOTAL</b>	<b>2,554</b>	

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

**TABLE 19.**

**Condominium Conversions Recorded by Building Type, 2020–2024**

Year	2 Units	3 Units	4 Units	5 to 6 Units	TOTAL
2020	104	27	24	46	201
2021	34	0	12	0	46
2022	100	9	16	12	137
2023	104	0	0	0	104
2024	108	0	0	6	114
<b>TOTAL</b>	<b>450</b>	<b>36</b>	<b>52</b>	<b>64</b>	<b>602</b>

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

## 5. RESIDENTIAL HOTELS

### 5.1. Residential Hotels Overview

Residential hotels in San Francisco are regulated by Administrative Code Chapter 41 – the Residential Hotel Conversion and Demolition Ordinance (HCO), enacted in 1981. DBI Housing Inspection Services Division administers the HCO. This ordinance preserves the stock of residential hotels and regulates the conversion and demolition of residential hotel units.

Table 20 reports the number of residential hotel buildings and units for both for-profit and nonprofit residential hotels from 2020 through 2024.

**TABLE 20.**

#### Changes in Residential Hotel Stock, 2020–2024

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
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
2024	376	11,562	2,325	120	7,440	496	19,002

Source: SF Department of Building Inspection

## 6. AFFORDABLE HOUSING

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### 6.1. Standards and Definitions of Affordability

Affordable housing by definition is housing that is either rented or owned at prices affordable to households with low to moderate incomes. The United States Department of Housing and Urban Development (HUD) determines the thresholds by household size for these incomes for the San Francisco HUD Metro Fair Market Rent Area (HMFA). MOHCD's 2024 Maximum Income by Household Size Table is derived from HUD's 2024 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 2024 HUD income limits.

**TABLE 21.****2024 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	\$31,450	\$718
	2	1 Bedroom	\$35,950	\$803
	3	2 Bedroom	\$40,450	\$888
	4	3 Bedroom	\$44,950	\$973
	5	4 Bedroom	\$48,550	\$1,021
	6	5 Bedroom	\$52,150	\$1,084
Low Income (80% of HUD Median Income)	1	Studio	\$83,900	\$2,030
	2	1 Bedroom	\$95,900	\$2,302
	3	2 Bedroom	\$107,900	\$2,575
	4	3 Bedroom	\$119,900	\$2,847
	5	4 Bedroom	\$129,500	\$3,045
	6	5 Bedroom	\$139,100	\$3,258
Lower Income (60% of HUD Median Income)	1	Studio	\$62,950	\$1,506
	2	1 Bedroom	\$71,950	\$1,703
	3	2 Bedroom	\$80,900	\$1,900
	4	3 Bedroom	\$89,900	\$2,097
	5	4 Bedroom	\$97,100	\$2,235
	6	5 Bedroom	\$104,300	\$2,388
Very Low Income (50% of HUD Median Income)	1	Studio	\$52,450	\$1,243
	2	1 Bedroom	\$59,950	\$1,403
	3	2 Bedroom	\$67,450	\$1,563
	4	3 Bedroom	\$74,950	\$1,723
	5	4 Bedroom	\$80,950	\$1,831
	6	5 Bedroom	\$86,950	\$1,954

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

**TABLE 22.**  
**2024 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	\$73,450	\$2,020	\$225,382
	2	\$83,950	\$2,309	\$261,053
	3	\$94,400	\$2,596	\$296,284
	4	\$104,900	\$2,885	\$324,922
	5	\$113,300	\$3,116	\$341,578
Median Income (90% of HUD Median Income)	1	\$94,400	\$2,596	\$332,001
	2	\$107,900	\$2,967	\$382,939
	3	\$121,350	\$3,337	\$433,438
	4	\$134,850	\$3,708	\$477,344
	5	\$145,650	\$4,005	\$506,213
Moderate Income (110% of HUD Median Income)	1	\$115,400	\$3,174	\$438,874
	2	\$131,900	\$3,627	\$505,080
	3	\$148,350	\$4,080	\$570,846
	4	\$164,850	\$4,533	\$630,019
	5	\$178,050	\$4,896	\$671,103

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

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## 6.2. New Affordable Housing Construction

Table 23 shows the production of affordable housing by levels of affordability. These numbers do not include affordable units that result from acquiring and rehabilitating residential buildings by nonprofit housing organizations. Those units are covered later in the report.

> In 2024, 1,114 affordable housing units were completed. Of these, 83 are new inclusionary units and 820 are 100% affordable, and 211 are ADUs or legalizations.

> The number of affordable units built in 2024 (1114) is 2% lower than the five year average of affordable units built (1,133 units).

> Low, very low, and extremely low-income units represent 55% of the new affordable units that were constructed in 2024; moderate income units make up the remaining 45 %.

A total of 234 Accessory Dwelling Units (ADUs) were added or legalized in 2024. 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 2024, 211 of the 234 ADUs added or legalized, qualified as affordable units.

Major (20 or more units) new affordable housing projects completed in 2024 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, 2020–2024**

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
2020	13	96	423	229	193	954	5,471	17%
2021	5	472	496	100	296	1,369	4,638	30%
2022	188	464	267	70	270	1,259	2,893	44%
2023	0	209	288	212	236	945	2,591	36%
2024	100	182	327	294	211	1,114	1,735	64%
<b>Total</b>	<b>306</b>	<b>1,423</b>	<b>1,801</b>	<b>905</b>	<b>1,206</b>	<b>5,641</b>	<b>17,328</b>	

Source: SF Planning Department

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### 6.3. Inclusionary Housing

In 1992, the Planning Commission adopted guidelines for applying the City's Inclusionary Affordable Housing Policy. This policy required housing projects with 10 or more units that seek a conditional use (CU) permit or planned unit development (PUD) to set aside a minimum of 10% of their units as affordable units. In 2002, the Board of Supervisors legislated these guidelines into law and expanded the requirement to all projects with 10 or more units. In condominium developments, the inclusionary affordable ownership units would be available to households earning up to 100% of the AMI; below market inclusionary rental units are affordable to households earning 60% or less of the area median income (AMI). If a housing project required a conditional use permit, then 12% of the units would need to be made available at the same levels of affordability.

In 2006, the inclusionary requirements were increased to 15% if units were constructed on-site, and to 20% if constructed off-site and is applicable to projects of five units or more. In 2013, the inclusionary requirements were changed back to projects with 10 or more units and the on-site requirement went back down to 12%. In August 2017, the inclusionary requirements were changed to 12% of on-site units for projects with 10 to 24 units, and 18% on-site for rental projects with 25 units or more and 20% on-site for ownership projects with 25 units or more. For projects within the Mission Planning Area, North of Market Residential SUD (Tenderloin), and SoMa NCT (6th Street), the inclusionary requirements are as follows: 25% on-site for rental, 27% on-site for ownership in projects with 25 or more units.

These increases apply to new projects without an environmental evaluation initial study on or after January 12th, 2016. 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 approved to a 12% on-site affordability rate. projects finally approved between November 1, 2023 and November 1, 2026 are considered Interim Projects and approved 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 2020 to 2024.

> 83 inclusionary units were completed in 2024. This is 66% lower than the five-year annual average of 243 units.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2024 and details of inclusionary units for those projects that have them.

In Fiscal Year 2024, a total of \$850,743 was collected as partial payments of in-lieu fees for projects. Appendix D is a summary of in-lieu fees collected since 2014.

**TABLE 24.****New Affordable Housing Production by Source, 2020-2024**

Year	Inclusionary Units	100% Affordable Units	ADU or Legalizations	Total
2020	400	361	193	954
2021	230	843	297	1,370
2022	357	632	270	1,259
2023	144	585	239	968
2024	83	820	211	1,114
<b>TOTAL</b>	<b>1,214</b>	<b>3,241</b>	<b>1,210</b>	<b>5,665</b>

**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 25.****Housing Price Trends, San Francisco Bay Area, 2020-2024**

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
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
2024	\$4,136	\$4,860	\$1,530,000	\$1,200,000
<b>TOTAL</b>	<b>\$19,421</b>	<b>\$16,362</b>	<b>\$7,815,000</b>	<b>\$5,690,000</b>

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

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## 6.4. Affordability of Market Rate Housing

Table 26 shows median rental and sales prices for 2020 through 2024.

## 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 2024, the Mayor's Office of Housing and Community Development and the Office of Community Investment and Infrastructure rehabilitated 207 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, 3,587 units of public housing properties were transferred to owner/developer teams to rehabilitate.

**TABLE 26A.****Units Acquired or Rehabilitated, 2015–2024**

Year	Units Acquired /Rehabilitated
2015	104
2016	152
2017	119
2018	49
2019	181
2020	405
2021	4
2022	516
2023	275
2024	207
<b>TOTAL</b>	<b>2,012</b>

Source: Mayor's Office of Housing and Community Development

**TABLE 26B.****Details of Units Acquired or Rehabilitated, 2024**

Address	Units Acquired / Rehabilitated
San Cristina	58
Throughline Scattered Sites - Tower Hotel	33
Yosemite Apartments	32
936 Geary	31
SFCLT Scattered Sites - 308 Turk	20
3661 19th St	12
MAC's Children and Family Services	10
SFCLT Scattered Sites - 568-570 Natoma	5
528 Natoma	4
1140-1142 Florida	2
<b>TOTAL</b>	<b>207</b>

Source: Mayor's Office of Housing and Community Development

**TABLE 26C.****Rental Assistance Demonstration Program, 2016–2024**

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
2024	0	72
<b>TOTAL</b>	<b>3,092</b>	<b>423</b>

Source: Mayor's Office of Housing and Community Development

## 7. CHANGES IN HOUSING STOCK BY GEOGRAPHY

### 7.1. Changes In Housing Stock By Analysis Neighborhood

This section discusses the City’s housing stock by geography. Map 1 shows San Francisco’s 41 Analysis Neighborhoods.

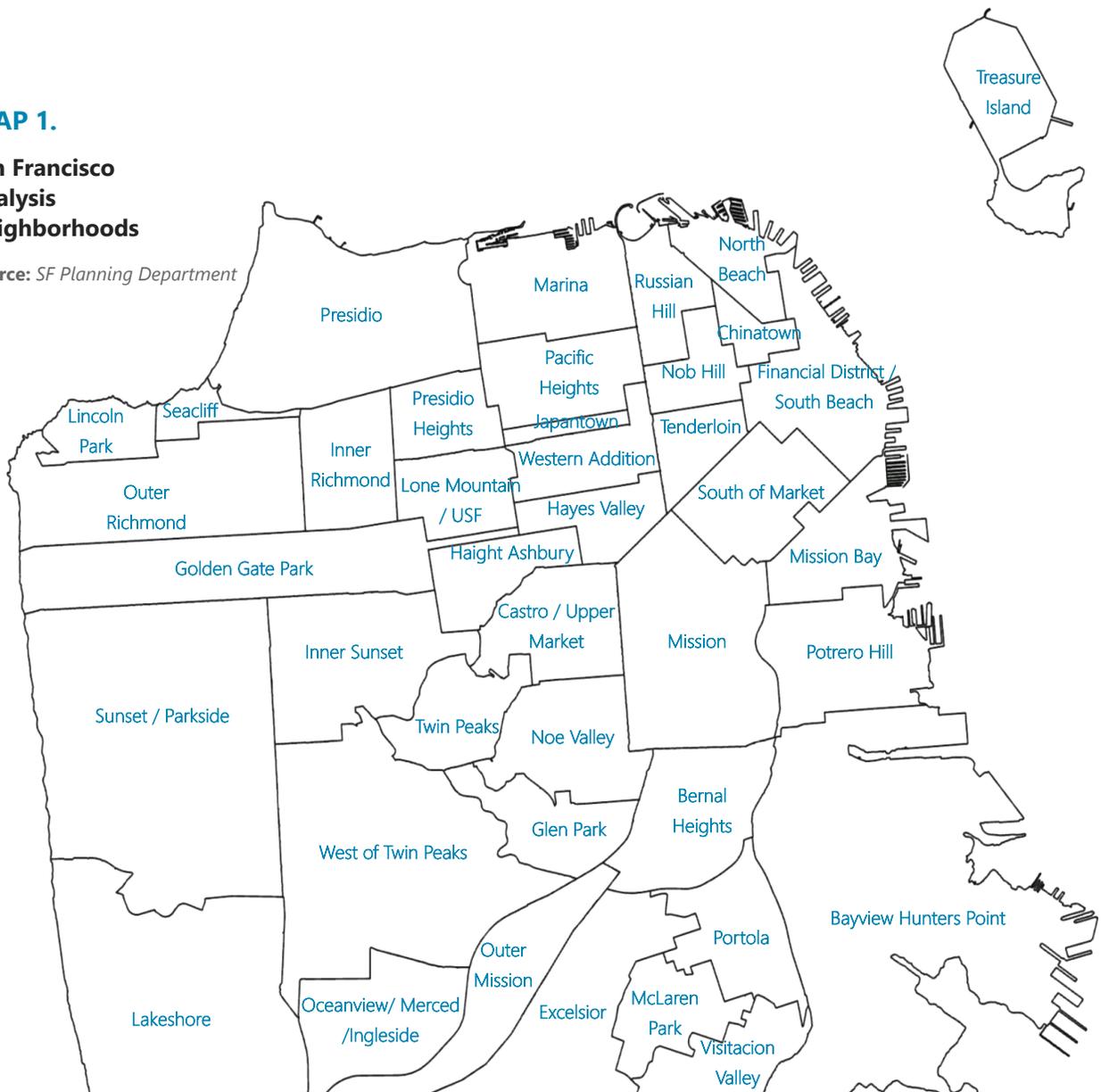
Table 28 summarizes newly constructed units, completed units, altered units, and units demolished in each Analysis Neighborhood. The table also ranks the Analysis Neighborhoods for each of these categories.

Map 2 shows total new housing constructed and demolished by San Francisco Analysis Neighborhood in 2024 and Figure 5 breaks down the total housing stock by neighborhood and building type as of 2024.

#### MAP 1.

#### San Francisco Analysis Neighborhoods

Source: SF Planning Department



**TABLE 27.****Housing Units Production and Loss by Analysis Neighborhood, 2024**

[1 of 2]

Analysis Neighborhood	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 Units Rank
Bayview Hunters Point	8	9	0	8	14	6	22	8
Bernal Heights	6	10	1	5	9	10	14	14
Castro/Upper Market	4	12	1	5	19	4	22	8
Excelsior	1	19	0	8	5	19	6	26
Financial District/South Beach	0	24	0	8	8	13	8	19
Glen Park	0	24	0	8	1	29	1	31
Haight Ashbury	1	19	0	8	5	19	6	26
Hayes Valley	0	24	0	8	7	14	7	21
Inner Richmond	2	17	0	8	5	19	7	21
Inner Sunset	1	19	0	8	5	19	6	26
Japantown	0	24	0	8	-2	30	-2	33
Lone Mountain/USF	3	15	0	8	14	6	17	12
Marina	3	15	3	2	7	14	7	21
Mission	4	12	3	2	40	1	41	7
Mission Bay	406	2	0	8	0	0	406	2
Nob Hill	0	24	0	8	15	5	15	13
Noe Valley	6	10	3	2	11	8	14	14
North Beach	0	24	0	8	3	26	3	30
Oceanview/Merced /Ingleside	2	17	0	8	6	17	8	19
Outer Mission	138	5	0	8	7	14	145	5

Source: SF Planning Department

Continued &gt;&gt;

**TABLE 27.****Housing Units Production and Loss by Analysis Neighborhood, 2024**

[2 of 2]

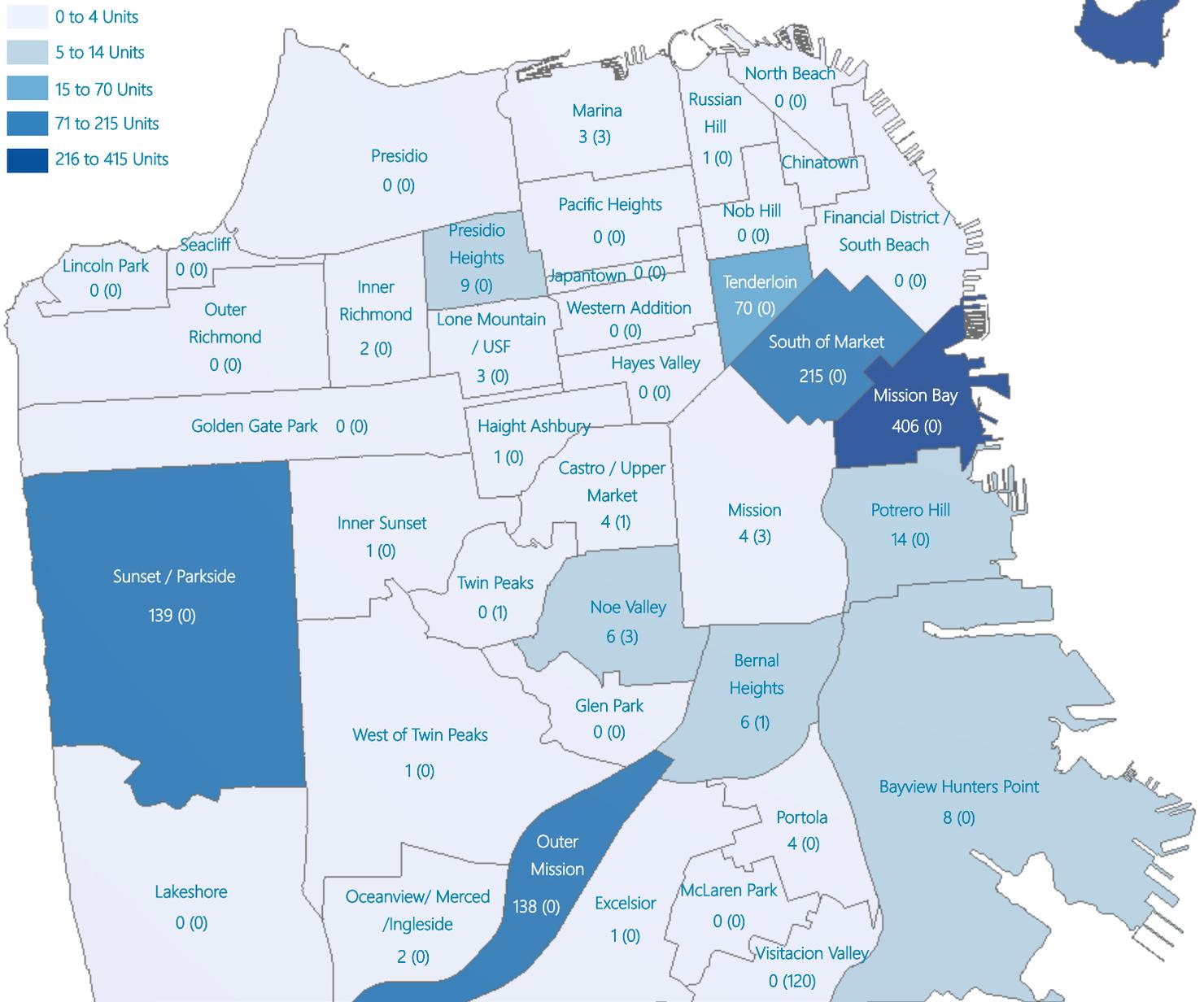
Analysis Neighborhood	Units Completed from New Construction	New Units Completed Rank	Units Demolished	Units Demolished Rank	Units Gained/ Lost Through Alterations	Units Altered Rank	Net Gain Housing Units	Net Gain Housing Units Rank
Outer Richmond	0	24	0	8	21	3	21	10
Pacific Heights	0	24	0	8	9	10	9	18
Portola	4	12	0	8	3	26	7	21
Potrero Hill	14	7	0	8	4	24	18	11
Presidio Heights	9	8	0	8	2	28	11	16
Russian Hill	1	19	0	8	9	10	10	17
South of Market	215	3	0	8	10	9	225	3
Sunset/Parkside	139	4	0	8	24	2	163	4
Tenderloin	70	6	0	8	0	0	70	6
Treasure Island	415	1	0	8	0	0	415	1
Twin Peaks	0	24	1	5	0	0	-1	32
Visitation Valley	0	24	120	1	5	19	-115	34
West of Twin Peaks	1	19	0	8	6	17	7	21
Western Addition	0	24	0	8	4	24	4	29
<b>Total</b>	<b>1,453</b>		<b>132</b>		<b>276</b>		<b>1,597</b>	

Source: SF Planning Department

## MAP 2.

### Units from New Construction & Demolition by Analysis Neighborhood, 2024

**NOTE:** Map Labels indicate gross units added from new construction by neighborhood. Demolition units are shown in parentheses (#). The color of each neighborhood on the map represents the number of units completed from new construction per the map legend below.



Source: SF Planning Department

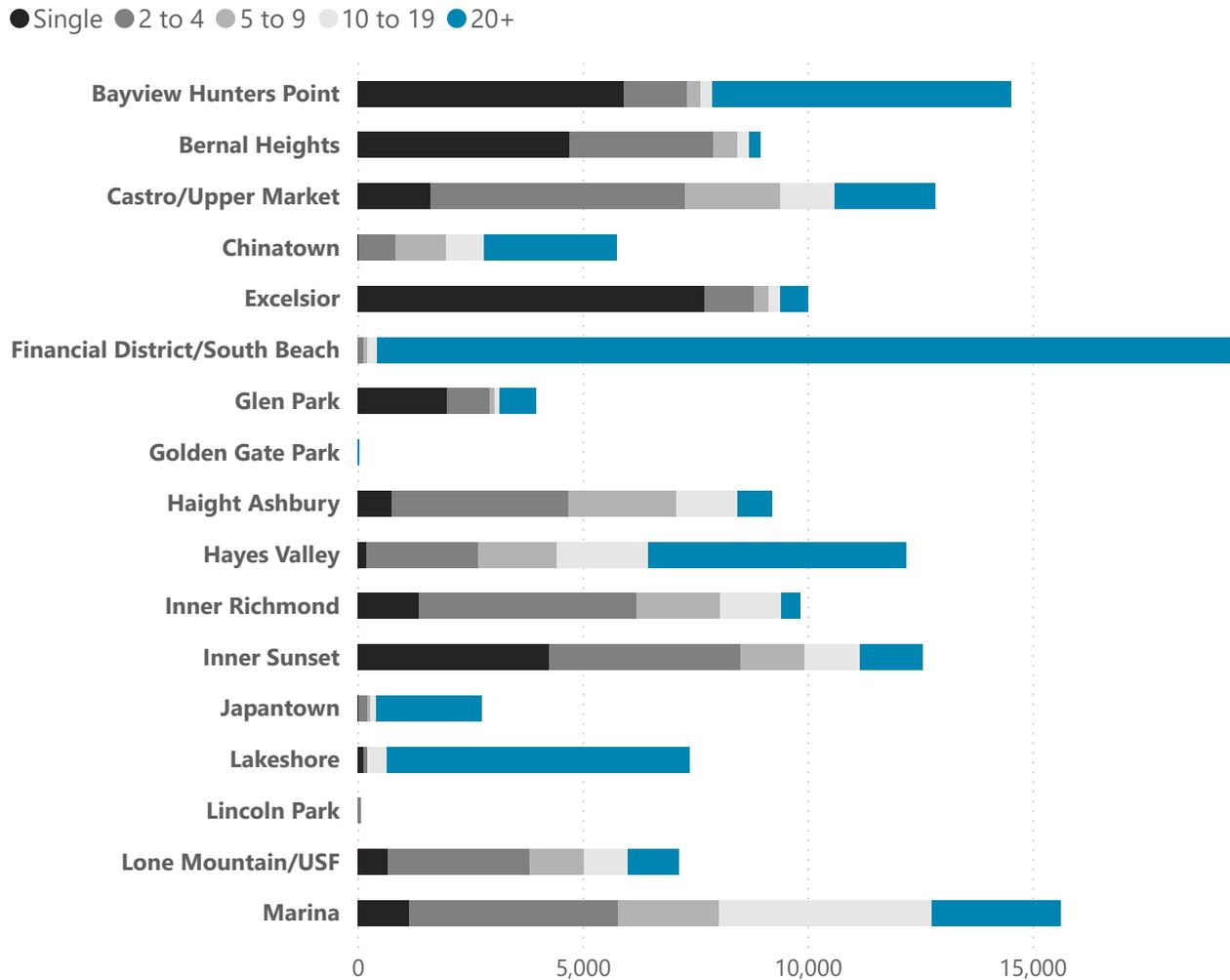
## 7.2. Housing Stock By Analysis Neighborhood

Figure 6 shows the total overall housing stock by building type for San Francisco's 41 Analysis Neighborhoods. Table 29 contains San Francisco housing stock totals by Analysis Neighborhood and shows the net gain in 2024.

**FIGURE 5.**

**Housing Stock by Building Type and Analysis Neighborhood, 2024**

[1 of 2]

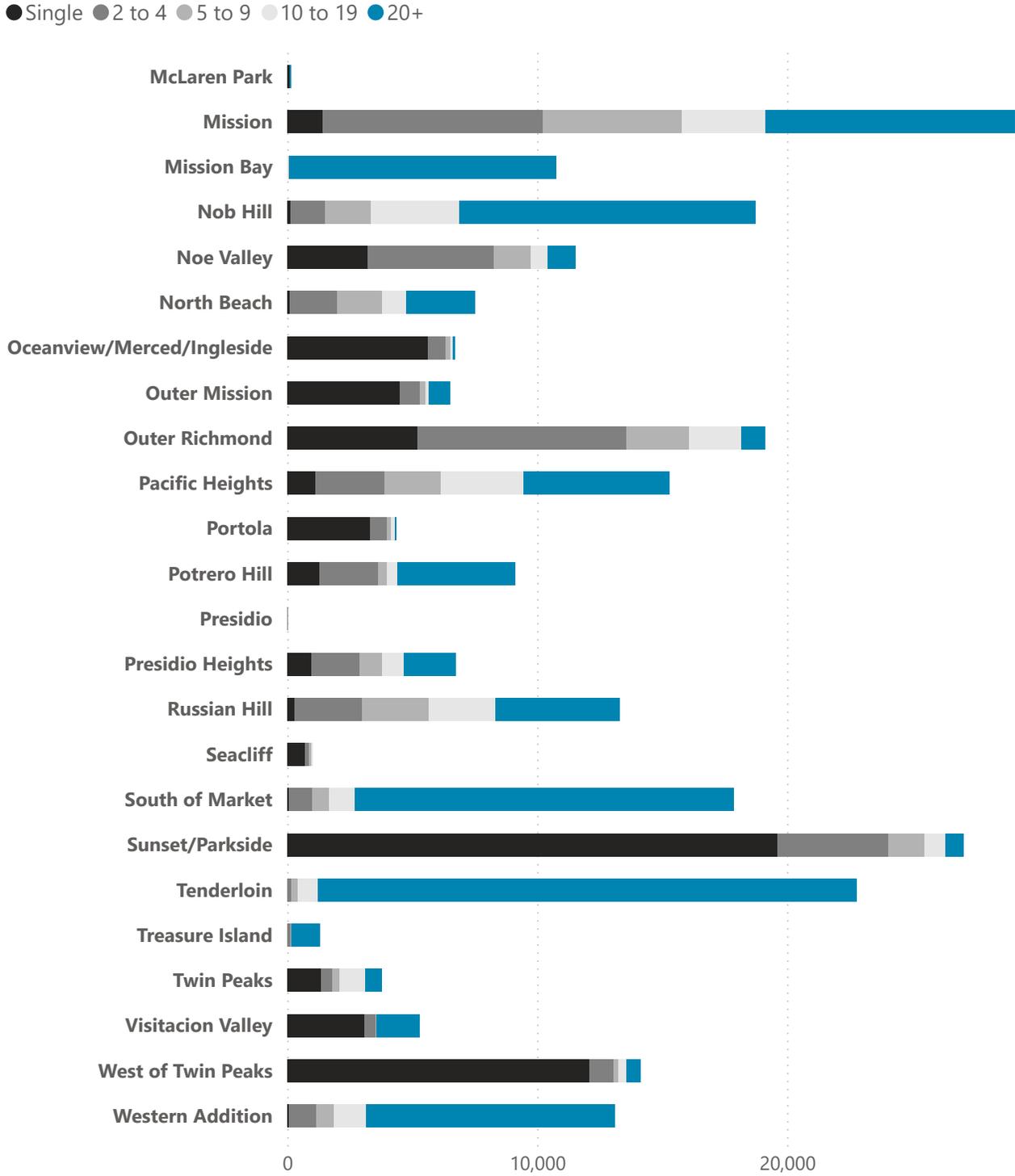


Source: SF Planning Department

**FIGURE 5.**

**Housing Stock by Building Type and Analysis Neighborhood, 2024**

[2 of 2]



Source: SF Planning Department

**TABLE 28.****Net Change in Housing Stock by Analysis Neighborhood, 2024**

[1 of 5]

Analysis Neighborhood	Year	Single	2 to 4	5 to 9	10 to 19	20+	Total
Bayview Hunters Point	2023 Housing Stock	5,913	1,396	293	269	6,649	14,520
	2024	4	18	0	0	0	22
	Total	5,917	1,414	293	269	6,649	14,542
Bernal Heights	2023 Housing Stock	4,715	3,184	537	260	239	8,935
	2024	7	3	0	2	2	14
	Total	4,722	3,187	537	262	241	8,949
Castro/Upper Market	2023 Housing Stock	1,613	5,659	2,101	1,220	2,241	12,834
	2024	4	10	3	5	0	22
	Total	1,617	5,669	2,104	1,225	2,241	12,856
Chinatown	2023 Housing Stock	29	831	1,107	844	2,953	5,764
	Total	29	831	1,107	844	2,953	5,764
Excelsior	2023 Housing Stock	7,711	1,089	341	246	623	10,010
	2024	1	5	0	0	0	6
	Total	7,712	1,094	341	246	623	10,016
Financial District/South Beach	2023 Housing Stock	7	118	96	225	18,962	19,408
	2024	0	0	0	0	8	8
	Total	7	118	96	225	18,970	19,416
Glen Park	2023 Housing Stock	1,999	939	107	116	812	3,973
	2024	0	1	0	0	0	1
	Total	1,999	940	107	116	812	3,974
Golden Gate Park	2023 Housing Stock	0	0	0	0	42	42
	Total	0	0	0	0	42	42
Haight Ashbury	2023 Housing Stock	755	3,931	2,407	1,359	767	9,219
	2024	1	2	0	3	0	6
	Total	756	3,933	2,407	1,362	767	9,225
Hayes Valley	2023 Housing Stock	200	2,479	1,755	2,024	5,728	12,186
	2024	0	2	1	4	0	7
	Total	200	2,481	1,756	2,028	5,728	12,193

Source: SF Planning Department

Continued &gt;&gt;

**TABLE 28.**

**Net Change in Housing Stock by Analysis Neighborhood, 2024**

[2 of 5]

Analysis Neighborhood	Year	Single	2 to 4	5 to 9	10 to 19	20+	Total
Inner Richmond	2023 Housing Stock	1,369	4,832	1,860	1,347	421	9,829
	2024	0	6	1	0	0	7
	Total	1,369	4,838	1,861	1,347	421	9,836
Inner Sunset	2023 Housing Stock	4,266	4,254	1,426	1,215	1,396	12,557
	2024	1	1	0	4	0	6
	Total	4,267	4,255	1,426	1,219	1,396	12,563
Japantown	2023 Housing Stock	29	200	65	132	2,339	2,765
	2024	0	0	0	0	-2	-2
	Total	29	200	65	132	2,337	2,763
Lakeshore	2023 Housing Stock	135	75	18	425	6,733	7,386
	Total	135	75	18	425	6,733	7,386
Lincoln Park	2023 Housing Stock	18	46	6	0	0	70
	Total	18	46	6	0	0	70
Lone Mountain/USF	2023 Housing Stock	671	3,153	1,211	953	1,131	7,119
	2024	0	5	1	11	0	17
	Total	671	3,158	1,212	964	1,131	7,136
Marina	2023 Housing Stock	1,154	4,629	2,250	4,723	2,873	15,629
	2024	-2	5	0	5	-1	7
	Total	1,152	4,634	2,250	4,728	2,872	15,636
McLaren Park	2023 Housing Stock	104	0	0	0	55	159
	Total	104	0	0	0	55	159
Mission	2023 Housing Stock	1,408	8,797	5,576	3,319	10,014	29,114
	2024	-1	11	11	20	0	41
	Total	1,407	8,808	5,587	3,339	10,014	29,155
Mission Bay	2023 Housing Stock	0	10	0	56	10,296	10,362
	2024	0	0	0	0	406	406
	Total	0	10	0	56	10,702	10,768

Source: SF Planning Department

Continued >>

**TABLE 28.****Net Change in Housing Stock by Analysis Neighborhood, 2024**

[3 of 5]

Analysis Neighborhood	Year	Single	2 to 4	5 to 9	10 to 19	20+	Total
Nob Hill	2023 Housing Stock	142	1,368	1,846	3,544	11,834	18,734
	2024	0	1	2	3	9	15
	Total	142	1,369	1,848	3,547	11,843	18,749
Noe Valley	2023 Housing Stock	3,221	5,040	1,484	682	1,110	11,537
	2024	0	12	2	0	0	14
	Total	3,221	5,052	1,486	682	1,110	11,551
North Beach	2023 Housing Stock	113	1,879	1,818	957	2,740	7,507
	2024	0	0	3	0	0	3
	Total	113	1,879	1,821	957	2,740	7,510
Oceanview/Merced/ Ingleside	2023 Housing Stock	5,621	719	186	98	70	6,694
	2024	0	8	0	0	0	8
	Total	5,621	727	186	98	70	6,702
Outer Mission	2023 Housing Stock	4,516	782	217	157	712	6,384
	2024	1	7	0	0	137	145
	Total	4,517	789	217	157	849	6,529
Outer Richmond	2023 Housing Stock	5,220	8,352	2,516	2,063	946	19,097
	2024	0	8	5	8	0	21
	Total	5,220	8,360	2,521	2,071	946	19,118
Pacific Heights	2023 Housing Stock	1,143	2,752	2,248	3,306	5,843	15,292
	2024	0	0	2	2	5	9
	Total	1,143	2,752	2,250	3,308	5,848	15,301
Portola	2023 Housing Stock	3,329	650	164	179	52	4,374
	2024	0	7	0	0	0	7
	Total	3,329	657	164	179	52	4,381
Potrero Hill	2023 Housing Stock	1,303	2,334	354	388	4,717	9,096
	2024	1	5	9	3	0	18
	Total	1,304	2,339	363	391	4,717	9,114

Source: SF Planning Department

Continued &gt;&gt;

**TABLE 28.**

**Net Change in Housing Stock by Analysis Neighborhood, 2024**

[4 of 5]

Analysis Neighborhood	Year	Single	2 to 4	5 to 9	10 to 19	20+	Total
Presidio	2023 Housing Stock	9	17	0	0	0	26
	Total	9	17	0	0	0	26
Presidio Heights	2023 Housing Stock	980	1,938	870	862	2,061	6,711
	2024	0	2	9	0	0	11
	Total	980	1,940	879	862	2,061	6,722
Russian Hill	2023 Housing Stock	284	2,720	2,656	2,652	4,969	13,281
	2024	1	2	3	4	0	10
	Total	285	2,722	2,659	2,656	4,969	13,291
Seacliff	2023 Housing Stock	720	160	86	33	0	999
	Total	720	160	86	33	0	999
South of Market	2023 Housing Stock	63	932	686	1,027	14,932	17,640
	2024	1	0	7	2	215	225
	Total	64	932	693	1,029	15,147	17,865
Sunset/Parkside	2023 Housing Stock	19,605	4,439	1,424	841	595	26,904
	2024	-1	29	0	0	135	163
	Total	19,604	4,468	1,424	841	730	27,067
Tenderloin	2023 Housing Stock	18	133	284	796	21,475	22,706
	2024	0	0	0	0	70	70
	Total	18	133	284	796	21,545	22,776
Treasure Island	2023 Housing Stock	0	131	21	0	750	902
	2024	0	4	9	14	388	415
	Total	0	135	30	14	1,138	1,317
Twin Peaks	2023 Housing Stock	1,369	421	321	1,018	673	3,802
	2024	-1	0	0	0	0	-1
	Total	1,368	421	321	1,018	673	3,801
Visitacion Valley	2023 Housing Stock	3,098	451	72	85	1,723	5,429
	2024	0	1	-47	-69	0	-115
	Total	3,098	452	25	16	1,723	5,314

Source: SF Planning Department

Continued >>

**TABLE 28.****Net Change in Housing Stock by Analysis Neighborhood, 2024**

[5 of 5]

Analysis Neighborhood	Year	Single	2 to 4	5 to 9	10 to 19	20+	Total
West of Twin Peaks	2023 Housing Stock	12,109	948	172	352	564	14,145
	2024	3	4	0	0	0	7
	Total	12,112	952	172	352	564	14,152
Western Addition	2023 Housing Stock	92	1,068	718	1,267	9,941	13,086
	2024	0	0	1	3	0	4
	Total	92	1,068	719	1,270	9,941	13,090
Citywide	2023 Housing Stock	95,051	82,856	39,299	39,040	159,981	416,227
	2024	20	159	22	24	1,372	1,597
	Total	95,071	83,015	39,321	39,064	161,353	417,824

Source: SF Planning Department

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

## APPENDIX TABLE OF CONTENTS

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### Appendix A: Project Lists

This Appendix details major projects in various stages of the planning or construction process: projects under Planning Department review, projects that have been authorized for construction by the DBI, and projects that have been completed. A project's status changes over time. During a reporting period, a project may move from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominiums, or vice versa, before a project is completed or occupied.

**Table A-1** details major market-rate housing projects with ten or more units that were completed in 2024. 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 2024.

**Table A-3** provides information for all projects with twenty or more units that were fully approved by the Planning Department in 2024. 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 2024. 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 2024.

**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 2024 housing production in Analysis Neighborhoods as defined by San Francisco Indicator Project (DPH).

# APPENDIX TABLE OF CONTENTS

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## Appendix B: Planning Area Annual Monitoring

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

**Table B-1** details 2024 housing trends in recently adopted planning areas.

**Table B-2** summarizes the units approved by the Planning Department in 2024 by planning areas.

**Table B-3** summarizes units gained from new construction in 2024 by planning areas.

**Table B-4** summarizes units demolished in 2024 by planning areas.

**Table B-5** summarizes units lost through alterations and demolitions in 2024 by planning areas.

**Table B-6** summarizes affordable housing projects for 2024 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, 2024**

Address	Total Units	Units Completed in 2024	Units Completed Prior to 2024	Affordable Units	Tenure Type
1070 BRIDGEVIEW WY	258	258	0	59	NA
1 AVENUE OF THE PALMS *	250	250	0	24	NA
36 MEADOW DR	14	14	0	0	NA

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

**TABLE A-2. Major Affordable Housing Projects Completed, 2024**

Address	Total Units Completed	Total Units Proposed	Affordable Units	Tenure Type	AMI % Extremely Low	AMI % Very Low	AMI % Low	AMI % Moderate
1 AVENUE OF THE PALMS *	388	388	138	NA	0	71	55	12
1070 BRIDGEVIEW WY	258	258	59	NA	0	0	0	59
400 CHINA BASIN ST	148	148	148	NA	0	0	29	119
4840 MISSION ST	137	137	135	Rental	0	0	98	37
1360 43RD AV	135	135	134	Rental	0	20	47	67
600 07TH ST	100	221	220	Rental	65	78	77	0
180 JONES ST	70	70	69	Rental	35	13	21	0

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

## APPENDIX A: PROJECT LISTS

**TABLE A-3.1. Major Housing Projects Reviewed and Approved by Planning Department, 2024**

[1 of 7]

Planning Case No.	Address / Project Name	Case Description	Units	Approval Date	Action
2023-007912PRX	400 WINSTON DR, 94132	Stonestown	3,491	August 24, 2024	Approved
2010.0515	0 V, SAN FRANCISCO CA	Replace 606 units of public housing with 1,400-1,700 units of mixed-income, mixed-tenure housing, including 1-to1 replacement of public housing. Project will also include neighborhood serving retail, community facilities, parks and open space, and a new street network.	1,094	September 9, 2024	Approved
2010.0305	178 BROOKDALE AVE, 94134	The project is the Sunnydale HOPE SF Master Plan. The proposed project would demolish the existing Sunnydale public housing complexes and construct replacement housing, new market rate housing, infrastructure, open space, and community ammentities. The proposed Master Plan would result demolition of 785 existing residential units, and development of 1,700 residential units, 1,441 off-street parking spaces, 50,00 square-feet of recreation and education facilities, 16,000 sq. ft. of retail, 16,000 sq.ft. of youth and senior services, and new infrastructure including a new street network	915	February 5, 2024	Approved
2023-010883PRJ	524 HOWARD ST, 94105	The proposed project ("Project") would demolish an existing surface parking lot located at 524 Howard Street and a four-story, 29,955 square-foot commercial building located at 530 Howard Street and construct a new 72-story, approximately 795-foot tall (approximately 844 feet inclusive of permitted rooftop appurtenances) residential building containing 818,922 gross square feet of residential use. The Project includes 672 dwelling units, with 68 dwelling units dedicated to households earning 50% AMI. The dwelling unit mix is comprised of 424 one-bedroom units, 180 two-bedroom units, and 68 three-bedroom units. The Project includes three levels of above-grade, off-street garage parking, including 149 vehicular parking spaces, two freight loading spaces, two service vehicle spaces, four car-share spaces, and 422 Class 1 bicycle parking spaces. Additionally, 34 Class 2 bicycle parking spaces will be located on the Natoma Street and Howard Street sidewalks. The Project includes a publicly-accessible fifth-floor deck with a walking path connecting to Salesforce Park accessed via elevators on the Natoma Street frontage. Other amenities available to residents of the Project include a sixth-floor deck gym	672	June 18, 2024	Approved

**Source:** SF Planning Department

**Note:** Case descriptions are pulled from the source data as-is. Previously approved projects that were only revised in the current reporting year, are not listed in this table (see the TABLE A-3.2. and 4.2. for Filed and Approved Revisions to Major Housing Projects Previously Approved by Planning Department). The same site/address may still appear in subsequent years' Housing Inventory Reports if multiple projects have been proposed and approved for that site/address in different years.

Continued >>

## APPENDIX A: PROJECT LISTS

**TABLE A-3.1. Major Housing Projects Reviewed and Approved by Planning Department, 2024**

[2 of 7]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2019-021884PRJ	2500 MARIPOSA ST, 94110	The project would rebuild, expand, and modernize the Potrero Yard Muni Bus Maintenance Facility located at 2500 Mariposa Street (bounded by Mariposa Street, Hampshire Street, Bryant Street and 17th Street) (the "Site") and replace it with an approximately 150-foot mixed-use building with a three-story bus garage (plus basement) and eight levels of residential units for a total area of 1,243,000 square feet (the "Project"). Of the 1,243,000 square feet, 708,000 square feet will be dedicated to the public facility, 532,000 square feet for the residential use (513 dwelling units), and 3,000 square feet of commercial space at the ground floor. The Project includes two new curb cuts along Mariposa Street, new ADA ramps at all four intersections, 41 street trees, 37 Class 2 bicycle parking spaces, and three new bulkheads.	513	January 11, 2024	Approved
2021-000947PRJ	56 WELSH ST, 94107	New construction of a 160-foot-tall mixed-use residential building with 500 dwelling units, 20,605 square feet of PDR use space, 125 accessory parking spaces, and 202 Class One and 27 Class Two bicycle parking spaces. The Project is requesting approval through the ministerial review process provided under the Central SOMA Housing Sustainability District (Planning Code Section 343) and Concessions/Incentives and Waivers from Development Standards under the State Density Bonus Law (Planning Code Section 206.6 and California Government Code Section 65915).	500	March 20, 2024	Approved
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	April 19, 2024	Approved
2021-001053PRJ	730 Stanyan ST, 94117	New 8-story building containing 175,426 square feet of residential uses above 12,556 square feet of ground floor commercial uses on vacant lot. The project will provide 160 100% affordable housing rental units. The building will serve residents earning from 30% to 100% AMI, including low-income families, families exiting homelessness, low-income transitional aged youth (TAY) and TAY exiting homelessness. The project will include 40-units subsidized by the Local Operating Subsidy Program (LOSP) and will also feature 5 commercial spaces on the ground floor to serve both residents and the wider neighborhood. These spaces will be operated by nonprofit partners and will include an early childhood education center, a drop-in center for TAY, a community technology training center, a senior center, and a food incubator space featuring affordable food options.	160	January 18, 2024	Approved

**Source:** SF Planning Department

**Note:** Case descriptions are pulled from the source data as-is. Previously approved projects that were only revised in the current reporting year, are not listed in this table (see the TABLE A-3.2. and 4.2. for Filed and Approved Revisions to Major Housing Projects Previously Approved by Planning Department). The same site/address may still appear in subsequent years' Housing Inventory Reports if multiple projects have been proposed and approved for that site/address in different years.

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## APPENDIX A: PROJECT LISTS

**TABLE A-3.1. Major Housing Projects Reviewed and Approved by Planning Department, 2024**

[3 of 7]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2024-000503PRJ	785 MARKET ST, 94103	The project proposes to convert approximately 90,637 square feet of office use to residential use on floors 2 through 19. The project would have a total of 124 dwellings units comprised of 122 one-bedroom units, 1 two-bedroom unit, and 1 three-bedroom unit. The existing 8,696 square feet of ground-floor retail use would remain. The project does not involve building expansion, façade alterations, or excavation.	124	February 26, 2024	Approved
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	January 31, 2024	Approved
2022-007030PRJ	1401 FOLSOM ST, 94103	The proposed project will construct a new nine-story, 126-foot tall residential building that will provide 94 single-room occupancy units on an existing surface parking lot. It will have 1,451 square feet of ground floor commercial space, a roof deck, and 7 Class 2 and 95 Class 1 bike parking spaces. Pursuant to California Government Code Sections 65915 (State Density Bonus Law), the project requests five waivers for rear yard (Sec. 134), residential open space (Sec. 135), dwelling unit exposure (Sec. 140), height (Sec. 260), and bulk (Sec. 270); and three incentives/concessions from development standards for permitted obstructions (Sec. 136), ground floor ceiling height (Sec. 145.1), and to collapse the affordable housing inclusionary tier (Sec. 115).	94	July 17, 2024	Approved
2023-010956PRX	750 GOLDEN GATE AVE, SAN FRANCISCO CA	750 Golden Gate Ave Phase 1: 75 units, 100% affordable, on state land T. Yanga 11/28/23: 750 GG is 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	March 11, 2024	Approved
2023-011158PRJ	3333 MISSION ST, 94110	The project proposes the development of a residential multi-family housing building with 70 units of 100% affordable senior housing. The proposed new building will be located in the space currently occupied by an existing parking structure and by surface parking at the south end of the parcel. The existing building on site (1 story of commercial space, 3 stories existing residential building with 49 units) would remain. The new building contains amenity space including a community room. The project also proposes new podium and grade level courtyards between the two buildings for tenant use, as well as a public park along Coleridge Street	70	October 30, 2024	Approved

**Source:** SF Planning Department

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Continued >>

## APPENDIX A: PROJECT LISTS

**TABLE A-3.1. Major Housing Projects Reviewed and Approved by Planning Department, 2024**

[4 of 7]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2020-000805PRJ	5425 MISSION ST, 94112	<p>The proposed project would demolish the existing commercial structure at 5425 Mission St (lot 19A) and surface parking lot (lot 19) on-site and merge the two lots to construct a five-story over basement, 45-foot mixed-use structure with 29 units, 388 sf of commercial space on the ground floor, and a basement parking garage with 12 off-street parking spaces. The proposed dwelling unit mix consists of, 17 one-bedroom units, 11 two-bedroom units, and one three-bedroom unit. Of these 29 units, six of the units would be inclusionary affordable units. The project would apply the provisions of HOME-SF Guidelines. No backup diesel generator would be located on-site.</p> <p>With regards to common open space, the project would provide 1,489 square feet of common open space on the third floor and 2,644 square feet of common open space on the rooftop deck; in total, the project includes 4,133 square feet of common open space. In addition, seven new street trees would be planted on the project's frontage along Mission Street and Florentine Avenue. Primary pedestrian access to the residential lobby would be provided on Florentine Avenue. Vehicles would access the basement parking garage via the proposed vehicle ramp and new 10-foot curb-cut on Florentine Avenue.</p> <p>Consistent with city bicycle parking requirements, the proposed project includes 37 secured class I bicycle parking spaces and six class II bicycle parking spaces on the project's Mission Street and Florentine Avenue frontages. The existing 12-foot sidewalk on Mission Street and 8-foot sidewalk on Florentine Avenue would be replaced with new sidewalks per DPW requirements. Two existing curb cuts on Mission St would be removed and a new 10-foot curb cut on Florentine Avenue would be constructed to provide garage access. The proposed project also includes a new 30-foot commercial loading zone on Mission Street near the Florentine Avenue intersection.</p> <p>Construction of the project would disturb approximately 2,600 square feet of soil and require excavation to a maximum depth of 6 feet below ground surface for construction of the building's basement level and spread footing foundation. The</p>	50	February 8, 2024	Approved

**Source:** SF Planning Department

**Note:** Case descriptions are pulled from the source data as-is. Previously approved projects that were only revised in the current reporting year, are not listed in this table (see the TABLE A-3.2. and 4.2. for Filed and Approved Revisions to Major Housing Projects Previously Approved by Planning Department). The same site/address may still appear in subsequent years' Housing Inventory Reports if multiple projects have been proposed and approved for that site/address in different years.

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## APPENDIX A: PROJECT LISTS

**TABLE A-3.1. Major Housing Projects Reviewed and Approved by Planning Department, 2024**

[5 of 7]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
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 to obtain three additional stories and four waivers.</p>	35	February 12, 2024	Approved
2009.0880	2100 - 2112 MISSION ST, SAN FRANCISCO CA 94110	Demolition of a one-story commercial building and construction of a mixed-use building comprising 29 residential units and 3,550 sq ft of ground floor commercial space. No off-street parking; UPDATE 05/10/22 - new construction of 28 dwelling units, 2,800 gsf of ground floor commercial and 25,903 gsf of new residential.	29	May 15, 2024	Approved
2022-006554PRJ	2051 MARKET ST, 94114	<p>The project proposes demolition of a vacant two-story commercial building, to be replaced with a new 7-story mixed use building, comprised of an approximately 2,273 square foot groundfloor retail space and 29 dwelling units on floors 2 through 7.</p> <p>The project would include 29 Class 1 bicycle parking spaces and four Class 2 bicycle parking spaces on Market Street. The project proposes no off-street parking or loading.</p> <p>The project proposes approximately 2,253 square feet of roof-level common open space, as well as private balconies for seven of the 29 dwelling units.</p> <p>The project proposes to utilize the state density bonus law to maximize residential density and includes requests for waivers from required rear yard (Code Sec 134),</p>	29	June 27, 2024	Approved

**Source:** SF Planning Department

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Continued >>

## APPENDIX A: PROJECT LISTS

**TABLE A-3.1. Major Housing Projects Reviewed and Approved by Planning Department, 2024**

[6 of 7]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2021-012554PRJ	2045 SUTTER ST, 94115	100% affordable housing project. Addition of 5th story and new elevators in both existing 4-story buildings; 2045 Sutter Street (Building A - 16 new units) and 1950 Post St (Building B - 12 new units). Application 202110140447 and 202109098099 plans shared. Two applications on set of plans.	28	June 5, 2024	Approved
2023-009219PRJ	842 CALIFORNIA ST, 94108	<p>The approximately 6,085-square-foot project site contains four existing buildings containing a total of five residential units and two commercial units. The height of the existing buildings on the project site ranges from approximately 10 feet to 35 feet.</p> <p>The project sponsor proposes to demolish the four existing buildings and construct an 89-foot-tall (101-foot-tall with elevator penthouse), eight-story residential building with 33 dwelling units. The proposed dwelling unit mix would be 4 three-bedroom units, 11 two-bedroom units, 14 one-bedroom units, and 4 studio units. The proposed building would be approximately 40,949 gross square feet in size and would include a 6,000-gross-square-foot subterranean garage. The proposed garage, which would be accessed by a 16-foot, 4-inch curb cut on Joice Street, would include 9 vehicular parking spaces and 34 Class 1 bicycle parking spaces. The project would provide approximately 1,693 square feet of private usable open space via balconies and 1,732 square feet of common usable open space via a common roof deck. The proposed sidewalk on Joice Street in front of the project site would be widened to 4 feet, 6 inches. The project would remove three trees on the project site.</p> <p>Project construction would require approximately 2,800 cubic yards of excavation with a maximum depth of approximately 25 feet below ground surface. Construction duration is estimated for 24 months. The proposed building foundation would be drilled piers.</p> <p>Pursuant to California Government Code Section 65915, the project sponsor has elected to use the State Density Bonus Law and has requested waivers from the Planning Code for Front Setback (Section 132), Rear Yard (Section 134), Dwelling</p>	28	September 26, 2024	Approved

**Source:** SF Planning Department

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Continued >>

## APPENDIX A: PROJECT LISTS

**TABLE A-3.1. Major Housing Projects Reviewed and Approved by Planning Department, 2024**

[7 of 7]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2015-008227PRJ	3945 JUDAH ST, 94122	TO ERECT 4 STORIES, 1 BASEMENT, 6 UNITS RESIDENTIAL WITH COMMERCIAL ON GROUND LEVEL.	20	November 14, 2024	Approved
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"> <li>1)Rear Yard (Section 134)</li> <li>2) Dwelling Unit Exposure (Section140); and</li> <li>3) Height (Section 260); and</li> </ol> <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	April 19, 2024	Approved
2018-009487PRJ	811 VALENCIA ST, 94110	<p>The proposed project ("Project") would demolish an existing one-story commercial building on the approximately 2,000-square-foot site and construct a six-story mixed use building, of approximately 55 feet in height and 7,400 gross square feet in area, containing 18 Single Room Occupancy (SRO) units and 370 square feet of ground floor commercial space. The project includes 18 Class 1 bicycle parking spaces in two ground floor storage rooms and one Class 2 bicycle parking space on the Valencia Street sidewalk, and a 600-square foot rear yard. Construction of the currently proposed project would occur over approximately 24 months</p>	18	July 31, 2024	Approved

**Source:** SF Planning Department

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## APPENDIX A: PROJECT LISTS

**TABLE A-3.2. Approved Revisions to Major Housing Projects Previously Approved by Planning Department, 2024**

Planning Case No.	Address / Project Name	Project Description	Net Units
2024-008290PRJ	30 VAN NESS AVE, 94102	(1) Change to conditions of approval to Downtown Project Authorization for the 30 Van Ness project previously approved on May 21, 2020, by Commission Resolutions 20717-20719, pursuant to Special Use District applicable to property modifying inclusionary housing requirements, and (2) approval of large cap office allocation under Code section 321. See attached project description.	333

**Source:** SF Planning Department

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

Continued >>

# APPENDIX A: PROJECT LISTS

**TABLE A-4.1. Major Housing Projects with Applications Filed at the Planning Department, 2024**

[1 of 7]

Planning Case No.	Address / Project Name	Project Description	Net Units
2024-011334PRJ	2700 SLOAT BLVD, 94116	AB2011 - The Project would demolish the current Sloat Garden Center building at the Property, reconfigure the existing 2 lots, and construct a new mixed-use residential development reaching a maximum height of 22 stories (At their midpoint on Sloat, the West building is 203'-0" and the East building is 233'-0" to roof line) with one building on each lot.	446
2024-000212PRJ	598 BRYANT ST, 94107	A PRIVATELY FUNDED RESIDENTIAL BUILDING WITH SUBTERRANEAN PARKING GARAGE. THE PROJECT IS ONE BUILDING CONSISTING OF THE ELEMENTS DESCRIBED BELOW. <ul style="list-style-type: none"> <li>•A 31-STORY RESIDENTIAL BUILDING OF TYPE I-A CONSTRUCTION WITH RESIDENTIAL AND RELATED AMENITY SPACES OVER 1 LEVEL OF TYPE I-A SUBTERRANEAN PARKING GARAGE.</li> <li>•380 RESIDENTIAL DWELLING UNITS, SEE STATISTICS FOR MORE INFORMATION.</li> <li>•ALL RESIDENTIAL UNITS ARE ADAPTABLE (ACCESSIBLE PER CHAPTER 11A). UNITS ABOVE THE GROUND FLOOR ARE ACCESSED VIA ELEVATOR.</li> <li>•ALL PUBLIC AREAS AND CORRIDORS ARE ACCESSIBLE PER CHAPTER 11A.</li> <li>•ALL PORTIONS OF THE PROJECT ARE FULLY SPRINKLERED PER 903.3.1.1 / NFPA 13. ALL REFERENCES TO "AUTOMATIC SPRINKLERS SYSTEM" MEAN "PER 903.3.1.1 / NFPA 13".</li> <li>•SUBTERRANEAN PARKING GARAGE IS ENCLOSED AND MECHANICALLY VENTILATED.</li> <li>•PROJECT INCLUDES RELEVANT SITE WORK, INCLUDING EXCAVATION, GRADING, PAVING, LANDSCAPING AND</li> </ul>	380
2024-000223PRJ	650 HARRISON ST, 94107	A PRIVATELY FUNDED RESIDENTIAL BUILDING WITH SUBTERRANEAN PARKING GARAGE. THE PROJECT IS ONE BUILDING CONSISTING OF THE ELEMENTS DESCRIBED BELOW. <ul style="list-style-type: none"> <li>•A 34-STORY RESIDENTIAL BUILDING OF TYPE I-A CONSTRUCTION WITH RESIDENTIAL AND RELATED AMENITY SPACES OVER 1 LEVEL OF TYPE I-A SUBTERRANEAN PARKING GARAGE.</li> <li>•274 RESIDENTIAL DWELLING UNITS, SEE STATISTICS FOR MORE INFORMATION.</li> <li>•ALL RESIDENTIAL UNITS ARE ADAPTABLE (ACCESSIBLE PER CHAPTER 11A). UNITS ABOVE THE GROUND FLOOR ARE ACCESSED VIA ELEVATOR.</li> <li>•ALL PUBLIC AREAS AND CORRIDORS ARE ACCESSIBLE PER CHAPTER 11A.</li> <li>•ALL PORTIONS OF THE PROJECT ARE FULLY SPRINKLERED PER 903.3.1.1 / NFPA 13. ALL REFERENCES TO "AUTOMATIC SPRINKLERS SYSTEM" MEAN "PER 903.3.1.1 / NFPA 13".</li> <li>•SUBTERRANEAN PARKING GARAGE IS ENCLOSED AND MECHANICALLY VENTILATED.</li> <li>•PROJECT INCLUDES RELEVANT SITE WORK, INCLUDING EXCAVATION, GRADING, PAVING, LANDSCAPING AND</li> </ul>	274
2024-001321PRJ	952 HOWARD ST, 94103	This project proposes a vertical lot line adjustment of merged lots 18 and 19, currently known as 960 Howard Street, Vara Block 3725, to create two parcels, one on top of another, shown as Parcel A and B, with Parcel A being 960 Howard Street and Parcel B being 952 Howard Street. This project proposes a 16-story vertical addition, made of mass timber construction, on top of the 3-stories of mixed-use development (approved under Permit #202001131764), which serves as the full development's base of the total building composition.	274

**Source:** SF Planning Department

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Continued >>

## APPENDIX A: PROJECT LISTS

**TABLE A-4.1. Major Housing Projects with Applications Filed at the Planning Department, 2024**

[2 of 7]

Planning Case No.	Address / Project Name	Project Description	Net Units
2024-001476PRJ	2675 FOLSOM ST, 94110	The project proposes to construct two 6- to 7-story buildings, approximately 145,760 gross square feet in total, providing 237 units, including 234 units of rental housing for households earning less than 80% AMI and 3 manager's units. 60 units, or 25% of the total, will be set aside for formerly homeless seniors, and approximately 4,400 gross square feet of supportive services will be provided on site. The units will be Senior Housing units, subject to the operating conditions of PC Sec 202.2(f)(1)(A)-(D). The project will include demolition of two existing commercial structures on the lot. The project seeks streamlined ministerial processing pursuant to AB 2162 (Cal. Gov. Code Sec. 65650. et. seq.)	237
2024-004990PRJ	758 PACIFIC AVE, 94133	The proposed project is a 15-story, 100% affordable, senior housing project with 175 units to be built on the combined parcels of 758 and 772 Pacific Avenue in the Chinatown neighborhood. The City and County of San Francisco currently owns the 772 Pacific Avenue parcel and Chinatown Community Development Center ("CCDC"), the nonprofit developer, owns the adjacent 758 Pacific Avenue parcel. The City will acquire the 758 Pacific Avenue parcel from CCDC to merge the two parcels, then ground lease the combined parcel to CCDC to build the senior housing project over the ground floor banquet hall. The current CRNC zoning allows 65-N and CCDC, with support from the district supervisor, will submit a request for a height and density increase for a base height of 155 ft. to the top of roof slab per The New Asia Senior Housing Special Use District coupled with the State Density Bonus application for 100% affordable housing.	174
2024-000975PRJ	344 14TH ST, 94103	The "Project" seeks approval for a revised mixed-use residential development, utilizing state density SB-1287 to allow for a maximum 100% density bonus. The Project will demolish the existing surface parking lot and construct a new 11-story, 132,370 gross square foot ("gsf") mixed use building reaching a maximum height of 117 feet. The Project would include 164 dwelling units (99 studios; 31 1-bed; 34 2-bed) and 4,413 gsf of ground-floor retail use.	164
2024-008402PRJ	896 FOLSOM ST, 94107	The 896 Folsom Street project proposes the demolition of an existing two-story, commercial office building and construction of a new mixed-use building with 125 residential units, retail, a residential lobby, bike parking, a garage entrance at the ground floor, and automatic parking and utilities in the basement. The proposed mixed-use residential project employs both the AB-1287 State Density Bonus Program and the AB-2011 Affordable Housing and High Road Jobs Act for streamlined ministerial approval of a project with increased residential density.	125
2024-000503PRJ	785 MARKET ST, 94103	The project proposes to convert approximately 90,637 square feet of office use to residential use on floors 2 through 19. The project would have a total of 124 dwellings units comprised of 122 one-bedroom units, 1 two-bedroom unit, and 1 three-bedroom unit. The existing 8,696 square feet of ground-floor retail use would remain. The project does not involve building expansion, façade alterations, or excavation.	124
2024-006192PRJ	2011 BAY SHORE BLVD, 94134	Proposed new 100% affordable family housing with 119 units and a ground floor childcare center	119

**Source:** SF Planning Department

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# APPENDIX A: PROJECT LISTS

**TABLE A-4.1. Major Housing Projects with Applications Filed at the Planning Department, 2024**

[3 of 7]

Planning Case No.	Address / Project Name	Project Description	Net Units
2024-004230PRJ	1687 MARKET ST, 94103	<p>The proposed project is being constructed for Artists Hub on Market, a nonprofit arts entity, and Mercy Housing California, a nonprofit affordable housing organization. The 1687 Market Street project will consist of two core programmatic elements: first, approximately 102 units of 100% affordable housing for artists and their families whose household income is at or below 80% of the San Francisco Area Median Income and, second, four floors devoted to fostering a vibrant artist community through the inclusion of a black box theater, rehearsal and practice rooms, and additional services supporting the arts.</p> <p>The existing site consists of two lots, APN 3504/039 (an existing surface parking lot) and APN 3504/040 (an existing three-story retail building at 1687 Market Street). The existing retail building will be removed and the lots merged prior to the start of construction.</p> <p>The project will consist of two basement levels, four floors of arts space, and 13 floors of residential use with approximately 102 units of 100% affordable housing. The project will have a mix of approximately 25% studios, 50% one-bedroom, and 25% two-bedroom units. There will be one two-bedroom unit reserved for on-site property management staff. The affordable housing units will be 100% affordable rental housing units to be deed restricted by AB-2011.</p> <p>At street level, the building will include a small residential lobby, a black box theater with approximately 85 seats, and a neighborhood-serving café. The arts space (approximately 28,890 sq. ft.) will also include offices for art nonprofit organizations and an arts rehearsal space available to the San Francisco arts community, as well as building residents. Level four will consist of artist-in-residence "hotel" style units for use by local art nonprofit organizations to support visiting artists. Residential use will start at level five, where there will be an approximate 1,200 sq. ft. common area for residents (community room, fitness room, and laundry). The project is proposed to include a roof garden for residential-exclusive use adjacent to a green roof element for stormwater ordinance compliance. No vehicle parking will be provided; 113 Class 1 bicycle parking spaces will be provided for residential and staff use in separate basement bike storage rooms and 11 Class 2 bicycle parking spaces will be provided for public use on the sidewalk.</p> <p>The project's main residential entry will front on Gough Street, while the main arts, theater, and café entry will front on Market Street. The building's exterior is designed to respond to and highlight the arts uses occurring within the structure. The lower three floors fronting Market Street will have highly transparent glass with views into the dynamic theater, rehearsal spaces, and café. The residential floors above will be clad in an energy-efficient curtainwall system. Portions of the façade will be clad in back-painted glass to reflect the changing light of the day and seasons.</p> <p>The project is requesting three waivers and one concession under the Individually Requested State Density</p>	102

**Source:** SF Planning Department

**Note:** Case descriptions are pulled from the source data as-is. Previously approved projects that were only revised in the current reporting year, are not listed in this table (see the TABLE A-3.2. and 4.2. for Filed and Approved Revisions to Major Housing Projects Previously Approved by Planning Department). The same site/address may still appear in subsequent years' Housing Inventory Reports if multiple projects have been proposed for that site/address in different years.

Continued >>

## APPENDIX A: PROJECT LISTS

**TABLE A-4.1. Major Housing Projects with Applications Filed at the Planning Department, 2024**

[4 of 7]

Planning Case No.	Address / Project Name	Project Description	Net Units
2024-010302PRJ	1687 MARKET ST, 94103	<p>The proposed project is being constructed for Artists Hub on Market, a non-profit arts entity, and Mercy Housing California, a nonprofit affordable housing organization. The project will consist of two core programmatic elements: 1) Approximately 101 units of 100% affordable housing for artists and their families whose household income is at or below 80% of San Francisco Area Median Income and 2) three floors devoted to fostering a vibrant artist community through the inclusion of a black box theater, rehearsal and practice rooms, and additional services supporting the arts. The existing site consists of two lots, APN #3504-039 (an existing surface parking lot) and APN #3504-040 (an existing 3-story retail building at 1687 Market St.). The existing retail building will be demolished and the lots merged prior to the start of construction. The project will consist of two basement levels, three floors of arts space, and 13 floors of residential use with approximately 101 units of 100% affordable housing. The project will have a mix of approximately 25% studios, 50% one bedroom, and 25% two bedroom units. There will be one two-bedroom unit reserved for on-site property management staff. The affordable housing units will be 100% affordable rental housing units to be deed restricted by AB2011. At street level, the building will include a small residential lobby, a black box theater with approximately 90 seats, and neighborhood-serving cafe. The arts space (approx 28,890 sq ft) will also include offices for arts non-profit organizations, and arts rehearsal space available to the San Francisco arts community as well as building residents. Residential use will start at level 4, where there will be an approximately 1,200 sq. ft. common area for residents (community room, fitness room, laundry). The project is proposed to include a roof garden for residential exclusive use adjacent to a green roof element for storm water ordinance compliance. No vehicle parking will be provided. 110 Class 1 bicycle parking spaces will be provided for residential and staff use in separate basement bike storage rooms, and 9 Class 2 bicycle parking spaces will be provided for public use on the sidewalk. The project's main residential entry will front on Gough St., while the main arts, theater, and cafe entry will front on Market St. The building's exterior is designed to respond to and highlight the arts uses occurring within the structure. The lower three floors fronting Market St. will have highly transparent glass with views into the dynamic theater, rehearsal spaces, and cafe. The residential floors above will be clad in an energy-efficient curtainwall system. Portions of the facade will be clad in back-painted glass to reflect the changing light of the day and seasons. The project is requesting three (3) waivers and one (1) concession</p>	101

**Source:** SF Planning Department

**Note:** Case descriptions are pulled from the source data as-is. Previously approved projects that were only revised in the current reporting year, are not listed in this table (see the TABLE A-3.2. and 4.2. for Filed and Approved Revisions to Major Housing Projects Previously Approved by Planning Department). The same site/address may still appear in subsequent years' Housing Inventory Reports if multiple projects have been proposed for that site/address in different years.

Continued >>

## APPENDIX A: PROJECT LISTS

**TABLE A-4.1. Major Housing Projects with Applications Filed at the Planning Department, 2024**

[5 of 7]

Planning Case No.	Address / Project Name	Project Description	Net Units
2024-010303PRJ	1687 MARKET ST, 94103	The proposed project is being constructed for Artists Hub on Market, a non-profit arts entity, and Mercy Housing California, a nonprofit affordable housing organization. The project will consist of two core programmatic elements: 1) Approximately 101 units of 100% affordable housing for artists and their families whose household income is at or below 80% of San Francisco Area Median Income and 2) three floors devoted to fostering a vibrant artist community through the inclusion of a black box theater, rehearsal and practice rooms, and additional services supporting the arts. The existing site consists of two lots, APN #3504-039 (an existing surface parking lot) and APN #3504-040 (an existing 3-story retail building at 1687 Market St.). The existing retail building will be demolished and the lots merged prior to the start of construction. The project will consist of two basement levels, three floors of arts space, and 13 floors of residential use with approximately 101 units of 100% affordable housing. The project will have a mix of approximately 25% studios, 50% one bedroom, and 25% two bedroom units. There will be one two-bedroom unit reserved for on-site property management staff. The affordable housing units will be 100% affordable rental housing units to be deed restricted by AB2011. At street level, the building will include a small residential lobby, a black box theater with approximately 90 seats, and neighborhood-serving cafe. The arts space (approx 28,890 sq ft) will also include offices for arts non-profit organizations, and arts rehearsal space available to the San Francisco arts community as well as building residents. Residential use will start at level 4, where there will be an approximately 1,200 sq. ft. common area for residents (community room, fitness room, laundry). The project is proposed to include a roof garden for residential exclusive use adjacent to a green roof element for storm water ordinance compliance. No vehicle parking will be provided. 110 Class 1 bicycle parking spaces will be provided for residential and staff use in separate basement bike storage rooms, and 9 Class 2 bicycle parking spaces will be provided for public use on the sidewalk. The project's main residential entry will front on Gough St., while the main arts, theater, and cafe entry will front on Market St. The building's exterior is designed to respond to and highlight the arts uses occurring within the structure. The lower three floors fronting Market St. will have highly transparent glass with views into the dynamic theater, rehearsal spaces, and cafe. The residential floors above will be clad in an energy-efficient curtainwall system. Portions of the facade will be clad in back-painted glass to reflect the changing light of the day and seasons. The project is requesting three (3) waivers and one (1) concession	101
2024-003742PRJ	880 MCALLISTER ST, 94102	Project proposes to develop a new 115-unit 100% affordable senior housing building with 1,200 SF ground floor limited corner commercial use located at the corner of Laguna Street and McAllister Street. Project includes demolition of existing buildings at 870 and 880 McAllister and a portion of adjacent surface parking area. Project includes 80 one-bedroom units and 35 two-bedroom units, to be provided at 60% Area Median Income. The Project utilizes the State Density Bonus to achieve its density and height, along with certain State Density Bonus waivers from development standards that would otherwise physically preclude its development	91

**Source:** SF Planning Department

**Note:** Case descriptions are pulled from the source data as-is. Previously approved projects that were only revised in the current reporting year, are not listed in this table (see the TABLE A-3.2. and 4.2. for Filed and Approved Revisions to Major Housing Projects Previously Approved by Planning Department). The same site/address may still appear in subsequent years' Housing Inventory Reports if multiple projects have been proposed for that site/address in different years.

Continued >>

## APPENDIX A: PROJECT LISTS

**TABLE A-4.1. Major Housing Projects with Applications Filed at the Planning Department, 2024**

[6 of 7]

Planning Case No.	Address / Project Name	Project Description	Net Units
2023-011158PRJ	3333 MISSION ST, 94110	The project proposes the development of a residential multi-family housing building with 70 units of 100% affordable senior housing. The proposed new building will be located in the space currently occupied by an existing parking structure and by surface parking at the south end of the parcel. The existing building on site (1 story of commercial space, 3 stories existing residential building with 49 units) would remain. The new building contains amenity space including a community room. The project also proposes new podium and grade level courtyards between the two buildings for tenant use, as well as a public park along Coleridae Street.	70
2024-004742PRJ	50 08TH ST, 94103	The project proposal ("Project") is to legalize the unauthorized conversion of 66 tourist hotel rooms to 66 Group Housing residential units with 5% of the resultant units restricted as affordable to households earning up to 50% of the AMI and the other 95% of units to 120% of the AMI in order to qualify for development standard waivers under State Density Bonus Law (CA Government Code Section 65915 et. seq.). Specifically, the Project requests a waiver of the Planning Code's requirement for usable open space (Section 135); and by nature of its status as 100% affordable, the Project is not required to meet the interior common space and shared kitchen requirements for Group Housing in Planning Code Section 102, but must still provide microwaves, refrigerators and sinks for each unit in order to meet the definition for "Shared Housing Unit" in CA Government Code Section 65915(a)(7)(A) and (B).	66
2024-006292PRJ	3300 GEARY BLVD, 94118	Merge three parcels at 3300, 3308 and 3330 Geary Blvd to construct a new 7-story mixed-use residential building that includes 62 residential units, 1,925 sf of commercial space, 53 vehicular and 2 car share spaces in an at-grade parking garage, 50 bicycle spaces and accessible roof deck for tenants only. 10 affordable units will be provided with 6 at low-income.	62
2024-008401PRJ	777 SUTTER ST, 94109	The proposed project is the construction of a mixed-use residential building located on Sutter Street between Jones and Taylor, including street level retail. The project replaces an existing two-level commercial building.	36
2024-006874PRJ	875 SANSOME ST, 94111	The Project proposes demolition of the existing structure and new construction of a mixed-use, 8-story building with 1-story basement garage containing (21) dwelling units.	21
2024-006362PRJ	2201 MARKET ST, 94114	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. The ground floor would feature one commercial unit fronting on Market Street and Sanchez Street. The Project is utilizing a State Density Bonus and will seek waivers for height (Sec. 260), rear yard (Sec. 134), and parking setback (Sec. 145.1(c)(1)), as well as an incentive for useable open space (Sec. 135).	19

**Source:** SF Planning Department

**Note:** Case descriptions are pulled from the source data as-is. Previously approved projects that were only revised in the current reporting year, are not listed in this table (see the TABLE A-3.2. and 4.2. for Filed and Approved Revisions to Major Housing Projects Previously Approved by Planning Department). The same site/address may still appear in subsequent years' Housing Inventory Reports if multiple projects have been proposed for that site/address in different years.

Continued >>

## APPENDIX A: PROJECT LISTS

**TABLE A-4.1. Major Housing Projects with Applications Filed at the Planning Department, 2024**

[7 of 7]

Planning Case No.	Address / Project Name	Project Description	Net Units
2024-006746PRJ	12 MINT PLZ, 94103	<p>To Comply with Planning Code Enforcement Case No. 2023-009082ENF. The proposed project is to legalize the change of use from a credit union to group housing. The project complies with group housing requirements as is, except for the need to add a full stove to comply with the Planning Code. There are 15 bedroom equivalent group housing units and 1 kitchen. Also, the amount of common space exceeds the 0.5 feet of common space for every 1 foot of private space ratio required. At least 15% of that common space is in the communal kitchen area, as required.</p> <p>Aside from the addition of a stove to the kitchen, we are proposing no changes to the as-built condition. We just want to change the use to group housing, which is an explicitly allowed use in the C3-G zone. 100 percent of these group housing units will be affordable to anyone earning 50 percent of the area median income. We currently charge \$700 per month, inclusive of utilities and internet, which is affordable even for the most vulnerable multi-family residents in the area.</p>	15
2024-006882PRJ	0 NO ADDRESS,	The Project proposes rezoning of lots from P to Residential for the purpose of building residential units and will be street vacated and reviewed for General Plan Referral.	15
2024-008246PRJ	915 BRYANT ST, 94103	Per SB-423, the project proposes to demolish the existing two-unit medical/office building and new construction of a 10-unit, mixed-use, multi-family, residential building with underground basement parking.	10

**Source:** SF Planning Department

**Note:** Case descriptions are pulled from the source data as-is. Previously approved projects that were only revised in the current reporting year, are not listed in this table (see the TABLE A-3.2. and 4.2. for Filed and Approved Revisions to Major Housing Projects Previously Approved by Planning Department). The same site/address may still appear in subsequent years' Housing Inventory Reports if multiple projects have been proposed for that site/address in different years.

## APPENDIX A: PROJECT LISTS

**TABLE A-4.2. Filed Revisions to Major Housing Projects Previously Approved by Planning Department, 2024** [1 of 2]

Planning Case No.	Address / Project Name	Project Description	Net Units
2024-010155PRJ	395 03RD ST, 94107	<p>The proposed project will replace an existing surface parking lot with a 400 ft. tall, mixed-use, residential building with 3,767 sq. ft. of retail space facing 3rd and Harrison Streets, 522 dwelling units, and accessory below-grade parking. The project will utilize a 50% State Density Bonus including the following waivers and incentives (with modifications since the time of initial project approval dated June 29, 2023):</p> <p>Waivers:</p> <ul style="list-style-type: none"> <li>(1) Sections 132.4 and 132.4(d)(2)(B) (required setbacks);</li> <li>(2) Sections 250(b) and 841.01 (height limit);</li> <li>(3) Sections 270(h) and 841.02 (bulk limit);</li> <li>(4) Section 249.78(d)(9) (wind comfort);</li> <li>(5) Sections 135 and 841.11 (open space, residential, changed from incentive); and</li> <li>(6) Section 207.6 (required unit dwelling mix in the Eastern Neighborhoods Mixed-Use Districts - added).</li> </ul> <p>Incentives and Concessions:</p> <ul style="list-style-type: none"> <li>(1) Section 132.4(d)(1)(A) (street wall); and</li> <li>(2) Section 415 (collapse inclusionary affordable housing tiers; pay in-lieu of fee - added).</li> </ul> <p>Project modifications to 395 3rd Street since the initial project approvals (2021-003762ENX) at the Planning Commission on June 29, 2023 include:</p> <ul style="list-style-type: none"> <li>(1) Increase in residential gross floor area from 455,812 sq. ft. to 482,485 sq. ft.;</li> <li>(2) Increase in building height from 370 ft. to 391 ft. to the top of the penthouse roof;</li> <li>(3) Increase in number of building stories from 35 stories to 37 stories;</li> <li>(4) Increase in State Density Bonus from 42.5% to 50%; and</li> </ul>	522
2024-008290PRJ	30 VAN NESS AVE, 94102	<p>(1) Change to conditions of approval to Downtown Project Authorization for the 30 Van Ness project previously approved on May 21, 2020, by Commission Resolutions 20717-20719, pursuant to Special Use District applicable to property modifying inclusionary housing requirements, and (2) approval of large cap office allocation under Code section 321. See attached project description.</p>	333
2024-006347PRJ	468 TURK ST, 94102	<p>Minor modification to Motion No. 20910. The Project proposes reduction in units from 101 to 85, which is a reduction of less than 20% with no change gross floor area. Reduction of bicycle parking from 54 Class 1 spaces reduced to 22 Class 1 spaces, addition of mini balconies along the front and rear facades. Combine two fully separate "Community Kitchens" previously approved into one single "community Kitchen in a larger space. Reduction in number of BMR Units to 9 units.</p>	85

Source: SF Planning Department

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

Continued >>

## APPENDIX A: PROJECT LISTS

**TABLE A-4.2. Filed Revisions to Major Housing Projects Previously Approved by Planning Department, 2024** [2 of 2]

Planning Case No.	Address / Project Name	Project Description	Net Units
2024-005966PRJ	425 BROADWAY, 94133	Modification of a previously approved project - Commission Motion NO. 21055.  Replace the existing 144-space car parking garage with a mixed use project. Because of a below grade sewer easement that bisects the site, the project is comprised of two mixed-use buildings on a single lot (a 7 story over basement building facing Broadway and a 8 story building facing Montgomery Street) containing a total of 74 dwelling units, using the form based residential density provisions of Planning Code section 207(c)(9): Replacing Auto-Oriented Uses with Housing. The project has ground floor retail space fronting both Broadway and Montgomery Streets and a laundromat, and no office space or off-street parking. Common open space is provided in a roof terrace and in the courtyard which is an extension of Verdi Alley. The project requires conditional use approval for the bulk of the Montgomery building and a variance for rear yard and floor-to-floor height for the retail space along Broadway.	74
2024-011564PRJ	3333 MISSION ST, 94110	The project proposes review for compliance with the original objectives of the approved SB 35 project (Planning Case No. 2023-011158PRJ, approved on October 30, 2024). The proposed changes maintain the approved number of 100% affordable senior housing units while introducing design modifications and enhanced utilization of the proposed space. The key proposed modifications include a reduction of 2 floors from the approved floors for the new building on the Mission side, an increase of 1 floor from the approved floors for the new building on the Coleridge side, and integration of additional residential units and amenities located into the existing commercial space.	70

Source: SF Planning Department

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

Continued >>

## APPENDIX A: PROJECT LISTS

**TABLE A-5. Major Projects Authorized for Construction by DBI, 2024**

Address	Units	Construction Type	Earliest Authorized Date
200 FOLSOM ST	335	New Construction	February 6, 2024
1633 VALENCIA ST	146	New Construction	May 20, 2024
1212 MARYLAND ST	105	New Construction	April 12, 2024
2550 IRVING ST	90	New Construction	June 11, 2024
750 GOLDEN GATE AV	75	New Construction	December 6, 2024
3637 SACRAMENTO ST	18	New Construction	December 17, 2024

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, 2024**

**TABLE A-6.1. State Density Bonus, 2024**

[1 of 3]

Address	Total Dwelling Units Net	Net Affordable Units	Modifications
620 FOLSOM ST, 94105	826	135	
50 MAIN ST, 94105	808	118	Exposure, Height Limit, Off-Street Loading, Other Modification, Rear Yard
524 HOWARD ST, 94105	672	68	Exposure, Height Limit, Off-Street Loading, Open Space, Other Modification
395 03RD ST, 94107	524	84	Height Limit, Open Space, Other Modification
395 03RD ST, 94107	522	53	
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
532 JONES ST, 94102	261	32	Exposure, Height Limit, Off-Street Loading, Other Modification, Rear Yard
2675 FOLSOM ST, 94110	237	234	Exposure, Height Limit, Off-Street Loading, Other Modification, Rear Yard
1123 SUTTER ST, 94109	222	45	Height Limit, Other Modification, Rear Yard
1965 MARKET ST, 94103	218	34	
925 BRYANT ST, 94103	218	35	Exposure, Off-Street Loading, Open Space, Other Modification, Rear Yard
1234 GREAT HWY, 94122	199	199	
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	Exposure, Open Space, Rear Yard
344 14TH ST, 94103	164	26	
730 Stanyan ST, 94117	160	160	Exposure, Open Space, Rear Yard
3333 MISSION ST, 94110	140	140	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
550 OFARRELL ST, 94102	140	16	
300 05TH ST, 94107	130	20	Exposure, Height Limit, Other Modification
896 FOLSOM ST, 94107	125	18	
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
240 VAN NESS AVE, 94102	112	110	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
1462 PINE ST, 94109	104	23	

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, 2024

[2 of 3]

Address	Total Dwelling Units Net	Net Affordable Units	Modifications
955 SANSOME ST, 94133	102	16	
1687 MARKET ST, 94103	101	101	Height Limit, Open Space, Other Modification, Rear Yard
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	10	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
880 MCALLISTER ST, 94102	91	91	
540 TURK ST, 94102	88	12	Exposure, Height Limit, Other Modification, Rear Yard
468 TURK ST, 94102	85	9	
639 BRYANT ST, 94107	85	85	Height Limit, Off-Street Loading, Other Modification, Rear Yard
2530 18TH ST, 94110	73	73	Exposure, Height Limit, Other Modification, 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
3300 GEARY BLVD, 94118	62	12	
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
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
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
777 SUTTER ST, 94109	36	6	
3300 MISSION ST, 94110	35	35	Height Limit, Open Space, Other Modification, Rear Yard
425 BROADWAY, 94133	34		Exposure, Other Modification, Rear Yard
67 BELCHER ST, 94114	30	5	Exposure, Height Limit, Other Modification, Rear Yard
2051 MARKET ST, 94114	29	4	Exposure, Rear Yard
842 CALIFORNIA ST, 94108	28	4	Exposure, Height Limit, Rear Yard
244 09TH ST, 94103	27	4	Exposure, Height Limit, Open Space, Rear Yard
1324 POWELL ST, 94133	26	3	

Source: SF Planning Department

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

## APPENDIX A: PROJECT LISTS

**TABLE A-6.1. State Density Bonus, 2024**

[3 of 3]

Address	Total Dwelling Units Net	Net Affordable Units	Modifications
1021 VALENCIA ST, 94110	24	3	Exposure, Height Limit, Open Space, 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
1525 PINE ST, 94109	21	2	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
875 SANSOME ST, 94111	21	3	
1526 POWELL ST, 94133	20	3	Exposure, Height Limit, Other Modification, Rear Yard
2201 MARKET ST, 94114	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
1736 FILBERT ST, 94123	6	2	
4148 24TH ST, 94114	6	1	
150 09TH ST, 94103	5	5	Exposure, Open Space, Rear Yard
34 WOODWARD ST, 94103	3	1	

**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 2024**

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
3285 SAN BRUNO AVE, 94134	69	17	Exposure, Height Limit, Open Space, Rear Yard
4570 MISSION ST, 94112	69	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	
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, 2024**

[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
Construction	555-585 BRYANT ST	New Construction	0	46	16	16	78	500	500
	30 VAN NESS AVE	Alteration	0	10	57	5	72	348	348
	200 Folsom Street - Transbay Block 2	New Construction	54	112	165	0	331	335	335
	1633 VALENCIA ST / 3485 CESAR CHAVEZ ST	New Construction	73	0	73	0	146	272	272
	1070 BRIDGEVIEW WY	New Construction	0	0	0	69	69	258	258
	600 07TH ST	New Construction	65	78	77	0	220	6	221
	1501 SUNNYDALE AV	New Construction	0	127	41	0	168	170	170
	730 Stanyan ST	New Construction	56	36	67	0	159	160	160
	1801 25TH ST	New Construction	49	72	36	0	157	157	157
	1151 FAIRFAX AV	New Construction	0	16	101	0	117	118	118
	240 VAN NESS AVE	New Construction	0	30	80	0	110	112	112
	4200 GEARY BLVD	New Construction	0	67	30	0	97	98	98
	2550 Irving Street	New Construction	32	32	25	0	89	90	90
	377 06TH ST/988 HARRISON STREET	New Construction	0	0	12	0	12	90	90
	750 Golden Gate Phase 1	New Construction	0	8	24	12	44	75	75
	11 INNES CT	New Construction	0	72	0	0	72	73	73
	351 FRIEDEL ST	New Construction	0	66	0	0	66	67	67
	4742 MISSION ST	New Construction	0	0	9	3	12	46	46
	151 FRIEDEL ST	New Construction	2	42	0	0	44	45	45
	869 LA SALLE AV	New Construction	0	0	11	0	11	40	40
999 OAKDALE AV	New Construction	0	0	10	0	10	39	39	
878 LA SALLE AV	New Construction	0	0	18	0	18	18	18	
898 LA SALLE AV	New Construction	0	0	22	3	25	16	16	
150 09TH ST	Alteration	0	62	0	0	62	5	5	

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, 2024

[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	Stonestown	New Construction	0	0	0	0	590	3,491	3,491
	620 FOLSOM ST	New Construction	0	107	0	0	107	826	826
	77 BEALE ST/ 50 MAIN ST	New Construction	0	69	29	20	118	808	808
	3333 California ST	New Construction	0	0	0	0	185	744	744
	TRANSBAY BLOCK 4 - 200 Main Street	New Construction	0	0	0	307	307	681	681
	524 & 530 HOWARD ST	New Construction	0	0	68	0	68	672	672
	HOPE SF Hunters View	New Construction	0	0	0	0	26	275	559
	395 3RD STREET	New Construction	0	15	89	8	112	522	522
	469 STEVENSON ST	New Construction	0	45	14	14	73	495	495
	2700 SLOAT BLVD	New Construction	0	13	76	7	96	446	446
	1338 MISSION ST	New Construction	0	10	33	8	51	287	287
	952 & 960 HOWARD ST	New Construction	0	8	47	4	59	274	274
	450 OFARRELL ST	New Construction	0	0	23	0	23	261	261
	1560 FOLSOM ST	New Construction	0	20	7	7	34	244	244
	2675 Folsom Street	New Construction	27	128	64	15	234	234	234
	667 Folsom St, 120 Hawthorne St, 126 Hawthorne St	New Construction	0	2	22	14	38	230	230
	667 FOLSOM STREET (120-126 HAWTHORNE)	New Construction	0	7	39	3	49	230	230
	1101-1123 SUTTER ST	New Construction	0	23	3	4	30	222	222
	2588 MISSION ST	New Construction	0	0	23	5	28	181	181
	758 & 772 PACIFIC AVENUE	New Construction	20	95	48	11	174	174	174
344 14TH ST	New Construction	0	5	28	2	35	164	164	
429 Beale Street and 430 Main Street	New Construction	0	0	19	0	19	144	144	
300 05TH ST	New Construction	0	0	15	4	19	130	130	

Source: Mayor's Office of Housing and Community Development

Continued &gt;&gt;

# APPENDIX A: PROJECT LISTS

**TABLE A-7. Major Affordable Projects in the Pipeline as of December 31, 2024**

[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	896 FOLSOM ST	New Construction	0	4	21	2	27	125	125
	785 MARKET STREET	New Construction	0	4	21	2	27	124	124
	560 BRANNAN ST	New Construction	0	10	4	4	18	120	120
	2011 BAY SHORE BLVD	New Construction	14	65	33	8	120	119	119
	105 TURK STREET	New Construction	0	4	17	3	24	116	116
	1462 Pine Street	New Construction	0	3	18	2	23	104	104
	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
		New Construction	0	3	17	2	22	101	101
	1687 MARKET ST	New Construction	0	3	17	2	22	101	101
	880 MCALLISTER ST		0	3	15	1	19	91	91
	468 TURK ST - Modified Project	New Construction	0	2	14	1	17	85	85
	425 BROADWAY - Modified Project	New Construction	0	2	13	1	16	74	74
	3333 MISSION ST		56	0	0	14	70	70	70
	4550 MISSION ST	New Construction	0	0	12	5	17	69	69
	50 8TH STREET	New Construction	8	36	18	4	66	66	66
	98 PENNSYLVANIA AVE	New Construction	0	7	1	2	10	64	64
	3565 GEARY BLVD	New Construction	0	2	10	2	14	63	63
	3300, 3308 & 3330 GEARY BLVD	New Construction	0	2	11	1	14	62	62
	1010V MISSION ST	New Construction	0	0	7	3	10	57	57
921 OFARRELL ST (CA)	New Construction	0	0	10	5	15	50	50	
1311 QUESADA AVE	New Construction	4	4	18	0	26	27	27	
12 MINT PLZ	New Construction	2	8	4	1	15	15	15	
363 NOE ST	Alteration	0	20	0	0	20	0	-1	

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, 2024**

[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
BP Issued	1939 MARKET ST	New Construction	115	20	50	0	185	187	187
	1515 SOUTH VAN NESS AVE	New Construction	19	92	46	11	168	168	168
	967 MISSION ST	New Construction	48	20	26	0	94	95	95
	850 Turk St MOHCD Project	New Construction	25	53	13	0	91	92	92
	639 Bryant Street (AKA 160 Freelon Street)	New Construction	26	21	37	0	84	85	85
	2205 MISSION ST	New Construction	0	0	31	14	45	63	63
	3300 MISSION STREET	New Construction	0	0	35	0	35	35	35
	80 JULIAN AVE	New Construction	2	11	6	1	20	21	21
BP Approved	853 Jamestown Ave	New Construction	0	0	12	5	17	122	122
	2530 18th Street	New Construction	0	54	19	0	73	73	73
	2050 Van Ness Ave / 1675 Pacific Ave	New Construction	0	0	8	3	11	63	63
	1979 MISSION STREET	New Construction	7	33	16	4	60	60	60

Source: Mayor's Office of Housing and Community Development

Continued &gt;&gt;

## APPENDIX A: PROJECT LISTS

**TABLE A-7. Major Affordable Projects in the Pipeline as of December 31, 2024**

[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
BP Filed	95 HAWTHORNE ST	New Construction	0	32	11	12	55	412	412
	98 FRANKLIN ST	New Construction	0	69	0	0	69	345	345
	925 Bryant Street	New Construction	0	4	25	6	35	218	218
	1500-1528 15th Street	New Construction	0	18	6	6	30	179	179
	321 FLORIDA ST	New Construction	0	14	4	5	23	168	168
	550 OFARRELL ST	New Construction	0	0	17	5	22	114	114
	1001 FRANKLIN ST	New Construction	14	68	34	8	124	94	94
	1401 FOLSOM ST	New Construction	0	0	10	0	10	94	94
	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
	955 POST ST	New Construction	0	0	13	4	17	69	69
	1196 COLUMBUS AVE/2568 and 2588 JONES STREET	New Construction	0	0	8	2	10	56	56
	770 WOOLSEY ST	New Construction	0	0	14	11	25	56	56
	5425 MISSION ST	New Construction	0	0	9	3	12	50	50
	2045 SUTTER ST_1950 POST ST	Alteration	3	15	8	2	28	28	28
2955 MISSION ST	New Construction	0	0	18	0	18	18	18	

Source: Mayor's Office of Housing and Community Development

## APPENDIX A: PROJECT LISTS

**TABLE A-8. Housing Units Production and Loss by Analysis Neighborhood, 2024**

[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	8	0	14	22	8
Bernal Heights	6	-1	9	14	14
Castro/Upper Market	4	-1	19	22	8
Excelsior	1	0	5	6	26
Financial District/South Beach	0	0	8	8	19
Glen Park	0	0	1	1	31
Haight Ashbury	1	0	5	6	26
Hayes Valley	0	0	7	7	21
Inner Richmond	2	0	5	7	21
Inner Sunset	1	0	5	6	26
Japantown	0	0	-2	-2	33
Lone Mountain/USF	3	0	14	17	12
Marina	3	-3	7	7	21
Mission	4	-3	40	41	7
Mission Bay	406	0	0	406	2
Nob Hill	0	0	15	15	13
Noe Valley	6	-3	11	14	14
North Beach	0	0	3	3	30
Oceanview/Merced/Ingleside	2	0	6	8	19
Outer Mission	138	0	7	145	5
Outer Richmond	0	0	21	21	10
Pacific Heights	0	0	9	9	18
Portola	4	0	3	7	21
Potrero Hill	14	0	4	18	11
Presidio Heights	9	0	2	11	16
Russian Hill	1	0	9	10	17
South of Market	215	0	10	225	3
Sunset/Parkside	139	0	24	163	4
Tenderloin	70	0	0	70	6
Treasure Island	415	0	0	415	1

Source: SF Planning Department; Department of Building Inspection

Continued >>

## APPENDIX A: PROJECT LISTS

**TABLE A-8. Housing Units Production and Loss by Analysis Neighborhood, 2024**

[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	0	-1	0	-1	32
Visitacion Valley	0	-120	5	-115	34
West of Twin Peaks	1	0	6	7	21
Western Addition	0	0	4	4	29

*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, 2024

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
Central SoMa	10	0	0	15	15
Central Waterfront (EN)	106	9	0	0	9
Market and Octavia	80	0	0	8	8
Mission (EN)	15	4	-2	37	39
Rincon Hill	7	0	0	0	0
Showplace Square/Potrero Hill (EN)	8	220	0	6	226
Transit Center District	335	0	0	0	0
Visitacion Valley	2	0	-120	5	-115
Western SoMa (EN)	7	0	0	3	3
Rest of the City	454	1,220	-10	202	1,412
<b>San Francisco</b>	<b>1,024</b>	<b>1,453</b>	<b>-132</b>	<b>276</b>	<b>1,597</b>

Source: SF Planning Department

**TABLE B-2.**

### Units Approved by Planning Area, 2024

Planning Area	Projects Approved	Units Entitled
Balboa Park	1	1
Central SoMa	2	502
Market and Octavia	8	111
Mission (EN)	19	760
Showplace Square/Potrero Hill (EN)	11	1,106
Transit Center District	1	672
Visitacion Valley	3	919
Western SoMa (EN)	1	94
Rest of the City	244	4,445
<b>San Francisco</b>	<b>290</b>	<b>8,610</b>

Source: SF Planning Department

## APPENDIX B: PLANNING AREA ANNUAL MONITORING

**TABLE B-3.**

### Net Housing Units Completed by Building Type and Planning Area, 2024

Planning Area	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
Central SoMa	0	0	7	0	8	15
Central Waterfront (EN)	0	0	9	0	0	9
Market and Octavia	0	3	1	4	0	8
Mission (EN)	0	10	9	20	0	39
Showplace Square/Potrero Hill (EN)	1	5	2	3	215	226
Visitacion Valley	0	1	-47	-69	0	-115
Western SoMa (EN)	1	0	0	2	0	3
Rest of the City	18	140	41	64	1,149	1,412
<b>TOTAL</b>	<b>20</b>	<b>159</b>	<b>22</b>	<b>24</b>	<b>1,372</b>	<b>1,597</b>

Source: SF Planning Department

## APPENDIX B: PLANNING AREA ANNUAL MONITORING

**TABLE B-4.**

**Units Demolished by Building Type and Planning Area, 2024**

Planning Area	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
Mission (EN)	0.00	-2	0	0	0	0
Visitacion Valley	0.00	-4	-47	-69	0	0
Rest of the City	-10.00	0	0	0	0	0
<b>San Francisco</b>	<b>-10.00</b>	<b>-6</b>	<b>-47</b>	<b>-69</b>	<b>0</b>	<b>0</b>

Source: SF Planning Department

**TABLE B-5.**

**Units Lost Through Alterations and Demolitions by Planning Area, 2024**

Planning Area	Units Demolished	Total Units Lost
Mission (EN)	2	3
Visitacion Valley	120	120
Rest of the City	10	15
<b>TOTAL</b>	<b>132</b>	<b>138</b>

Source: SF Planning Department

## APPENDIX B: PLANNING AREA ANNUAL MONITORING

**TABLE B-6. New Affordable Housing Constructed in Planning Areas, 2024**

Planning Area	Address	Total Affordable Units	Total Completed in 2024	Total Units	Tenure	Funding Source
Showplace Square/Potrero Hill (EN)	600 07TH ST	220	100	221	R	100% Affordable
Rest of the City	1 AVENUE OF THE PALMS *	138	388	388	NA	100% Affordable
	1070 BRIDGEVIEW WY	59	258	258	NA	Inclu: On-Site BMR
	1360 43RD AV	134	135	135	R	100% Affordable
	180 JONES ST	69	70	70	R	100% Affordable
	400 CHINA BASIN ST	148	148	148	NA	100% Affordable
	4840 MISSION ST	135	137	137	R	100% Affordable

Source: SF Planning Department

## APPENDIX C: SAN FRANCISCO ZONING DISTRICTS

**TABLE C-1. San Francisco Zoning Districts as of 2024**

[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 2024**

[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 2024**

[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

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**TABLE D-1.**

**In-Lieu Housing Fees Collected, 2015–2024**

Year	Amount Collected
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
2024	\$850,743
<b>TOTAL</b>	<b>\$387,205,788</b>

Source: SF Department of Building Inspection



## APPENDIX E: GLOSSARY

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### Glossary

**Affordable Housing Unit:** A housing unit – owned or rented – at a price affordable to low- and middle-income households. An affordable rental unit is one for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included. An affordable ownership unit is one for which the mortgage payments, PMI, property taxes, homeowners dues, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year, 8% fixed-rate loan.

**Alterations:** Improvements and enhancements to an existing building. At DBI, building permit applications for alterations use Forms 3 and 8. If you are not demolishing an existing building (Form 6) or newly constructing a new building (Forms 1 and 2), you are “altering” the building.

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

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

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

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

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

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

**HMFA:** HUD Metro FMR (Fair Market Rent) Area an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations. Housing Unit: A dwelling unit that can be a single family home, a unit in a multi-unit building or complex, or a unit in a residential hotel.

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

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

## APPENDIX E: GLOSSARY

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### Glossary

**Pipeline:** All pending development projects – filed, approved or under construction. Units associated with a projects are considered to be “in the pipeline” from the day they are submitted for review with the Planning Department, the Redevelopment Agency (SFRA), or DBI, until the day the project or subset of units is issued a Certificate of Final Completion or Temporary Certificate of Occupancy by DBI.

**Planning Code:** A local law prescribing how and for what purpose each parcel of land in a community may be used.

**Primary Metropolitan Statistical Area (PMSA):** A PMSA is an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

**Single Room Occupancy (SRO) Units:** Residential hotel rooms, typically occupied by one person, lacking bathroom and/or kitchen facilities.

**Temporary Certificate of Occupancy (TCO):** Like a CFC, a TCO allows occupancy of a building pending final inspection.

# ACKNOWLEDGMENTS

## Mayor

London Breed

## Board of Supervisors

Connie Chan  
Stephen Sherrill  
Danny Sauter  
Joel Engardio  
Bilal Mahmood  
Matt Dorsey  
Myrna Melgar  
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John Boldrick, *Analyst, Data & Analytics Group*  
Oscar Hernandez-Gomez, *Planner, Analyst, Data & Analytics Group*  
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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