

2025 SAN FRANCISCO HOUSING INVENTORY





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Front Cover: 1801 25th Street - Potrero Terrace Block B ; 157 Housing Units (100% Affordable)
Photo Source: <https://hkit.com/projects/potrero-terrace-block-b/>
Photo Credit: HKIT Architects

2025 SAN FRANCISCO HOUSING INVENTORY

San Francisco Planning Department

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INTRODUCTION: ABOUT THE 2025 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 2025.

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

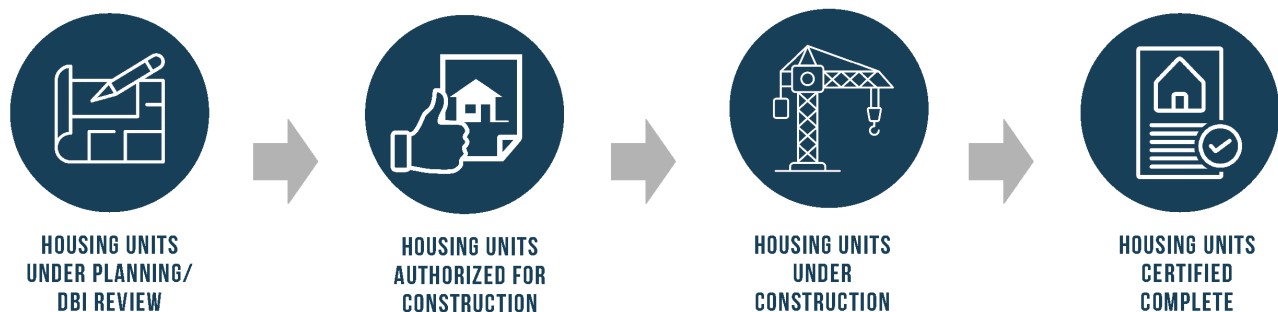
A project is considered to be authorized for construction if it has either an issued full building permit, or an issued site permit with an approved first construction document. Projects authorized for construction generally start construction within 90 days from the date the permit is issued. Start 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





555 Bryant Street (Quincy Apartments) ; 500 Units
Photo Source: Quincy San Francisco Instagram Account

HIGHLIGHTS: 2025 SNAPSHOT

SUMMARY OF HIGHLIGHTS

The construction of new housing in 2025 totaled 1,741 gross units. This production includes 2,406 units in new construction and 276 new units added through conversion of non-residential uses or expansion of existing structures (alterations). Thirteen (13) units were lost, including demolitions (6 units), and unit mergers (7 units). Alterations account for a net gain of 269 units.

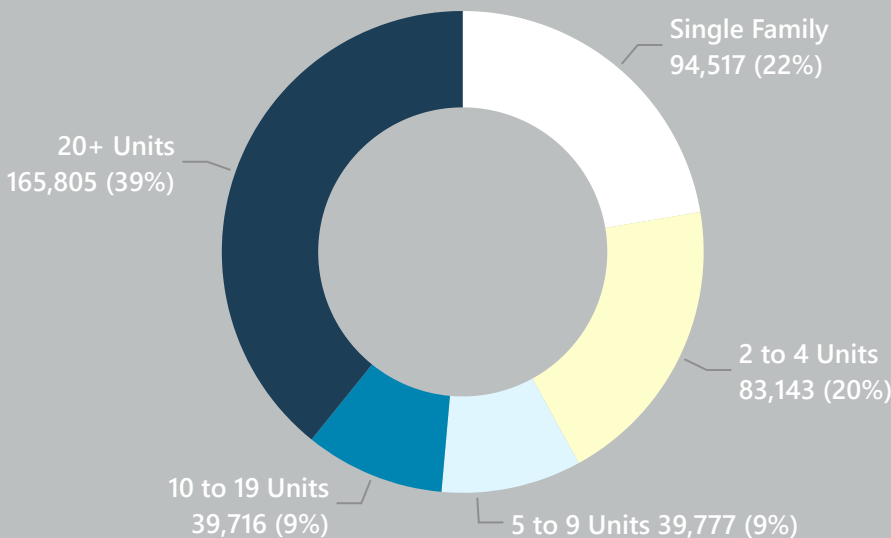
There was a net addition of 2,669 units to the city’s housing stock in 2025. The net addition in 2025 is about 26% lower than the 10-year average net addition of 3,622. By the end of 2025, there were approximately 422,958 dwelling units in the city.

In 2025, affordable housing production totaled 1,758 units. This is about 35% below the five-year average of 1,304 annual affordable unit production. These new affordable units made up 66% of total new units. This count includes 117 inclusionary units, 1440 100% affordable units, and 201 qualified accessory dwelling units in 2025. About 86% of the new affordable units are affordable to household with extremely low, very low or low income.

In 2025, DBI authorized the construction of 1,900 net units. The Planning Department fully approved 274 projects in 2025. These projects propose a total of 3,723 net units.

HOUSING STOCK

1. HOUSING STOCK BY BUILDING TYPE



422,958 UNITS

AS OF 2025

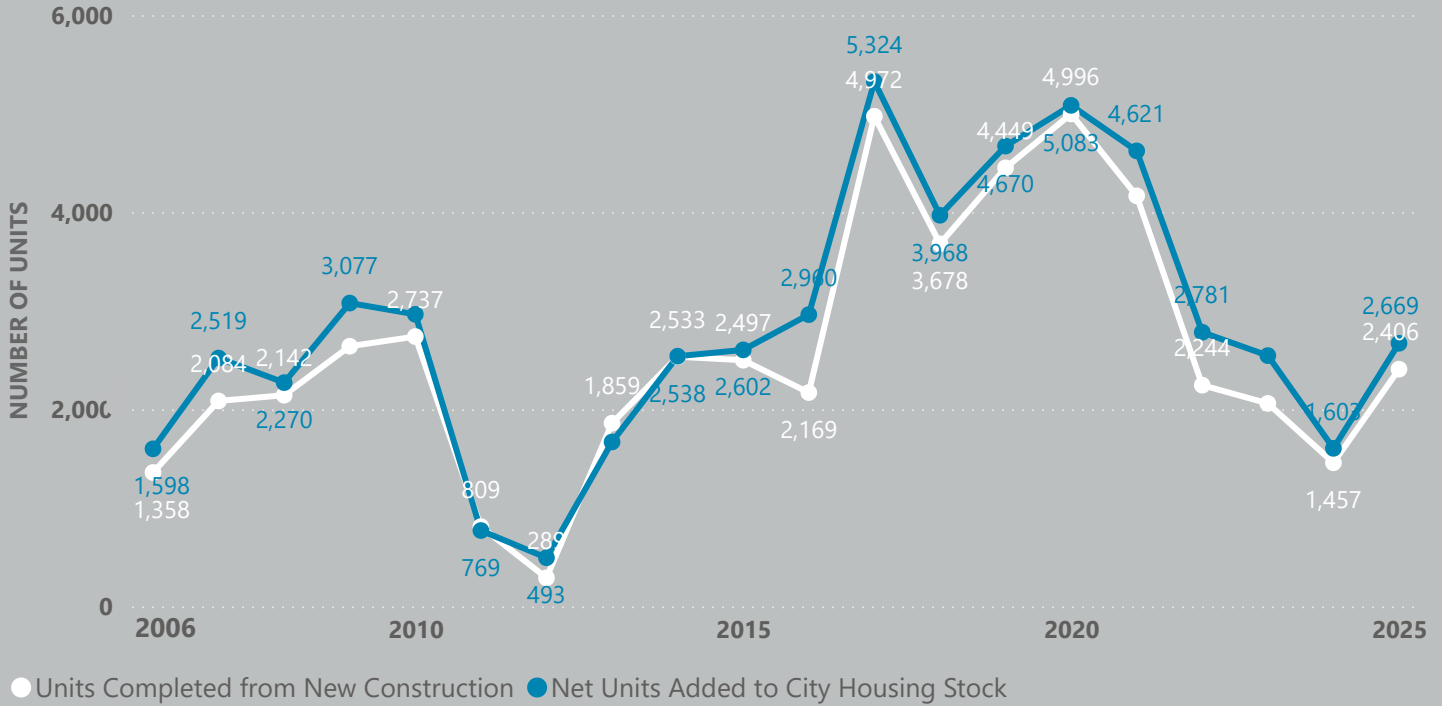
0.6%

CHANGE FROM 2024 { 420,289 }

Source: SF Planning Department

NEW CONSTRUCTION TRENDS

2. NEW CONSTRUCTION, 2006-2025



Source: SF Planning Department; SF Department of Building Inspection

2,406

2025

65%

MORE THAN 2024 { Δ 949 }

26%

BELOW 10 YR AVG { 3,260 }

2,669

2025

67%

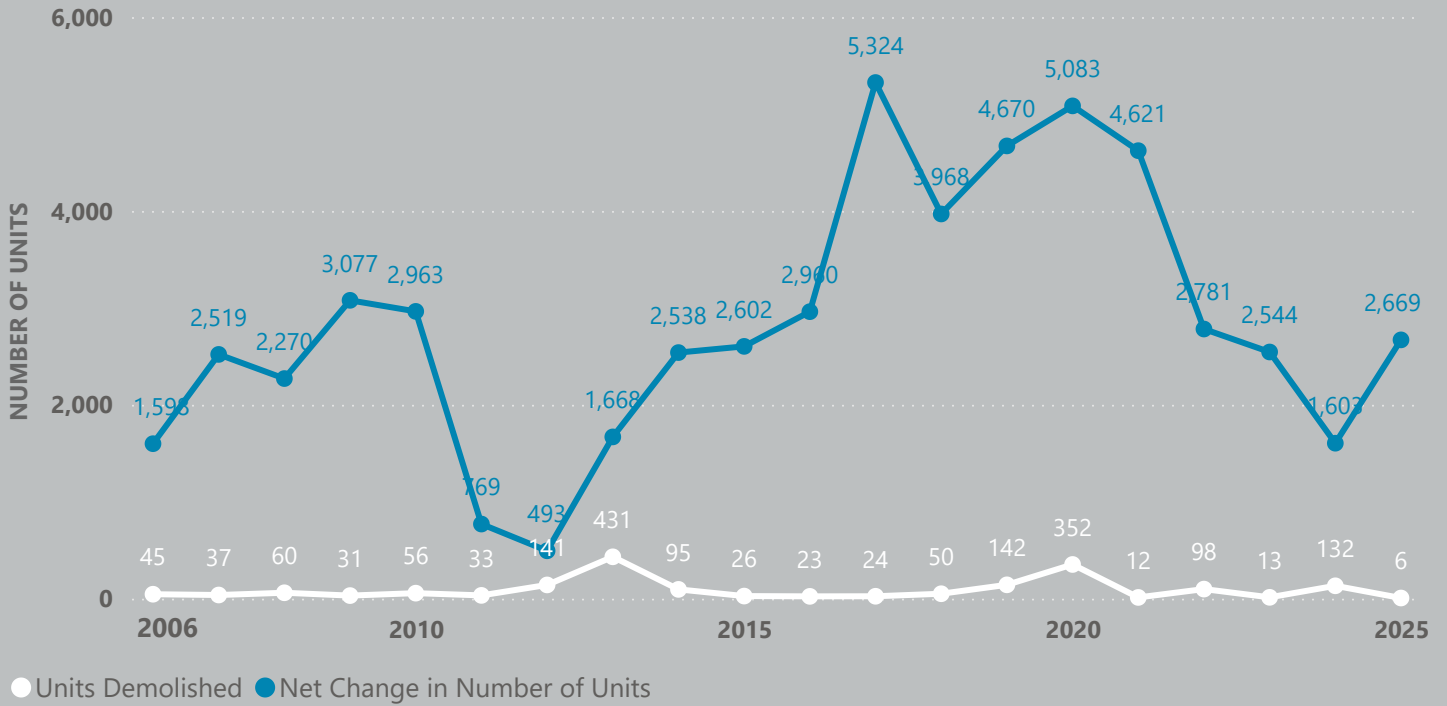
MORE THAN 2024 { Δ 1,066 }

26%

BELOW 10 YR AVG { 3,622 }

UNIT DEMOLITION TRENDS

3. UNITS DEMOLISHED, 2006-2025



Source: SF Planning Department; SF Department of Building Inspection

6

95%

93%

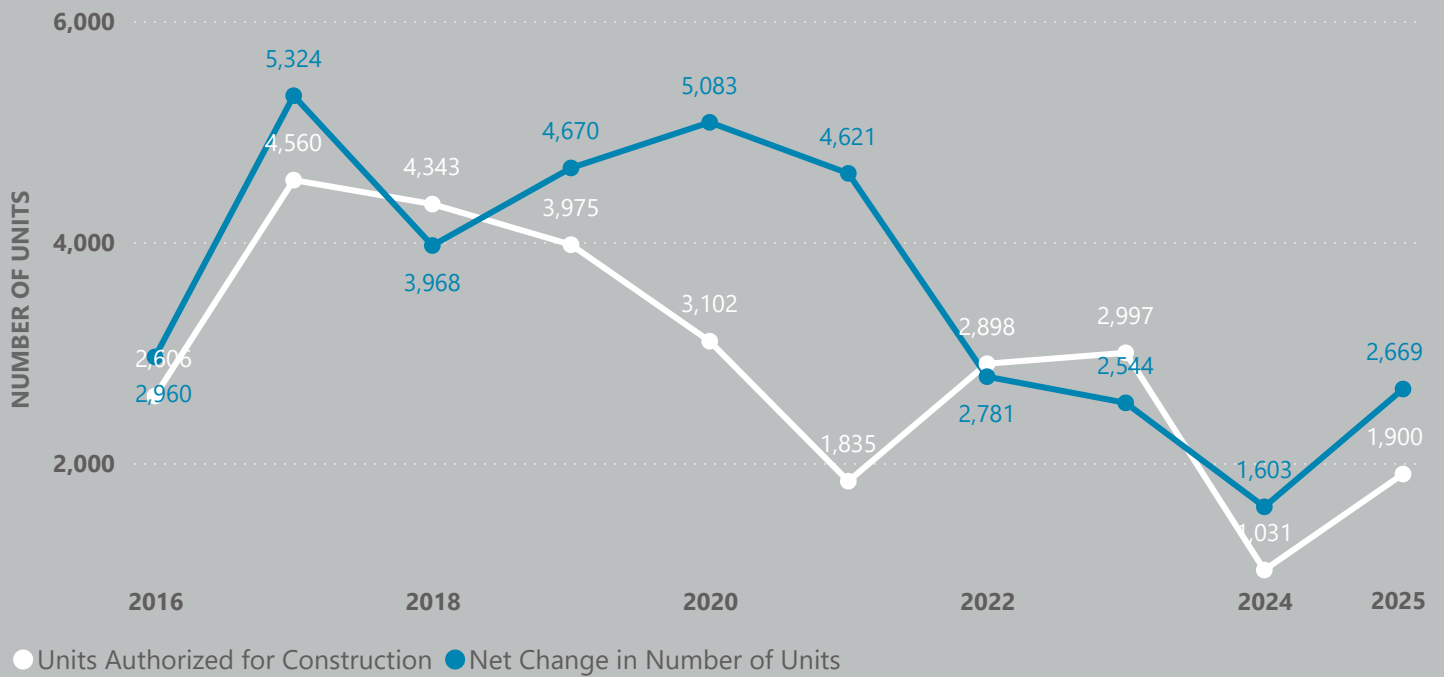
2025

LESS THAN 2024 { Δ -126 }

BELOW 10 YR AVG { 85 }

UNIT CHANGING AUTHORIZATION TRENDS

4. NET UNITS AUTHORIZED FOR CONSTRUCTION, DEMOLITION, AND UNIT-ADDING/UNIT-REMOVING ALTERATIONS, 2016-2025



Source: SF Planning Department; SF Department of Building Inspection

1,900

2025

84%

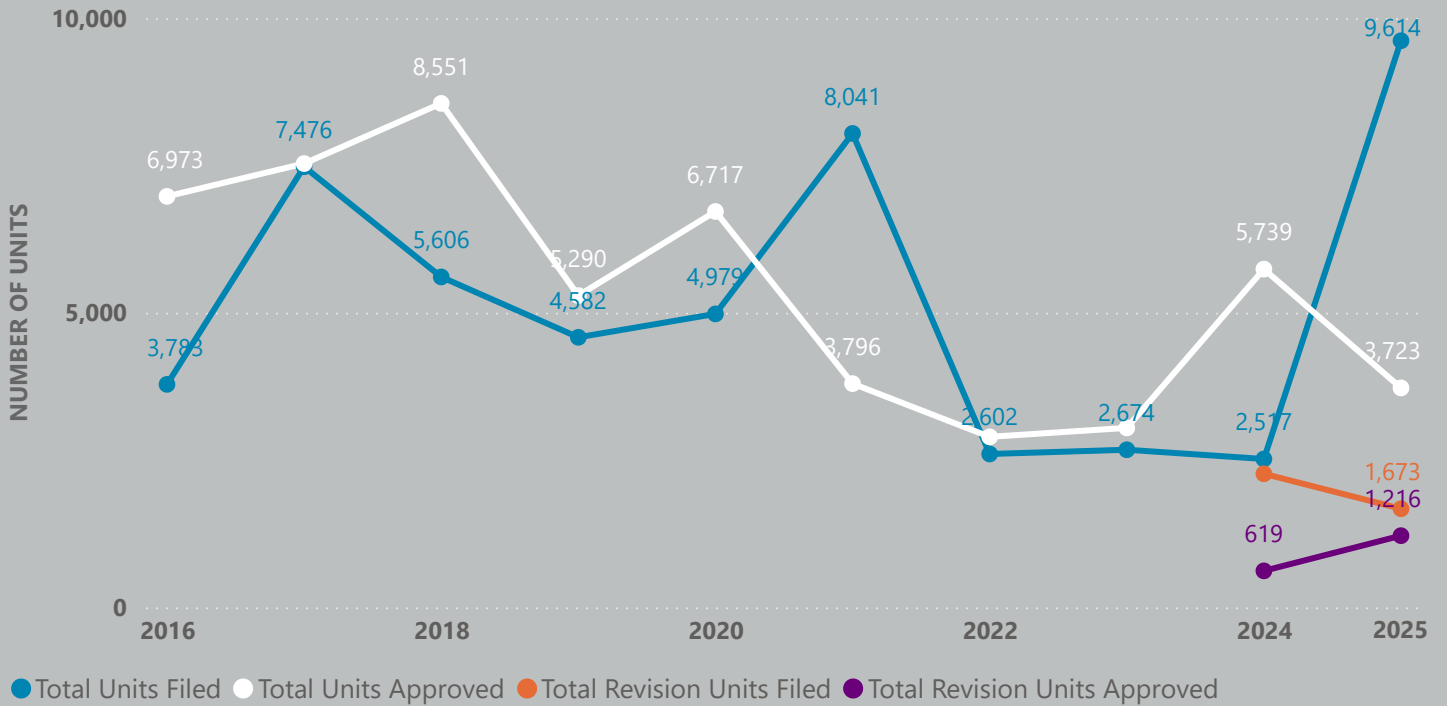
MORE THAN 2024 { Δ 869 }

35%

BELOW 10 YR AVG { 2,925 }

UNITS FILED AND APPROVED TRENDS

5. UNITS FILED AND APPROVED AT THE PLANNING DEPARTMENT, 2016-2025



Source: SF Planning Department

9,614

2025

282%

MORE THAN 2024 { $\Delta 7,097$ }

85%

ABOVE 10 YR AVG { 5,187 }

3,723

2025

35%

LESS THAN 2024 { $\Delta -2,016$ }

31%

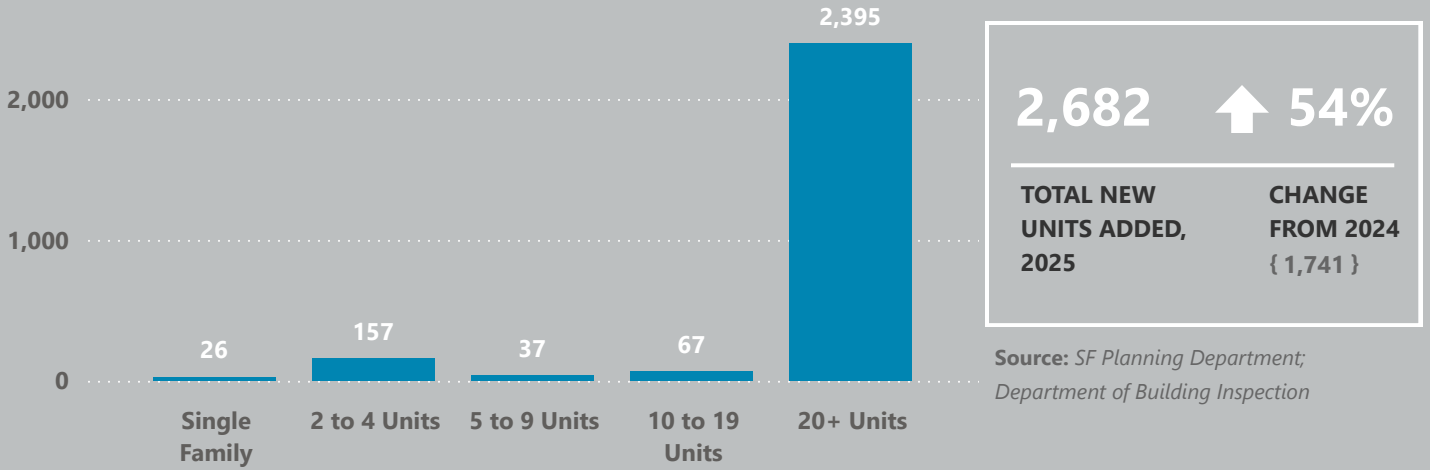
BELOW 10 YR AVG { 5,426 }

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.

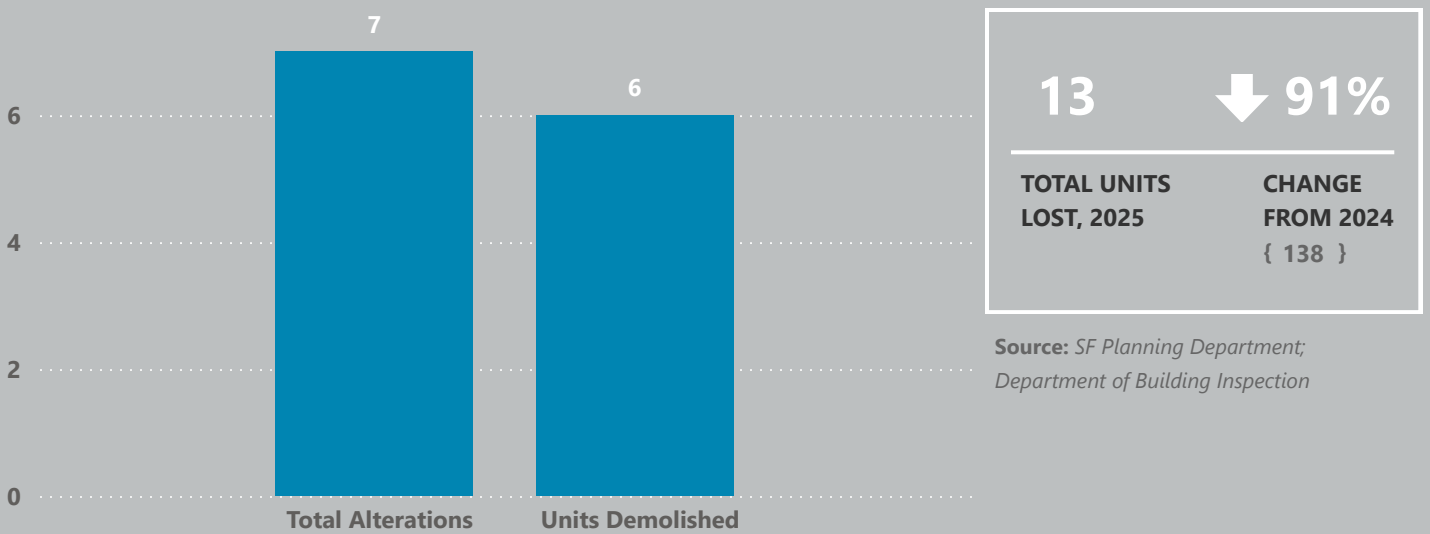
However, a new application may propose an entirely new project (not simply revising an approved one). If two or more projects proposed for the same site or address are competing (i.e., only one could eventually be built), the previous application(s) should either be already approved or, if still under 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.

2025 HOUSING UNIT TRENDS

6. UNITS ADDED BY BUILDING TYPE, 2025



7. UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS BY TYPE OF LOSS, 2025

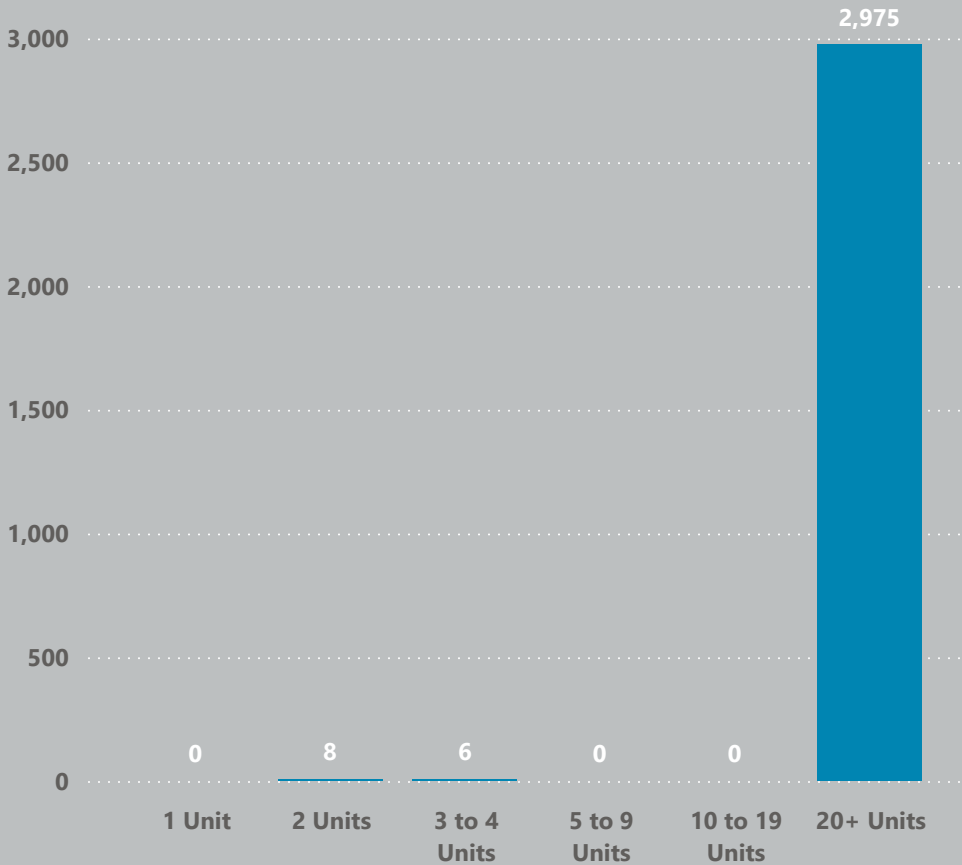


8. UNIT DEMOLITIONS BY BUILDING TYPE, 2025



CONDOMINIUMS IN 2025

9. NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2025



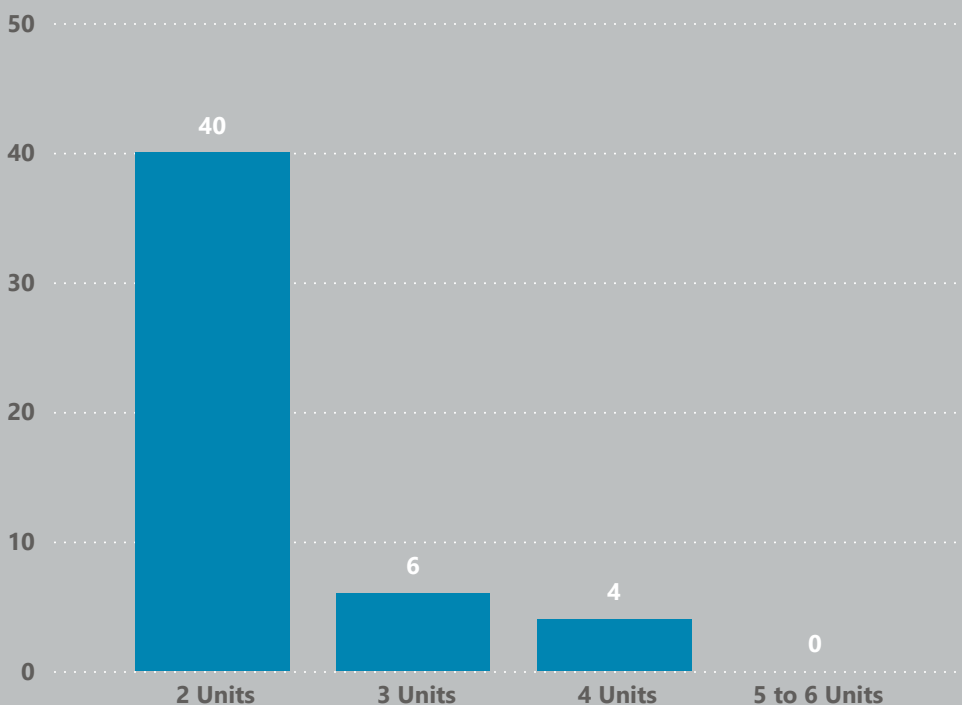
2,989 **↑ 268%**

TOTAL NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2025 **CHANGE FROM 2024 { 813 }**

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, 2025



50 **↓ 56%**

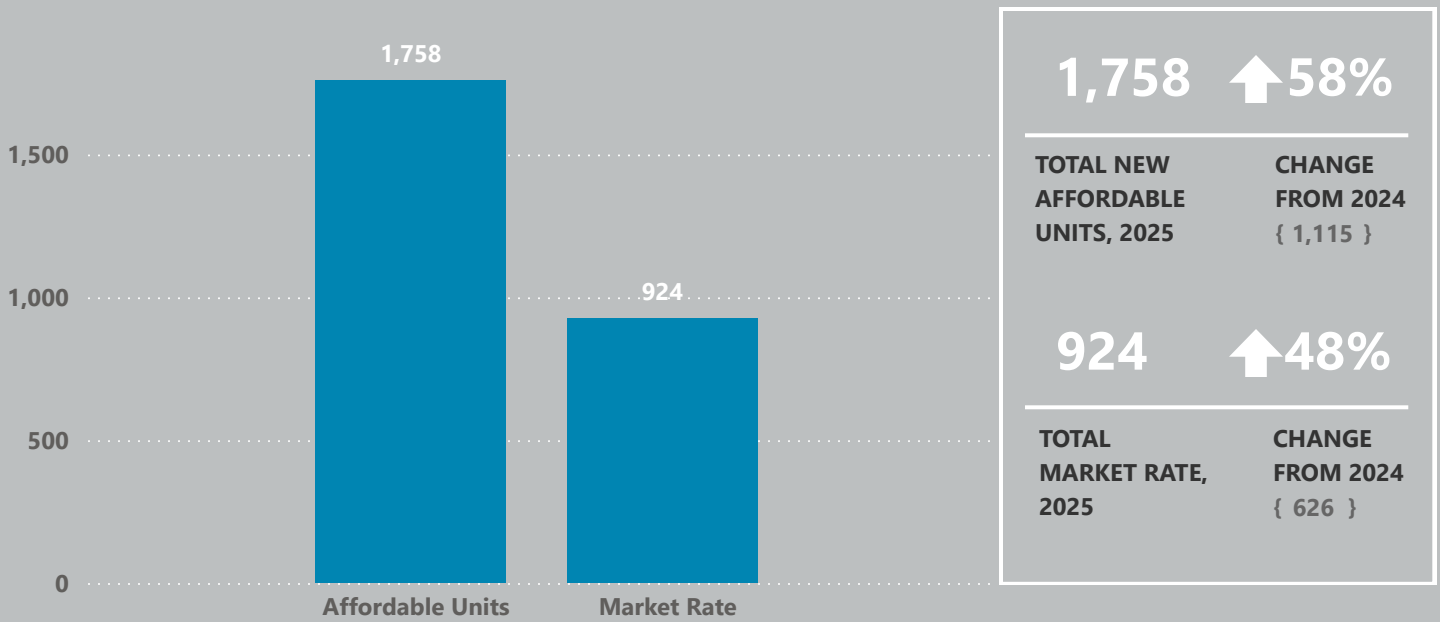
TOTAL CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2025 **CHANGE FROM 2024 { 114 }**

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).

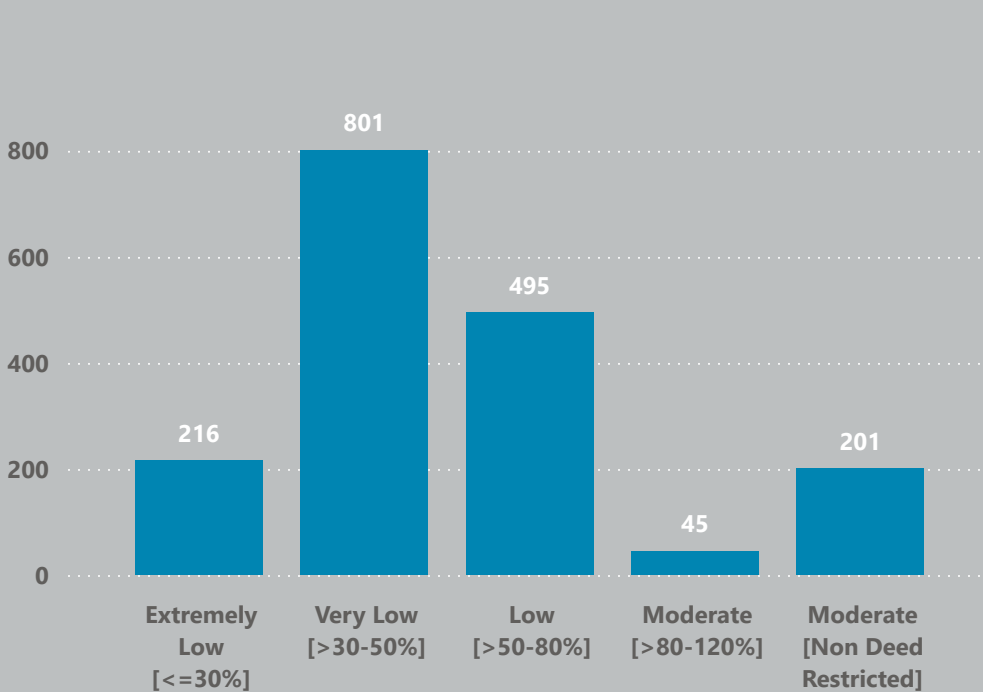
AFFORDABLE HOUSING IN 2025

11. NEW AFFORDABLE AND MARKET RATE UNITS, 2025



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

12. NEW AFFORDABLE HOUSING BY INCOME LEVEL, 2025



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

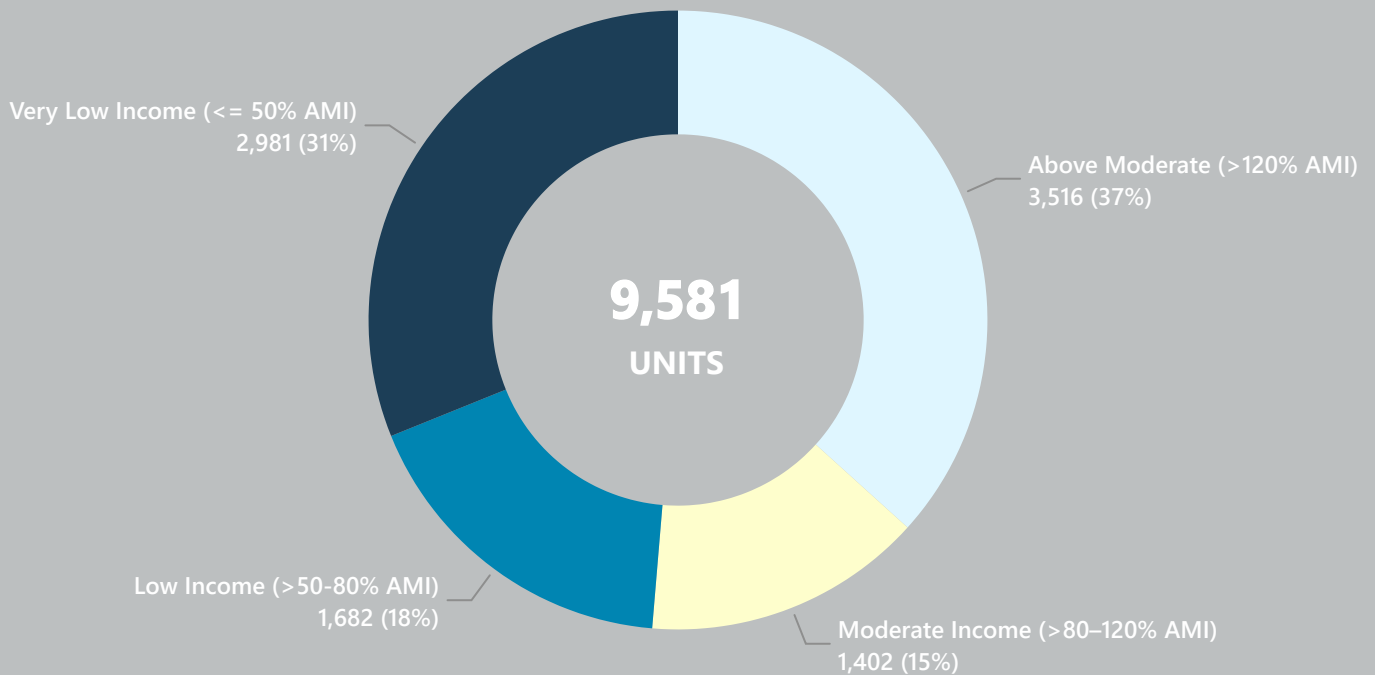
REGIONAL HOUSING NEED ALLOCATION, PLANNING PERIOD 2023-2030

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	2,265	0	3,516	31,955	10%
Moderate Income (>80-120% AMI)	13,717	284	1,042	76	1,402	12,315	10%
Low Income (>50-80% AMI)	12,014	241	1,145	296	1,682	10,332	14%
Very Low Income (<= 50% AMI)	20,867	309	1,718	954	2,981	17,886	14%
TOTALS	82,069	2,085	6,170	1,326	9,581	72,488	12%

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

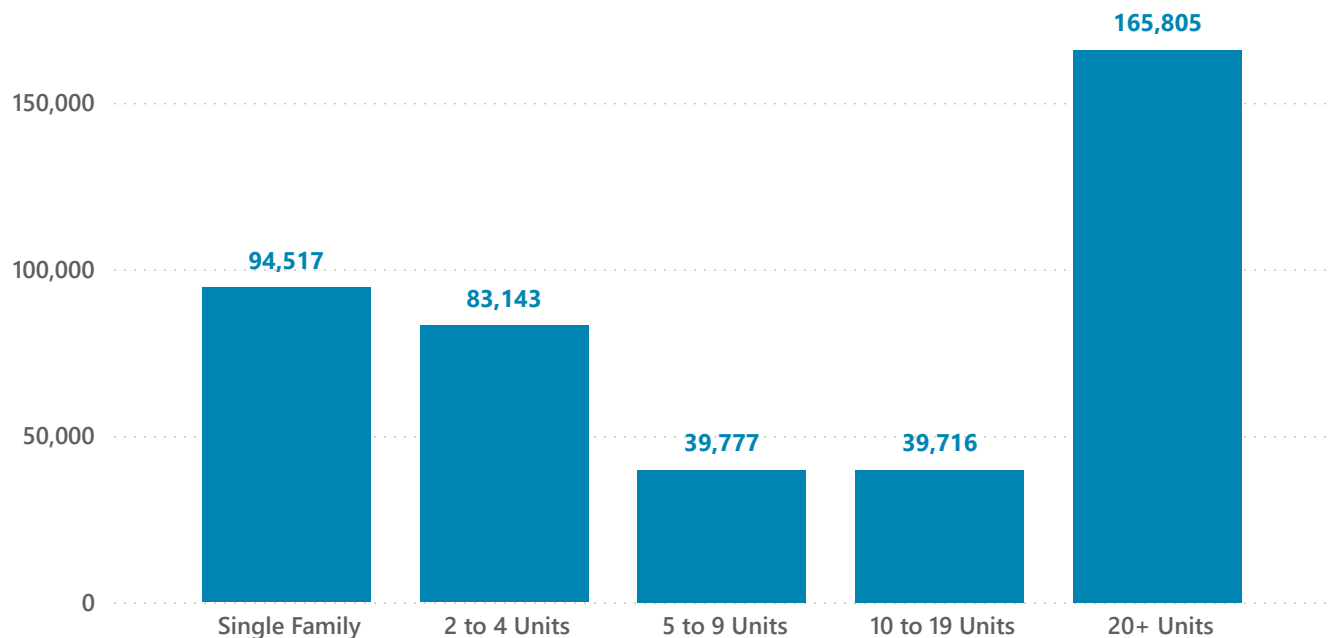
Table 1 and Figure 2 provide a profile of San Francisco’s housing stock by building type for 2025.

TABLE 1.
San Francisco Housing Stock by Building Type, 2025

Year	Single	2 to 4	5 to 9	10 to 19	20+	Total
2024 Housing Stock	94,500	82,988	39,740	39,649	163,412	420,289
2025	17	155	37	67	2,393	2,669
Total	94,517	83,143	39,777	39,716	165,805	422,958

Source: Planning Department

FIGURE 2
San Francisco Total Housing Stock by Building Type, 2025



Source: Planning Department

2. HOUSING PRODUCTION TRENDS

2.1. New Housing Construction

In 2025, new construction units total 2,406 units which is 26% below the 10-year average of 3,260 new construction units.

Alterations resulted in 269 net units added through conversion or expansion of existing structures and addition or legalization of accessory dwelling units. Six (7) units were lost due to conversions and mergers.

The net addition to the City’s housing stock in 2025 is 2,669 units which is 26 % below the 10-year average of 3,622 net new units.

In 2025, 1,758 affordable housing units were completed which accounts for 66 % of the total new units built that year.

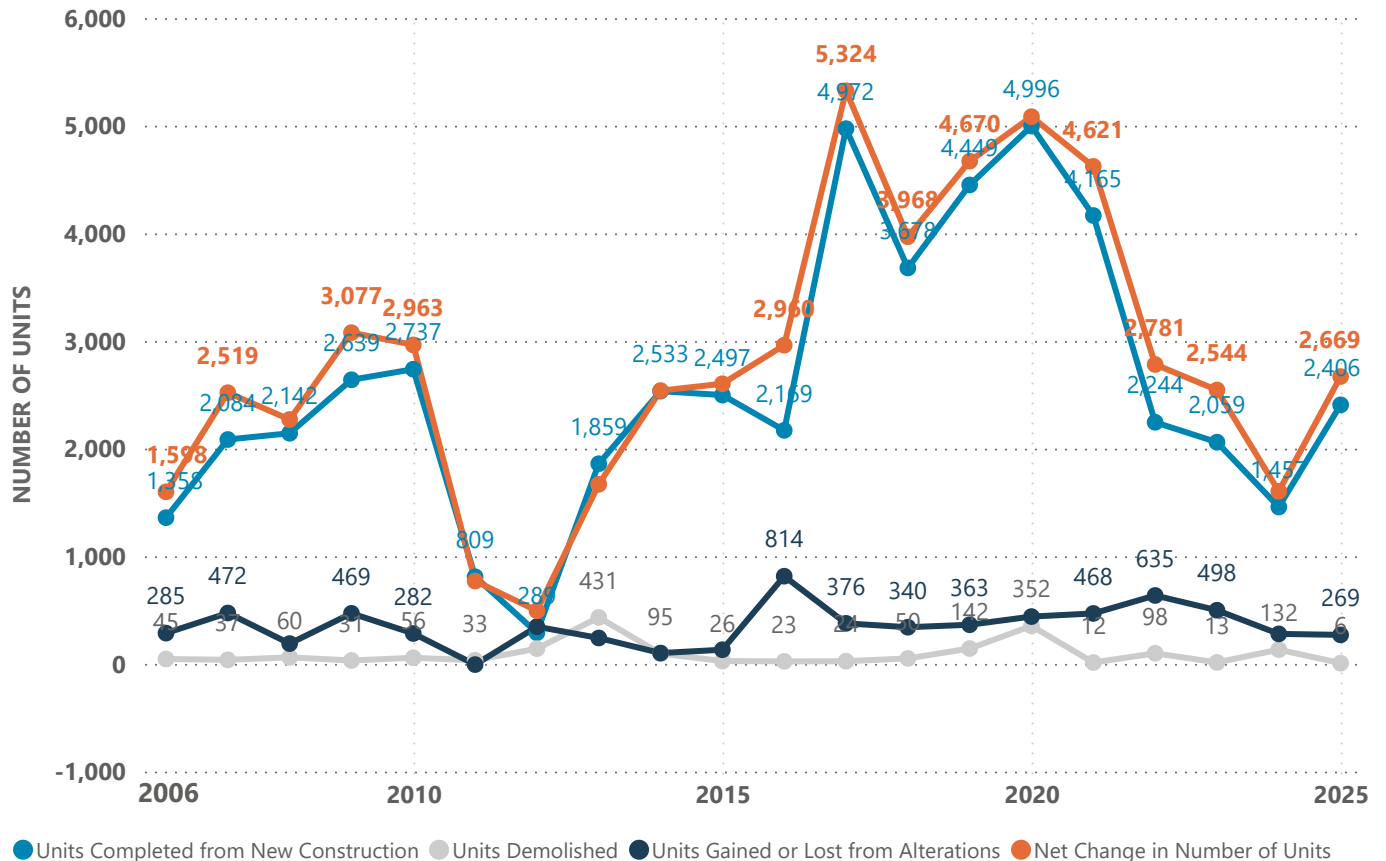
In 2025, DBI authorized 1,900 net units for construction.

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 2025 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects with 10 or more units completed in 2025.

FIGURE 3

San Francisco Housing Trends, 2006–2025



Source: SF Planning Department

TABLE 2.**San Francisco Housing Trends, 2006–2025**

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
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	288	2,639	31	469	3,077
2010	314	2,737	56	282	2,963
2011	2,412	809	33	-7	769
2012	2,500	289	141	345	493
2013	3,221	1,859	431	240	1,668
2014	5,176	2,533	95	100	2,538
2015	3,605	2,497	26	131	2,602
2016	2,606	2,169	23	814	2,960
2017	4,560	4,972	24	376	5,324
2018	4,343	3,678	50	340	3,968
2019	3,975	4,449	142	363	4,670
2020	3,102	4,996	352	439	5,083
2021	1,835	4,165	12	468	4,621
2022	2,898	2,244	98	635	2,781
2023	2,997	2,059	13	498	2,544
2024	1,031	1,457	132	278	1,603
2025	1,900	2,406	6	269	2,669
TOTAL	56,526	51,542	1,807	6,985	56,720

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 2025. Appendix A-4 contains a list of the major projects filed at the Planning Department for review throughout 2025.

TABLE 3.

Projects and Units Filed and Approved at Planning Department, 2021–2025

Year	Projects Filed	Total Units Filed	Projects Approved	Total Units Approved
2021	423	8,041	415	3,796
2022	333	2,602	235	2,893
2023	247	2,674	294	3,045
2024	241	2,517	245	5,739
2025	289	9,614	274	3,723
TOTAL	1,533	25,448	1,463	19,196

Source: SF Planning Department

2.3. Units Authorized for Construction

In 2025, DBI authorized the construction of 1,953 gross new units.

There were 216 projects in 2025 and the average number of units per project citywide was 9.0 units, which is below the average number of units per project over the last five-year period between 2020 and 2025 (7.3 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 2025.

TABLE 4.

Units and Projects Authorized for Construction by Building Type, 2021–2025

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total New Units	Total New Projects
2021	44	275	81	118	1,435	1,953	394
2022	39	241	115	145	2,390	2,930	368
2023	41	190	63	79	2,763	3,136	288
2024	32	180	38	45	786	1,081	244
2025	29	183	18	16	1,707	1,953	216
TOTAL	185	1,069	315	403	9,081	11,053	1,510

Source: SF Planning Department

2.4. Demolitions

The demolition of the 6 units in 2025 is 89 % above the five-year demolition average of 52 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 2025 by building type and Table 6 shows the demolitions in 2025 by Zoning District.

TABLE 5.

Units Demolished By Building Type, 2021–2025

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
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
2025	6	0	0	0	0	6
TOTAL	42	29	121	69	0	261

Source: SF Planning Department

TABLE 6.

Units Demolished by Zoning District by Building Type, 2025

Zoning District	Buildings	Single Family	Total Units
RH-1(D)	1	1	1
RH-2	3	3	3
RM-1	2	2	2
TOTAL	6	6	6

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 269 units from alterations in 2025 is comprised of 276 units added and 7 units eliminated.

Table 7 shows the number of units added and eliminated through alteration permits from 2020 to 2025. 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, 2021–2025

Year	Units Added	Units Eliminated	Net Change
2021	473	5	468
2022	637	2	635
2023	522	24	498
2024	284	6	278
2025	276	7	269
TOTAL	2,192	44	2,148

Source: SF Planning Department

TABLE 8.

Units Lost Through Alterations and Demolitions, 2021-2025

Year	Total Alterations	Units Demolished	Total Units Lost
2021	5	12	17
2022	2	98	100
2023	24	13	37
2024	6	132	138
2025	7	6	13
TOTAL	44	261	305

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 2025, 223 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, 2021–2025

Year	ADUs Added (Completed or Legalized)
2021	330
2022	300
2023	266
2024	235
2025	223
TOTAL	1,354

Source: SF Planning Department; Department of Building Inspection

TABLE 10.**Accessory Dwelling Units Added and Legalized Through Ordinance by Building Type, 2021–2025**

Year	Buildings	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
2021	227	7	133	53	86	51	330
2022	194	7	108	70	59	56	300
2023	179	10	105	53	65	33	266
2024	166	15	107	30	67	16	235
2025	164	14	111	24	35	39	223
TOTAL	930	53	564	230	312	195	1,354

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 2025, 93 projects were in the pipeline for the State Density Bonus Program. These projects propose adding 17,554 units to the housing stock.

> As of December 2025, 11 projects were in the pipeline for the HOME-SF Density Bonus Program. These projects propose adding 422 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 2025. 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 2025**

Program	Projects	Total Units Before Bonus	Affordable Units	Total Units With Bonus
Home-SF Density Bonus Program	11	NA	112	422
State Density Bonus Program	93	NA	4,175	17,554
TOTAL	104	NA	4,287	17,976

Source: SF Planning Department

TABLE 12.**Density Bonus Projects in the Pipeline by Status of Application as of December 2025**

Program	Projects	Under Review	Approved (Building Permits Not Yet Filed)	Permit Filed	Permit Approved	Permit Issued
Home-SF Density Bonus Program	11	0	4	2	2	1
State Density Bonus Program	92	4	33	18	3	5
TOTAL	103	4	37	20	5	6

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 2021 through 2025 by building type.

3.2. New Housing Units Added by Zoning District

Table 14 summarizes new units added in 2025 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, 2021–2025

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
2021	26	229	114	109	4,160	4,638
2022	16	211	100	59	2,495	2,881
2023	32	192	81	69	2,207	2,581
2024	33	166	70	97	1,375	1,741
2025	26	157	37	67	2,395	2,682
TOTAL	133	955	402	401	12,632	14,523

Source: SF Planning Department

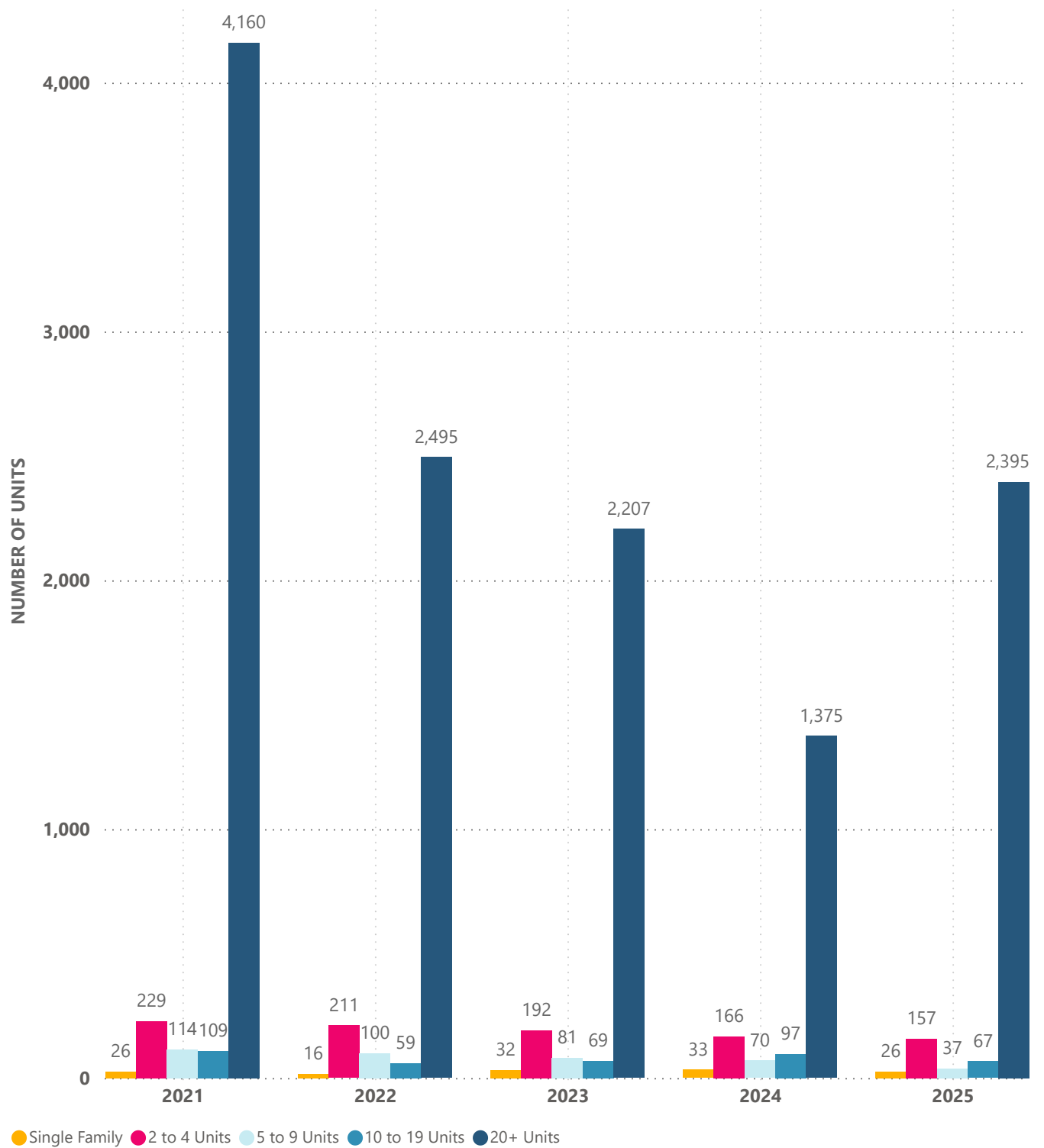
TABLE 14.
New Housing Units Added by Generalized Zoning, 2025

Generalized Zoning Districts	Gross Units	% of Total Gross Units	Rank
Mixed Use (CMUO, CRNC, NC, NCT, RC, etc.)	1,383	52%	1
Residential, House and Mixed (RED, RH, RM, RTO)	1,170	44%	2
Commercial (C-2, C-3-G, C-3-O(SD))	129	5%	3
TOTAL	2,682	100%	

Source: SF Planning Department

FIGURE 4

New Housing Units Added by Building Type, 2021–2025



Source: SF Planning Department

TABLE 15.**New Housing Units Added by Zoning District, 2025**

[1 of 2]

Zoning District	Units	Percentage of Total	Ranking
C-3-G	129	4.82%	8
CMUO	500	18.68%	1
HP-RA	73	2.73%	13
MB-RA	1	0.04%	32
MUR	90	3.36%	12
NC-1	35	1.31%	17
NCD-EXCELSIOR	54	2.02%	15
NCD-GEARY BOULEVARD	99	3.70%	10
NCD-HAIGHT	160	5.98%	5
NCD-INNER SUNSET	1	0.04%	32
NCD-MISSION BERNAL	146	5.45%	7
NCD-SAN BRUNO AVENUE	1	0.04%	32
NCD-TARAVAL	4	0.15%	26
NCD-UNION	3	0.11%	30
NCT-24TH-MISSION	4	0.15%	26
NCT-HAYES	64	2.39%	14
NCT-MISSION	28	1.05%	19
NCT-VALENCIA	1	0.04%	32
PPS-MU	105	3.92%	9
RC-3	4	0.15%	26
RC-4	4	0.15%	26
RED	1	0.04%	32
RH DTR	7	0.26%	22
RH-1	53	1.98%	16
RH-1(D)	18	0.67%	21
RH-2	92	3.44%	11
RH-3	29	1.08%	18
RM-1	436	16.29%	2

Source: SF Planning Department

Continued >>

TABLE 15.**New Housing Units Added by Zoning District, 2025**

[2 of 2]

Zoning District	Units	Percentage of Total	Ranking
RM-2	173	6.46%	4
RM-3	2	0.07%	31
RM-4	6	0.22%	23
RTO	5	0.19%	25
RTO-M	19	0.71%	20
TB DTR	151	5.64%	6
TI-R	178	6.65%	3
UMU	6	0.22%	23
TOTAL	2,682	100%	

Source: SF Planning Department

4. CONDOMINIUMS

4.1. Condominiums Overview

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

Table 16 shows construction of new condominiums recorded by DPW over the past ten years and Table 17 shows new condominium construction by building type over the past five years.

TABLE 16.

New Condominiums Recorded, 2016–2025

Year	Units	Percent Change from Previous Year
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%
2025	2,989	268%
TOTAL	30,431	

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

TABLE 17.

New Condominiums Recorded by Building Type, 2021–2025

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
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
2025	8	6	0	0	2,975	2,989
TOTAL	42	94	99	107	10,416	10,759

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 50 units in 2025. This number is 74% lower than the 10-year average of 194 units.

Table 18 shows the number of conversions recorded by DPW from 2016-2025. Table 19 shows condominium conversions by building type over the past five years.

TABLE 18.

Condominium Conversions Recorded, 2016–2025

Year	Units	Percent Change from Previous Year
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%
2025	50	-56%
TOTAL	1,943	

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

TABLE 19.

Condominium Conversions Recorded by Building Type, 2021–2025

Year	2 Units	3 Units	4 Units	5 to 6 Units	Total
2021	34	0	12	0	46
2022	100	9	16	12	137
2023	104	0	0	0	104
2024	108	0	0	6	114
2025	40	6	4	0	50
TOTAL	386	15	32	18	451

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 2021 through 2025.

TABLE 20.

Changes in Residential Hotel Stock, 2021–2025

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
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
2025	375	11,527	2,312	122	7,470	497	18,997

Source: SF Department of Building Inspection

6. AFFORDABLE HOUSING

6.1. Standards and Definitions of Affordability

Affordable housing is housing that is either rented or owned at rents or prices that are 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 2025 Maximum Income by Household Size Table is derived from HUD's 2025 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 (California Code of Regulations, Title 25, Section 6932):

Extremely low income: Units affordable to households with incomes at or below 60% of the Section 8 "Very Low Income" limit (approximately, 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;

Low income: Units affordable to households with incomes at or below 160% of the Section 8 "Very Low Income" limit (approximately, 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.

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 2025 HUD income limits.

TABLE 21.**2025 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	\$32,750	\$728
	2	1 Bedroom	\$37,400	\$807
	3	2 Bedroom	\$42,100	\$890
	4	3 Bedroom	\$46,750	\$969
	5	4 Bedroom	\$50,500	\$1,008
	6	5 Bedroom	\$54,250	\$1,065
Low Income (80% of HUD Median Income)	1	Studio	\$87,300	\$2,092
	2	1 Bedroom	\$99,750	\$2,366
	3	2 Bedroom	\$112,200	\$2,642
	4	3 Bedroom	\$124,700	\$2,918
	5	4 Bedroom	\$134,650	\$3,111
	6	5 Bedroom	\$144,650	\$3,325
Lower Income (60% of HUD Median Income)	1	Studio	\$65,450	\$1,545
	2	1 Bedroom	\$74,800	\$1,742
	3	2 Bedroom	\$84,150	\$1,941
	4	3 Bedroom	\$93,500	\$2,138
	5	4 Bedroom	\$101,000	\$2,270
	6	5 Bedroom	\$108,500	\$2,422
Very Low Income (50% of HUD Median Income)	1	Studio	\$54,550	\$1,273
	2	1 Bedroom	\$62,350	\$1,431
	3	2 Bedroom	\$70,150	\$1,591
	4	3 Bedroom	\$77,950	\$1,749
	5	4 Bedroom	\$84,150	\$1,849
	6	5 Bedroom	\$90,400	\$1,969

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

TABLE 22.
2025 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	\$76,350	\$2,100	\$235,332
	2	\$87,300	\$2,401	\$272,418
	3	\$98,200	\$2,700	\$309,256
	4	\$109,100	\$3,000	\$339,223
	5	\$117,800	\$3,240	\$357,168
Median Income (90% of HUD Median Income)	1	\$98,200	\$2,700	\$343,969
	2	\$112,250	\$3,087	\$396,469
	3	\$126,250	\$3,472	\$448,719
	4	\$140,250	\$3,857	\$494,100
	5	\$151,450	\$4,165	\$524,474
Moderate Income (110% of HUD Median Income)	1	\$120,000	\$3,300	\$452,358
	2	\$137,150	\$3,772	\$520,270
	3	\$154,300	\$4,243	\$588,183
	4	\$171,450	\$4,715	\$649,225
	5	\$185,150	\$5,092	\$692,029

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

6.2. New Affordable Housing Construction

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

> In 2025, 1,758 affordable housing units were completed. Of these, 117 are new inclusionary units and 1440 are 100% affordable, and 201 are ADUs or legalizations.

> The number of affordable units built in 2025 (1758) is 34% lower than the five year average of affordable units built (1,309 units).

> Low, very low, and extremely low-income units represent 86% of the new affordable units that were constructed in 2025; moderate income units make up the remaining 14 %.

A total of 223 Accessory Dwelling Units (ADUs) were added or legalized in 2025. 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 2025, 201 of the 223 ADUs added or legalized, qualified as affordable units.

Major (20 or more units) new affordable housing projects completed in 2025 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, 2021–2025**

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
2021	34	529	551	98	296	1,508	4,638	33%
2022	188	461	206	70	270	1,195	2,881	41%
2023	0	209	288	212	237	946	2,581	37%
2024	100	182	327	294	212	1,115	1,741	64%
2025	216	801	495	45	201	1,758	2,682	66%
Total	538	2,182	1,867	719	1,216	6,522	14,523	

Source: SF Planning Department

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 Citywide inclusionary requirements were updated for projects with complete applications submitted after January 12, 2016. This update changed the Citywide to 12% of on-site units for projects with 10 to 24 units, 18% on-site for rental projects with 25 units or more, and 20% on-site for ownership projects with 25 units or more. These rates would increase annually by 0.5-1.0%. For projects within the Mission Planning Area, North of Market Residential SUD (Tenderloin), and SoMa NCT (6th Street), the inclusionary requirements were 25% on-site for rental, 27% on-site for ownership in projects with 25 or more units and were not subject to annual increases.

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 2025.

> 117 inclusionary units were completed in 2025. This is 24% lower than the five-year annual average of 153 units.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2025 and details of inclusionary units for those projects that have them.

In Fiscal Year 2025, a total of \$9,568,081 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, 2021-2025

Year	Inclusionary Units	100% Affordable Units	ADU or Legalizations	Total
2021	226	986	297	1,509
2022	197	728	270	1,195
2023	144	585	239	968
2024	83	820	212	1,115
2025	117	1,440	201	1,758
TOTAL	767	4,559	1,219	6,545

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, 2021-2025

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
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
2025	\$4,995	\$4,500	\$1,697,500	\$1,200,000

Source: Zumper.com & California Association of Realtors for rental and home sale prices

6.4. Affordability of Market Rate Housing

Table 26 shows median rental and sales prices for 2021 through 2025.

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 2025, the Mayor's Office of Housing and Community Development and the Office of Community Investment and Infrastructure rehabilitated 232 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, 3,515 units of public housing properties were transferred to owner/developer teams to rehabilitate.

TABLE 26A.**Units Acquired or Rehabilitated, 2016–2025**

Year	Units Acquired /Rehabilitated
2016	152
2017	119
2018	49
2019	181
2020	405
2021	4
2022	516
2023	275
2024	207
2025	232
TOTAL	2,140

Source: Mayor's Office of Housing and Community Development

TABLE 26B.**Details of Units Acquired or Rehabilitated, 2025**

Address	Units Acquired / Rehabilitated
1000 Sutter St	212
375 14th St	17
2425 Post St	3
TOTAL	232

Source: Mayor's Office of Housing and Community Development

TABLE 26C.**Rental Assistance Demonstration Program, 2016–2025**

Year	Sum of Very Low Income Units Turned Over /Rehabilitated	Sum of 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
2025	0	0
TOTAL	3,092	423

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 2025 and Figure 5 breaks down the total housing stock by neighborhood and building type as of 2025.

MAP 1.

San Francisco Analysis Neighborhoods

Source: SF Planning Department

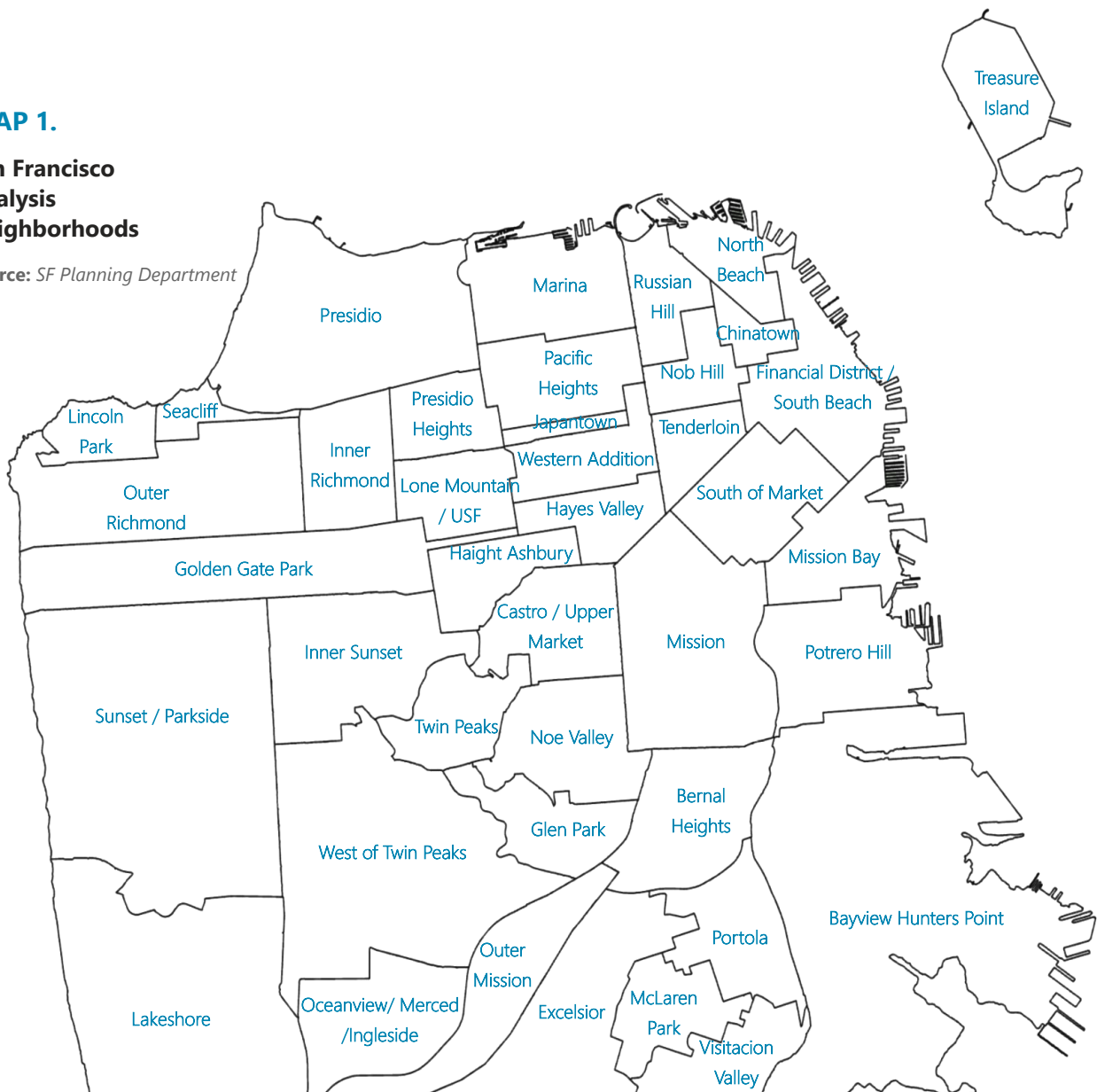


TABLE 27.**Housing Units Production and Loss by Analysis Neighborhood, 2025**

[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	304	2	0	5	16	5	320	2
Bernal Heights	147	8	0	5	9	8	156	8
Castro/Upper Market	1	19	0	5	9	8	10	21
Excelsior	0	22	0	5	7	13	7	24
Financial District/South Beach	151	7	0	5	7	13	158	7
Haight Ashbury	162	6	2	1	5	18	165	6
Hayes Valley	64	11	0	5	4	22	68	12
Inner Richmond	98	10	0	5	9	8	107	10
Inner Sunset	3	17	2	1	10	7	11	20
Japantown	0	22	0	5	-1	30	-1	33
Lone Mountain/USF	0	22	0	5	2	24	2	29
Marina	3	17	0	5	15	6	18	17
Mission	51	13	0	5	19	3	70	11
Mission Bay	0	22	0	5	1	27	1	31
Nob Hill	0	22	0	5	38	2	38	15
Noe Valley	4	16	0	5	8	11	12	19
North Beach	0	22	0	5	5	18	5	26
Oceanview/Merced /Ingleside	0	22	0	5	5	18	5	26
Outer Mission	55	12	0	5	7	13	62	13
Outer Richmond	0	22	1	3	18	4	17	18

Source: SF Planning Department

Continued >>

TABLE 27.**Housing Units Production and Loss by Analysis Neighborhood, 2025**

[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
Pacific Heights	0	22	0	5	8	11	8	22
Portola	1	19	0	5	7	13	8	22
Potrero Hill	264	3	0	5	1	27	265	3
Presidio Heights	0	22	0	5	5	18	5	26
Russian Hill	35	14	0	5	3	23	38	15
Seacliff	1	19	0	5	0	0	1	31
South of Market	596	1	0	5	1	27	597	1
Sunset/Parkside	6	15	1	3	41	1	46	14
Tenderloin	112	9	0	5	0	0	112	9
Treasure Island	178	4	0	5	0	0	178	4
Visitacion Valley	170	5	0	5	2	24	172	5
West of Twin Peaks	0	22	0	5	6	17	6	25
Western Addition	0	22	0	5	2	24	2	29
Total	2,406		6		269		2,669	

Source: SF Planning Department

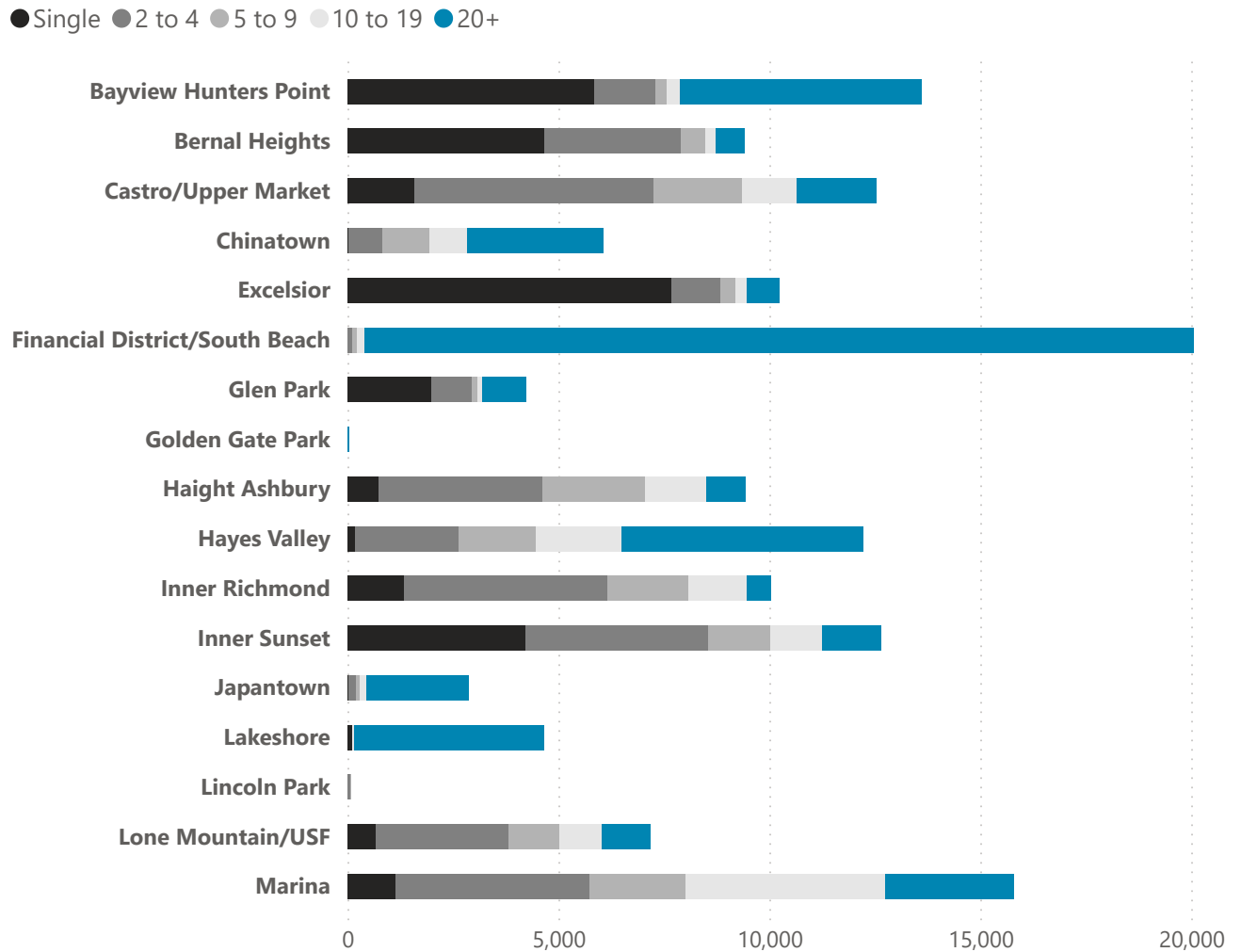
7.2. Housing Stock By Analysis Neighborhood

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 2025.

FIGURE 5.

Housing Stock by Building Type and Analysis Neighborhood, 2025

[1 of 2]

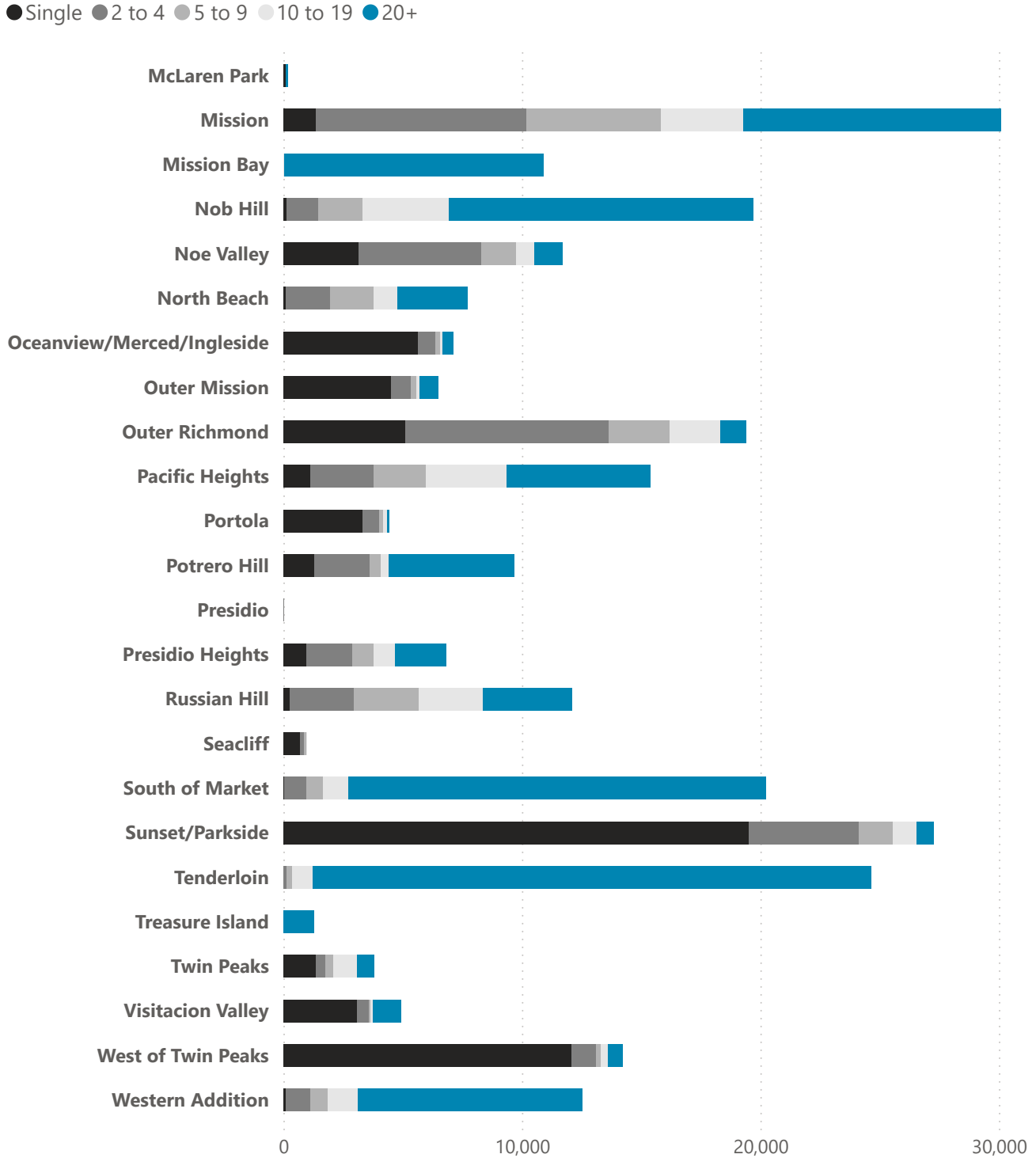


Source: SF Planning Department

FIGURE 5.

Housing Stock by Building Type and Analysis Neighborhood, 2025

[2 of 2]



Source: SF Planning Department

TABLE 28.**Net Change in Housing Stock by Analysis Neighborhood, 2025**

[1 of 5]

Analysis Neighborhood	Year	Single	2 to 4	5 to 9	10 to 19	20+	Total
Bayview Hunters Point	2024 Housing Stock	5,846	1,441	281	296	5,432	13,296
	2025	0	17	0	0	303	320
	Total	5,846	1,458	281	296	5,735	13,616
Bernal Heights	2024 Housing Stock	4,672	3,226	582	253	536	9,269
	2025	2	8	0	0	146	156
	Total	4,674	3,234	582	253	682	9,425
Castro/Upper Market	2024 Housing Stock	1,582	5,676	2,092	1,283	1,887	12,520
	2025	1	8	0	1	0	10
	Total	1,583	5,684	2,092	1,284	1,887	12,530
Chinatown	2024 Housing Stock	27	816	1,099	889	3,230	6,061
	Total	27	816	1,099	889	3,230	6,061
Excelsior	2024 Housing Stock	7,687	1,157	341	282	770	10,237
	2025	1	6	0	0	0	7
	Total	7,688	1,163	341	282	770	10,244
Financial District/South Beach	2024 Housing Stock	7	105	110	196	19,491	19,909
	2025	0	0	0	0	158	158
	Total	7	105	110	196	19,649	20,067
Glen Park	2024 Housing Stock	1,991	973	119	116	1,040	4,239
	Total	1,991	973	119	116	1,040	4,239
Golden Gate Park	2024 Housing Stock	0	0	0	0	42	42
	Total	0	0	0	0	42	42
Haight Ashbury	2024 Housing Stock	749	3,869	2,428	1,456	777	9,279
	2025	0	3	2	0	160	165
	Total	749	3,872	2,430	1,456	937	9,444
Hayes Valley	2024 Housing Stock	196	2,439	1,823	2,042	5,661	12,161
	2025	0	0	1	2	65	68
	Total	196	2,439	1,824	2,044	5,726	12,229

Source: SF Planning Department

Continued >>

TABLE 28.

Net Change in Housing Stock by Analysis Neighborhood, 2025

[2 of 5]

Analysis Neighborhood	Year	Single	2 to 4	5 to 9	10 to 19	20+	Total
Inner Richmond	2024 Housing Stock	1,348	4,815	1,917	1,374	467	9,921
	2025	2	7	0	0	98	107
	Total	1,350	4,822	1,917	1,374	565	10,028
Inner Sunset	2024 Housing Stock	4,238	4,302	1,478	1,221	1,385	12,624
	2025	-1	9	1	2	0	11
	Total	4,237	4,311	1,479	1,223	1,385	12,635
Japantown	2024 Housing Stock	23	190	78	155	2,429	2,875
	2025	0	0	0	0	-1	-1
	Total	23	190	78	155	2,428	2,874
Lakeshore	2024 Housing Stock	118	2	0	32	4,505	4,657
	Total	118	2	0	32	4,505	4,657
Lincoln Park	2024 Housing Stock	18	46	6	0	0	70
	Total	18	46	6	0	0	70
Lone Mountain/USF	2024 Housing Stock	664	3,166	1,211	984	1,149	7,174
	2025	0	1	1	0	0	2
	Total	664	3,167	1,212	984	1,149	7,176
Marina	2024 Housing Stock	1,138	4,587	2,280	4,714	3,053	15,772
	2025	1	7	7	4	-1	18
	Total	1,139	4,594	2,287	4,718	3,052	15,790
McLaren Park	2024 Housing Stock	104	0	0	0	91	195
	Total	104	0	0	0	91	195
Mission	2024 Housing Stock	1,366	8,832	5,619	3,433	10,770	30,020
	2025	2	13	1	15	39	70
	Total	1,368	8,845	5,620	3,448	10,809	30,090
Mission Bay	2024 Housing Stock	0	4	0	45	10,879	10,928
	2025	0	0	0	0	1	1
	Total	0	4	0	45	10,880	10,929

Source: SF Planning Department

Continued >>

TABLE 28.**Net Change in Housing Stock by Analysis Neighborhood, 2025**

[3 of 5]

Analysis Neighborhood	Year	Single	2 to 4	5 to 9	10 to 19	20+	Total
Nob Hill	2024 Housing Stock	133	1,347	1,847	3,598	12,745	19,670
	2025	0	0	0	28	10	38
	Total	133	1,347	1,847	3,626	12,755	19,708
Noe Valley	2024 Housing Stock	3,162	5,123	1,482	737	1,194	11,698
	2025	2	10	0	0	0	12
	Total	3,164	5,133	1,482	737	1,194	11,710
North Beach	2024 Housing Stock	116	1,839	1,832	989	2,950	7,726
	2025	0	0	5	0	0	5
	Total	116	1,839	1,837	989	2,950	7,731
Oceanview/Merced/ Ingleside	2024 Housing Stock	5,654	726	193	116	442	7,131
	2025	0	5	0	0	0	5
	Total	5,654	731	193	116	442	7,136
Outer Mission	2024 Housing Stock	4,515	817	233	143	738	6,446
	2025	1	7	8	0	46	62
	Total	4,516	824	241	143	784	6,508
Outer Richmond	2024 Housing Stock	5,130	8,505	2,549	2,125	1,085	19,394
	2025	-1	11	1	6	0	17
	Total	5,129	8,516	2,550	2,131	1,085	19,411
Pacific Heights	2024 Housing Stock	1,139	2,629	2,219	3,376	6,035	15,398
	2025	0	1	3	4	0	8
	Total	1,139	2,630	2,222	3,380	6,035	15,406
Portola	2024 Housing Stock	3,342	675	146	196	74	4,433
	2025	1	3	1	3	0	8
	Total	3,343	678	147	199	74	4,441
Potrero Hill	2024 Housing Stock	1,288	2,347	446	350	4,991	9,422
	2025	0	3	0	0	262	265
	Total	1,288	2,350	446	350	5,253	9,687

Source: SF Planning Department

Continued >>

TABLE 28.

Net Change in Housing Stock by Analysis Neighborhood, 2025

[4 of 5]

Analysis Neighborhood	Year	Single	2 to 4	5 to 9	10 to 19	20+	Total
Presidio	2024 Housing Stock	10	17	0	0	0	27
	Total	10	17	0	0	0	27
Presidio Heights	2024 Housing Stock	970	1,908	907	887	2,139	6,811
	2025	1	3	1	0	0	5
	Total	971	1,911	908	887	2,139	6,816
Russian Hill	2024 Housing Stock	282	2,691	2,692	2,719	3,689	12,073
	2025	0	0	0	2	36	38
	Total	282	2,691	2,692	2,721	3,725	12,111
Seacliff	2024 Housing Stock	710	160	86	33	0	989
	2025	1	0	0	0	0	1
	Total	711	160	86	33	0	990
South of Market	2024 Housing Stock	57	910	681	1,092	16,895	19,635
	2025	0	0	1	0	596	597
	Total	57	910	682	1,092	17,491	20,232
Sunset/Parkside	2024 Housing Stock	19,519	4,592	1,427	984	709	27,231
	2025	3	24	4	0	15	46
	Total	19,522	4,616	1,431	984	724	27,277
Tenderloin	2024 Housing Stock	17	120	225	887	23,299	24,548
	2025	0	0	0	0	112	112
	Total	17	120	225	887	23,411	24,660
Treasure Island	2024 Housing Stock	0	0	0	0	1,086	1,086
	2025	0	0	0	0	178	178
	Total	0	0	0	0	1,264	1,264
Twin Peaks	2024 Housing Stock	1,360	426	308	1,000	727	3,821
	Total	1,360	426	308	1,000	727	3,821

Source: SF Planning Department

Continued >>

TABLE 28.**Net Change in Housing Stock by Analysis Neighborhood, 2025**

[5 of 5]

Analysis Neighborhood	Year	Single	2 to 4	5 to 9	10 to 19	20+	Total
Visitacion Valley	2024 Housing Stock	3,106	481	78	85	1,003	4,753
	2025	0	2	0	0	170	172
	Total	3,106	483	78	85	1,173	4,925
West of Twin Peaks	2024 Housing Stock	12,100	1,001	194	325	603	14,223
	2025	1	5	0	0	0	6
	Total	12,101	1,006	194	325	603	14,229
Western Addition	2024 Housing Stock	116	1,028	731	1,236	9,414	12,525
	2025	0	2	0	0	0	2
	Total	116	1,030	731	1,236	9,414	12,527
Citywide	2024 Housing Stock	94,500	82,988	39,740	39,649	163,412	420,289
	2025	17	155	37	67	2,393	2,669
	Total	94,517	83,143	39,777	39,716	165,805	422,958

Source: SF Planning Department

APPENDICES:
A CLOSER LOOK
AT HOUSING IN
SAN FRANCISCO

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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 2025. 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 2025.

Table A-3 provides information for all projects with twenty or more units that were fully approved by the Planning Department in 2025. 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 2025. 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 2025.

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 2025 housing production in Analysis Neighborhoods as defined by San Francisco Indicator Project (DPH).

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Appendix B: Planning Area Annual Monitoring

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

Table B-1 details 2025 housing trends in recently adopted planning areas.

Table B-2 summarizes the units approved by the Planning Department in 2025 by planning areas.

Table B-3 summarizes units gained from new construction in 2025 by planning areas.

Table B-4 summarizes units demolished in 2025 by planning areas.

Table B-5 summarizes units lost through alterations and demolitions in 2025 by planning areas.

Table B-6 summarizes affordable housing projects for 2025 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, 2025

Address	Total Units	Units Completed in 2025	Units Completed Prior to 2025	Affordable Units	Tenure Type
555 BRYANT ST	500	500	0	78	Rental
55 BRUTON ST	178	178	0	9	NA
377 06TH ST	90	90	0	12	Ownership
4742 MISSION ST	46	46	0	12	Rental
915 NORTH POINT ST	35	34	0	0	NA
2100 MISSION ST	28	28	0	4	NA
693 SUTTER ST	17	17	0	0	NA
986 SOUTH VAN NESS AV	15	15	0	2	NA

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

TABLE A-2. Major Affordable Housing Projects Completed, 2025

Address	Total Units Completed	Total Units Proposed	Affordable Units	Tenure Type	AMI % Extremely Low	AMI % Very Low	AMI % Low	AMI % Moderate
555 BRYANT ST	500	500	78	Rental	0	46	16	16
1501 SUNNYDALE AV	170	170	168	NA	0	127	41	0
730 STANYAN ST	160	160	159	Rental	56	36	67	0
1801 25TH ST	157	157	157	NA	49	72	36	0
200 FOLSOM ST	151	151	150	NA	24	66	60	0
1633 VALENCIA ST	146	146	145	NA	0	145	0	0
1151 FAIRFAX AV	118	118	101	NA	0	14	87	0
240 VAN NESS AV	112	112	110	Rental	0	30	80	0
1212 MARYLAND ST	105	105	104	Rental	0	21	62	21
4200 GEARY BL	98	98	97	Rental	50	47	0	0
377 06TH ST	90	90	12	Own	0	0	12	0
351 FRIEDEL ST	67	67	66	NA	0	66	0	0
78 HAIGHT ST	63	64	64	NA	35	17	11	1
4742 MISSION ST	46	46	12	Rental	0	0	9	3
151 FRIEDEL ST	45	45	44	NA	2	42	0	0
11 INNES CT	2	73	72	NA	0	72	0	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, 2025

[1 of 5]

Planning Case No.	Address / Project Name	Case Description	Units	Approval Date	Action
2025-004642PRJ	88 BLUXOME ST	<p>The proposed project ("Project") is located on an approximately 2.6-acre development lot, which is identified as a "key development site" in the Central SoMa Plan Area. The Project will subdivide the site into three separate parcels. The western and central parcels will be 43,670 square feet ("sf") and 47,580 sf respectively, for a combined total area of 91,250 sf. The easternmost parcel, sized 22,690 sf, will be dedicated to the City for future affordable housing development.</p> <p>The Project proposes new construction of two separate high-rise residential buildings – one on each of the two westernmost parcels – including a total of approximately 1,777,000 sf and 1,500 dwelling units. The western building will be 599' tall and contain approximately 914,000 sf, including a 2,035 square-foot ground floor commercial space, and 785 dwelling units; the eastern building will be 528' tall and contain approximately 863,000 sf of residential use and 715 dwelling units. Both buildings will include residential uses at grade with associated building support spaces, and parking and loading access. Each building will incorporate parking on four levels, totaling 465 off-street parking spaces and 450 Class 1 bicycle parking spaces across both buildings. Residential floors above will consist of dwelling units and residential amenity areas, storage, and mechanical support spaces. The buildings are to be separated by an at-grade, landscaped pathway lined with residential units.</p> <p>The buildings front onto the planned Bluxome Linear Park, a new public park within the Bluxome Street right-of-way spanning the north side of Bluxome Street from Fourth to Fifth Streets, which will be constructed as part of the Project.</p>	1,500	December 12, 2025	Approved
2018-007883PRJ		<p>Redevelopment of the SFPUC-owned 17-acre lower (western) basin of Balboa Reservoir as a mixed-income multifamily residential development containing 1,300 dwelling units, approximately 174,240 square feet of public and private open space, a 10,000 sf childcare facility, 7,500 sf of retail, and 1,050 vehicle parking spaces. Supportive infrastructure would include new streets and utilities, a vehicle and pedestrian connection from Ocean Avenue via Lee Avenue, a vehicle and pedestrian connection from Phelan Avenue via an easement across the northern edge of the City College-owned upper (eastern) basin, and bicycle connections through the site. The evaluation will also include project variants.</p>	1,100	February 14, 2025	Approved
2017-004921PRJ	650 HARRISON ST	<p>The Site is one parcel (Block 3750 / Lot 009) with a parcel area of 11,090 SF. The Site is zoned MUR – Mixed Use Residential with a 130-G height & bulk designation and is located in the Central SoMa Plan Area and the Central SoMa Special Use District. The Site is currently occupied by a 2-story concrete building. The proposed project requires demolishing the existing structure and replacing it with a new building containing (320) Dwelling Units. The Project Sponsor proposes to redevelop the property per the California State Density Bonus Law (California Government Code Sections 65915-65918), into a rental housing project. The proposed project is the "bonus" project, which includes additional density that the Project Sponsor is entitled per California State Law. The "base" project is a hypothetical code-compliant project that conforms to form-based density controls (height, bulk and setback controls), which serves as the basis for calculating bonus density under California State Law.</p>	320	October 8, 2025	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, 2025

[2 of 5]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2024-001476PRJ	2675 FOLSOM ST	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	March 25, 2025	Approved
2024-004990PRJ	758 PACIFIC AVE	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	January 24, 2025	Approved
2025-005115PRJ	250 LAGUNA HONDA BLVD	The 250 Laguna Honda Blvd. project seeks to demolish the two existing structures and on-site pavement parking to develop a 172-unit, 100% affordable housing project designed to provide permanent supportive housing and large-family housing. The eight-story building will include 35 one-bedroom, 93 two-bedroom, and 44 three-bedroom units with 25% designated as permanent supportive housing for formerly unhoused households. All units will be adaptable or mobility and the ground floor will include a community room, flex room, office spaces, support services, and bicycle and vehicle parking. The project is publicly funded and is utilizing streamlined approval (AB 2162) and the Housing Crisis Act of 2019 (SB 330). The affordability levels will range from 30% AMI to 50% AMI, ensuring deeply affordable options for low-income families and individuals. Supportive services will be provided on site to help residents maintain housing stability, achieve self-sufficiency, and integrate into the community. The lead service providers are Mission Housing Development Corporation and Lutheran Social Services.	172	October 3, 2025	Approved
2024-000975PRJ	344 14TH ST	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	August 11, 2025	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, 2025

[3 of 5]

Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2025-002304PRJ	2970 16TH ST	The project sponsors, Mission Housing Development Corporation ("Mission Housing") and Mission Economic Development Agency ("MEDA") proposes to demolish the existing two-story building and redevelop a 0.32-acre subdivision of the 1.32-acre site in San Francisco's Mission District into a mid-rise 9-story mixed-use affordable permanent supportive housing development. Building 1 will include 135 residential units (65% studios/35% 1-bedrooms) plus 1 property manager unit. The building would house key supportive features, including clinical service areas, property management offices, case management offices, a secured lobby, residential laundry room, and communal spaces for resident use.	136	May 27, 2025	Approved
2024-008402PRJ	896 FOLSOM ST	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.	130	July 1, 2025	Approved
2025-004242PRJ	1015 VAN NESS AVE	Conversion of an existing Residential Care Facility (an Institutional use) to 100% affordable Permanent Supportive Housing (PSH) rental units for Veterans (a Residential use), pursuant to AB 2162. The project will result in 124 residential units, including the conversion of 106 existing RCF care rooms that will receive targeted alterations, the recreation of 16 care rooms that were removed without permits by a previous owner, and the creation of 2 new residential units from previously non-Residential spaces. All 124 units will be furnished with bathrooms, refrigerators, and sinks. 66 units will studio dwellings with built-in 2 burner stove tops, while the remaining 58 units will be SRO units furnished with plug-in burner cooking appliances, to be provided by the operator prior to occupancy, and recirculating hoods. The project will also alter existing amenity spaces to provide a code-compliant mail room, resident service rooms, and property management offices.	124	June 11, 2025	Approved
2025-002672PRJ	650 DIVISADERO ST	Per AB-2011, the project proposes new construction of 107 affordable units in the Western Addition neighborhood, developed by Grove Street Development LP in partnership with MOHCD. The project will include onsite property management, resident services spaces, and resident amenities on the ground and second floors. The existing structure at this property will require demolition to complete the proposed project.	107	June 16, 2025	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, 2025

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Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2024-010303PRJ	1687 MARKET ST	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 (and 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 under the Individually Requested State Density Bonus application. The building will consist of 17 levels of Type 1 (concrete) construction over two Type 1 basement levels.	101	March 17, 2025	Approved
2024-003742PRJ	880 MCALLISTER ST	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	April 22, 2025	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, 2025

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Planning Case No.	Address / Projects Name	Case Description	Units	Approval Date	Action
2024-008754PRJ	777 SUTTER ST	The proposed project is a mixed-use, residential building with ground floor retail located on Sutter Street between Jones and Taylor Streets. The project replaces an existing two-level building. The project will employ SB-423 for a streamlined approval process and will utilize the California State Density Bonus Law (including AB-1287) to increase the allowable unit density by 100% of base density (18 units), waivers, and concessions to achieve the additional units (totaling 36 units).	36	October 1, 2025	Approved
2024-006735PRJ	1324 POWELL ST	Originally proposed in 2019, the project's case number was 2019-014461PRJ (withdrawn). The project itself remains unchanged since it was schematically revised in 2023. The scope is to demolish the existing structure and construct a six-story-over-basement, approximately 20,045-square-foot, mixed-use building. The project will include 26 dwelling unit SROs and 2,002 gross square feet of ground floor commercial space.	26	June 30, 2025	Approved
2025-003234PRJ	995 MARKET ST	The project proposal ("Project") is to convert approximately 40,400 square-feet of an existing, approximately 90,000 square-foot office building to residential use utilizing the Commercial to Residential Adaptive Reuse Program pursuant to Planning Code Section 210.5. Specifically, the Project would convert floors 4 through 14 into 11 dwelling units, one unit per floor; and would retain the approximately 7,000 square-feet of retail 42,000 square-feet of office.	11	September 24, 2025	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.

APPENDIX A: PROJECT LISTS

TABLE A-3.2. Approved Revisions to Major Housing Projects Previously Approved by Planning Department, 2025

Planning Case No.	Address / Project Name	Project Description	Net Units
2024-008986PRJ	10 SOUTH VAN NESS AVE	The project proposes to demolish an existing two-story commercial building and construct a new 65-story mixed-use residential building with ground-floor retail. The building proposes 1,104 residential units and 18,568 square feet of ground retail space.	1,019
2024-005966PRJ	425 BROADWAY	Modification of a previously approved project - Commission Motion NO. 21055. The Project includes demolition of the existing commercial parking structure and construction of two, approximately 65-foot-tall, mixed-use buildings that are seven-stories tall on Broadway and eight-stories on Montgomery Street, with approximately 74,515 square feet of residential use and 8,080 square feet of ground floor retail use, including a commercial laundromat. The Project includes 75 dwelling units (11 three-bedroom units, 8 two-bedroom units, 49 one-bedroom units, and 7 studio units), and 79 Class 1 and 8 Class 2 bicycle parking spaces. Approximately 240 square feet of private usable open space is provided via balconies for six dwelling units, and 5,700 square feet of common usable open space is provided via an interior court and roof deck. The two buildings are separated by a public sewer easement that will be developed as a 25-foot-wide courtyard open space as an extension of Verdi Place. The project utilizes Planning Code Section 207(c)(9), commonly known as Cars to Casas, to achieve an exemption to the dwelling unit density limits. ard.	75
2024-011564PRJ	3333 MISSION ST	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
2024-007277PRJ	1055 TEXAS ST	Minor alterations to a previously approved project which includes the reduction of the front setback from 4 feet to 2 feet and the reduction of the size of the rear setback at the top (seventh) floor from 8 feet to appx. 5 1/2 feet.	25
2025-002075PRJ	280 07TH ST	The project requests administrative approval under the California State Density Bonus Law of a project previously approved per Planning Commission Motion No. 20246. The project will construct a new six-story, 65-foot-tall, mixed-use building and a five-story, 51-foot-tall, residential building with up to a total of 20 dwelling units and approximately 851 sq. ft. of ground floor commercial space, consistent with the plans attached to Motion No. 20246.	20

Source: SF Planning Department

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

APPENDIX A: PROJECT LISTS

TABLE A-4.1. Major Housing Projects with Applications Filed at the Planning Department, 2025

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Planning Case No.	Address / Project Name	Project Description	Net Units
2025-004642PRJ	88 BLUXOME ST	<p>The proposed project (“Project”) is located on an approximately 2.6-acre development lot, which is identified as a “key development site” in the Central SoMa Plan Area. The Project will subdivide the site into three separate parcels. The western and central parcels will be 43,670 square feet (“sf”) and 47,580 sf respectively, for a combined total area of 91,250 sf. The easternmost parcel, sized 22,690 sf, will be dedicated to the City for future affordable housing development.</p> <p>The Project proposes new construction of two separate high-rise residential buildings – one on each of the two westernmost parcels – including a total of approximately 1,777,000 sf and 1,500 dwelling units. The western building will be 599’ tall and contain approximately 914,000 sf, including a 2,035 square-foot ground floor commercial space, and 785 dwelling units; the eastern building will be 528’ tall and contain approximately 863,000 sf of residential use and 715 dwelling units. Both buildings will include residential uses at grade with associated building support spaces, and parking and loading access. Each building will incorporate parking on four levels, totaling 465 off-street parking spaces and 450 Class 1 bicycle parking spaces across both buildings. Residential floors above will consist of dwelling units and residential amenity areas, storage, and mechanical support spaces. The buildings are to be separated by an at-grade, landscaped pathway lined with residential units.</p> <p>The buildings front onto the planned Bluxome Linear Park, a new public park within the Bluxome Street right-of-way spanning the north side of Bluxome Street from Fourth to Fifth Streets, which will be constructed as part of the Project.</p>	1,500
2025-011405PRJ	15 MARINA BLVD	The proposed project aims to replace the existing grocery store and surface parking with a new grocery store, retail parking and 790 residential units with associated residential parking.	790
2025-007438PRJ	2750 SLOAT BLVD	Updated scope to propose new construction of mixed-use, 100% affordable residential high-rise structure. The project contains 682 residential units, including, one (1) level of below-grade public parking garage, bicycle parking, MEP and building service spaces. Above grade the project will provide a retail and commercial areas and publicly accessible community facilities.	682
2021-012562PRJ	0 UNKNOWN	The project sponsor proposes to undertake a mixed-use project that includes six major components:(1) New Tower. The existing, almost 474-foot-tall office building at 77 Beale Street would be demolished and an up to 1,225-foot-tall tower with a 75-foot-tall architectural crown would be constructed. The new tower would include primarily office uses but could include institutional, hotel, and/or residential uses, in addition to retail. In addition, the new tower may include an observation deck at or near the top of the tower; (2) 25 Beale Conversion. The existing, approximately 200-foot-tall office building at 25 Beale Street would be converted to residential use, which would result in a range of between 44 to 120 units; (3) Historic Complex Renovation. The existing historic buildings at 215 and 245 Market Street would be renovated, retaining up to 340,000 gross square feet (gsf) for office and/or institutional uses, along with ground-floor retail. The 45 Beale Street and 215 Market Street Annex buildings and the adjoining interior courtyard would be demolished;(4) Retail. Up to 250,000 gsf of new retail opportunities would be created throughout the site, including 13,500 gsf of existing retail in the 215 and 245 Market Street buildings that would be retained and renovated, and up to 236,500 gsf of retail elsewhere in the site including in the new tower, project variant building, and the new open spaces. Up to 100,000 gsf of the retail could be replaced with general entertainment uses; (5) Open Space. New open space opportunities would be created in a new grade-level courtyard—referred to as the “Urban Village”—by demolishing the 45 Beale Street and 215 Market Street Annex buildings, an adjacent courtyard, and the two-story parking garage at 50 Main Street. Programming for the open space may include up to 7,500 gsf of outdoor entertainment uses; and (6) Project Variants. The EIR will also analyze two variants that would include a second 400-foot-tall stand-alone building along the site’s Main Street façade. The second tower could include up to 317 units (300,000 gsf) of residential use (residential variant) or up to 350 rooms (260,000 gsf) of tourist hotel use (hotel variant). Alternatively, the additional residential or hotel uses could be incorporated into the new, 1,225-foot-tall tower.	437

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, 2025

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Planning Case No.	Address / Project Name	Project Description	Net Units
2025-007507PRJ	536 MISSION ST	The Project proposes to redevelop the existing Golden Gate University site at 536 Mission Street, located between 1st and 2nd Streets at the corner of Ecker Place and Jesse Street (the "Property"). The project will demolish the existing seven-story, 236,680 square foot Golden Gate University building (Institutional Use) and construct a new tower on the lot and proposes 46-stories development with two variants. The first is a 700-foot-tall (752 feet to the top of the parapet), 1,354,395 GSF office building (the "Office Variant"). The second variant is a 650-foot-tall (698 feet to top of the parapet), 1,171,937 GSF building that would include a mix of office and 385 residential dwelling units (the "Mixed Use Variant").	370
2025-008351PRJ	1023 MISSION ST	The proposed project at 1023 Mission Street is a market-rate, 20-story, 220-unit, mixed-income residential project utilizing AB 2011 and the State Density Bonus with required on-site BMR units. The development will replace the existing Production, Distribution, and Repair (PDR) use currently on the site. The ground floor program includes approximately 1,500 sq. ft. of retail space fronting Mission Street, along with a residential lobby and support functions. Upper floors will provide 220 affordable dwelling units in a mix of unit types.	220
2025-001378PRJ	1965 MARKET ST	Located in the Mission neighborhood, the project site at 1965 Market Street (Block 3534 / Lots 058, 059, 061, and 062) has a combined lot area of 16,823 sq. ft. The property is located in both the Residential Transit Oriented District (Lots 059, 061, and 062) and the Moderate Scale Neighborhood Commercial Transit District (Lot 058) with 85-X, 40-X, and 50-X Height and Bulk Districts. The site is currently developed with a two-story, commercial building, which is a historic resource. The project sponsor proposes to construct a 23-story, mixed-use, State Density Bonus project with 218 dwelling units. A total of 34 on-site inclusionary units would be provided with 17 at 50% AMI and 17 at 120% AMI. On the Market Street frontage, the building will be 16 stories and set back to incorporate the existing historic building at the site. The project will also feature 61 parking spaces in an underground garage. The property is subject to form-based density. Because the portion of the property located within the RTO District has an Auto-Oriented Use, Planning Code Section 207(c)(9) provides that the lots are subject to form-based density. The portion of the property located within the NCT-3 District is also subject to form-based density per Planning Code Section 752. A total of 4,953 sq. ft. of common open space and private open space for nine units will be provided through roof decks and a patio. The project will include 130 Class 1 and 12 Class 2 bike parking spaces.	218
2025-001728PRJ	1234 GREAT HWY	The project is located in the Sunset District between La Playa Street and Lower Great Highway with Lincoln and Irving Streets to the north and south of the parcel. There is an existing motel and parking lot at the site which will be demolished to make way for a new residential building for seniors, which will also include an Adult Day Health Care Center (Institutional Community Facility). The primary entrance for the apartment building and the ADHCC will be located on La Playa. The project will provide a total of 199 apartment units, nine parking spaces, outdoor spaces, a community space with a community kitchen, amenity spaces, and a tenant improvement space that will be the ADHCC. The apartment includes a mix of studios, one bedrooms, and two bedrooms.	199

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, 2025

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Planning Case No.	Address / Project Name	Project Description	Net Units
2025-005115PRJ	250 LAGUNA HONDA BLVD	The 250 Laguna Honda Blvd. project seeks to demolish the two existing structures and on-site pavement parking to develop a 172-unit, 100% affordable housing project designed to provide permanent supportive housing and large-family housing. The eight-story building will include 35 one-bedroom, 93 two-bedroom, and 44 three-bedroom units with 25% designated as permanent supportive housing for formerly unhoused households. All units will be adaptable or mobility and the ground floor will include a community room, flex room, office spaces, support services, and bicycle and vehicle parking. The project is publicly funded and is utilizing streamlined approval (AB 2162) and the Housing Crisis Act of 2019 (SB 330). The affordability levels will range from 30% AMI to 50% AMI, ensuring deeply affordable options for low-income families and individuals. Supportive services will be provided on site to help residents maintain housing stability, achieve self-sufficiency, and integrate into the community. The lead service providers are Mission Housing Development Corporation and Lutheran Social Services.	172
2025-002304PRJ	2970 16TH ST	The project sponsors, Mission Housing Development Corporation ("Mission Housing") and Mission Economic Development Agency ("MEDA") proposes to demolish the existing two-story building and redevelop a 0.32-acre subdivision of the 1.32-acre site in San Francisco's Mission District into a mid-rise 9-story mixed-use affordable permanent supportive housing development. Building 1 will include 135 residential units (65% studios/35% 1-bedrooms) plus 1 property manager unit. The building would house key supportive features, including clinical service areas, property management offices, case management offices, a secured lobby, residential laundry room, and communal spaces for resident use.	136
2025-010270PRJ	1979 MISSION ST	The 1979 Mission St affordable family housing project (Parcel 2 & 3) proposes the new construction of (2) buildings, (1) high-rise of 134 affordable family housing units and (1) mid-rise of 112 affordable family housing units in the Mission neighborhood. The project will be developed by Mission Housing and Mission Economic Development Associates in partnership with MOHCD. In addition to the total of 246 new residential dwelling units each building will include on-site property management, resident services spaces and resident amenities on ground and second floors. The existing structure at this property will require demolition to complete the proposed project	134
2025-004242PRJ	1015 VAN NESS AVE	Conversion of an existing Residential Care Facility (an Institutional use) to 100% affordable Permanent Supportive Housing (PSH) rental units for Veterans (a Residential use), pursuant to AB 2162. The project will result in 124 residential units, including the conversion of 106 existing RCF care rooms that will receive targeted alterations, the recreation of 16 care rooms that were removed without permits by a previous owner, and the creation of 2 new residential units from previously non-Residential spaces. All 124 units will be furnished with bathrooms, refrigerators, and sinks. 66 units will studio dwellings with built-in 2 burner stove tops, while the remaining 58 units will be SRO units furnished with plug-in burner cooking appliances, to be provided by the operator prior to occupancy, and recirculating hoods. The project will also alter existing amenity spaces to provide a code-compliant mail room, resident service rooms, and property management offices.	124

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, 2025

[4 of 5]

Planning Case No.	Address / Project Name	Project Description	Net Units
2025-011975PRJ	249 PENNSYLVANIA AVE	<p>The proposed project is to construct a 9-story, 124-unit affordable, large family, housing building. At least 25% of the units will be 2-BR and 3BR each. At least 30% of the units will be 30%-AMI and permanently supportive. The remaining units, excluding the manager's unit, will be 50% AMI. The site is steeply sloped at approximately 10% along Pennsylvania Avenue. The main residential entry is at the first story near the street intersection. Residential services and amenities, including community room, property, manager and social services offices, bike parking, building utilities and storage are located on the first story. The second story includes residential units as well as the laundry room, ancillary community room, and an exit from the stories above. The third story includes residential units, a family day care unit, and the electrical room. The fourth through ninth story are similar and primarily contain residential units. The roof contains building utilities within an enclosed mechanical penthouse or visual / acoustical enclosure, a vegetated roof to mitigate stormwater, and photovoltaic panels. The roof will not be occupied except by for maintenance. Open space is located in a courtyard facing Pennsylvania Avenue on the on grade on the first story and over structure on the second story. Additional open space for stormwater treatment and for the family day care is located at level 3 at the south end of the site.</p> <p>The site is currently vacant with no existing uses or structures. The site is partially excavated and retained and contains existing retaining walls, shoring, slabs on grade, and perimeter fencing.</p>	124
2025-004385PRJ	1025 HOWARD ST	Demolition of two existing non-historic, one-story buildings with basements. The existing buildings house post-secondary educational facilities and no housing. Per SB 423, the proposed building will be approximately 114,341 gross square feet with nine stories and a basement. There are 120 proposed units with 39.2% two-bedroom units and the remainder will be one-bedroom units.	120
2025-002672PRJ	650 DIVISADERO ST	Per AB-2011, the project proposes new construction of 107 affordable units in the Western Addition neighborhood, developed by Grove Street Development LP in partnership with MOHCD. The project will include onsite property management, resident services spaces, and resident amenities on the ground and second floors. The existing structure at this property will require demolition to complete the proposed project.	107
2025-010575PRJ	1601 OCEAN AVE	Per AB 2011, the proposal is for a new seven-story, mixed-use building with 99 residential units, 18 affordable low-income units at 55% AMI, two penthouses, open space, roof deck, and five commercial retail spaces located on the ground floor.	101
2025-005861PRJ	222 CAPP ST	Per SB 423, the proposal is to replace an existing surface parking lot with an eight-story, 70-unit project featuring residential uses above a podium with a lobby, utilities, and a private parking garage with 12 parking stalls. The project's unit mix includes 21 studios, 21 one-bedrooms, and 28 two-bedrooms and its tenure is rental. A 2,000-square-foot, rear courtyard is featured on the second floor.	70
2025-000470PRJ	3275 SAN BRUNO AVE	The project site comprises six vacant parcels along San Bruno Avenue, with a frontage of 537.42' and an area of 25,182 sq. ft. The site has a large billboard and easements that allow for four buildable sites. The proposal is to utilize the State Density Bonus to construct 47 units in three separate buildings. Each will be three stories tall and two will include vehicle parking. Large open space and landscaping will be provided for the residents.	47
2024-008754PRJ	777 SUTTER ST	The proposed project is a mixed-use, residential building with ground floor retail located on Sutter Street between Jones and Taylor Streets. The project replaces an existing two-level building. The project will employ SB-423 for a streamlined approval process and will utilize the California State Density Bonus Law (including AB-1287) to increase the allowable unit density by 100% of base density (18 units), waivers, and concessions to achieve the additional units (totaling 36 units).	36

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.

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APPENDIX A: PROJECT LISTS

TABLE A-4.1. Major Housing Projects with Applications Filed at the Planning Department, 2025

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Planning Case No.	Address / Project Name	Project Description	Net Units
2025-002345PRJ	2101 LOMBARD ST	<p>PROJECT PROPOSES DEMOLITION OF AN EXISTING (1) STORY FORMULA RETAIL RESTAURANT. PROPOSAL WILL USE THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM FOR THE CONSTRUCTION OF A NEW MIXED-USE BUILDING OF (8) STORIES OVER PARTIAL BASEMENT. THE BUILDING IS TO CONSIST OF (34) DWELLING UNITS ON LEVELS 2-7, LEVEL 1 COMMERCIAL AND RESIDENTIAL ENTRY, AND LEVEL 8 COMMERCIAL TO SUPPLEMENT LEVEL 1 RESTAURANT USE. BASEMENT LEVEL TO INCLUDE STORAGE, MECHANICAL/UTILITY SPACES, AND (34) CLASS 1 BICYCLE PARKING SPACES. 2 COMMERCIAL LOADING / VEHICULAR PARKING SPACES ARE PROPOSED AT THE FIRST FLOOR.</p> <p>THE PROJECT PROPOSES USING THE STATE DENSITY BONUS (SDB) PROGRAM TO ACHIEVE GREATER DENSITY THAN IS ALLOWED UNDER THE CURRENT NC-3/40X ZONING DISTRICT. IN ADDITION TO PROVIDING MORE AFFORDABLE BELOW-MARKET RATE UNITS, THE PROJECT WILL REQUIRE WAIVERS AND CONCESSIONS UNDER THE SDB. THE PROJECT REQUESTS PLANNING COMMISSION APPROVAL OF (8) WAIVERS (HEIGHT; REAR YARD; OPEN SPACE; DWELLING UNIT MIX; ROOF DECK SETBACK; FACADE ARTICULATION; SIDE AND REAR STEPBACKS; BLIND WALLS) AND (3) CONCESSIONS ("RESTAURANT/COMMERCIAL USE ABOVE THE SECOND FLOOR"; EXTERIOR "ACTIVE USE" AT THE ROOF LEVEL; AND PROJECTING WINDOW BAY DIMENSIONS).</p>	34
2024-006735PRJ	1324 POWELL ST	Originally proposed in 2019, the project's case number was 2019-014461PRJ (withdrawn). The project itself remains unchanged since it was schematically revised in 2023. The scope is to demolish the existing structure and construct a six-story-over-basement, approximately 20,045-square-foot, mixed-use building. The project will include 26 dwelling unit SROs and 2,002 gross square feet of ground floor commercial space.	26
2024-010667PRJ	134 PORTER ST	The proposed project will merge five vacant RH-2 zoned properties and develop the site as a single multifamily building. Using the State Density Bonus, the 10 allowable dwellings are proposed with a 100% bonus to equal 20 units. The total height will be seven stories tall but only three stories will be at street level.	20
2025-008287PRJ	915 BRYANT ST	Demo of existing 2-story medical/office building. New ground up construction of 14 units mixed-use multifamily residential building including 1- and 2-bedroom units, ground floor commercial retail space, and basement mechanical.	14
2025-003234PRJ	995 MARKET ST	The project proposal ("Project") is to convert approximately 40,400 square-feet of an existing, approximately 90,000 square-foot office building to residential use utilizing the Commercial to Residential Adaptive Reuse Program pursuant to Planning Code Section 210.5. Specifically, the Project would convert floors 4 through 14 into 11 dwelling units, one unit per floor; and would retain the approximately 7,000 square-feet of retail 42,000 square-feet of office.	11

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, 2025

Planning Case No.	Address / Project Name	Project Description	Net Units
2024-008986PRJ	10 SOUTH VAN NESS AVE	The project proposes to demolish an existing two-story commercial building and construct a new 65-story mixed-use residential building with ground-floor retail. The building proposes 1,104 residential units and 18,568 square feet of ground retail space.	1,019
2025-007399PRJ	214 CLARA ST	Construction of a new building on a vacant lot, incorporating Lot 147. The project will feature a 257' tall structure fronting 5th Street with two three-story wings along Shipley and Clara Streets. There will be 272 residential units, 164 parking spaces, 180 Class 1 and 16 Class 2 bicycle spaces, and 9,800 sq. ft. of common open space. The project is utilizing the Individually Requested State Density Bonus to achieve a 100% density increase by providing 15% of the units at 50% AMI and 15% at 120% AMI.	260
2025-007856PRJ	960 HOWARD ST	This project is a revision to a previously entitled project per 2022-005027PRJ, accompanying site permit 202208150519. This revision increases the previously proposed nine-story vertical addition to 11 stories and will still utilize mass timber construction on top of the three stories of mixed-use development approved per permit 202001131764, which serves as the full development's base of the total building composition. This project additionally proposes to merge Lots 18 and 19, currently known as 960 Howard Street, Vara Block 3725, to create one parcel. The existing three-story development is converting floors two and three to residential use and is maintaining the mixed-use designation on the ground floor for PDR, Retail, and residential infrastructure. The project will utilize SB 330, the State Density Bonus, and will provide 200 affordable units (100%, excluding manager units) at an average AMI of 60% or below.	202
2025-000571PRJ	550 OFARRELL ST	Demolish existing parking garage; construct 17-story residential building (170 feet in height) containing 140 dwelling units, including 16 affordable inclusionary units. Utilizing the State Density Bonus law and Planning Code section 206.6, the project seeks a 50% density bonus over the 94 unit base project, with waivers for height, bulk, rear yard, unit exposure and open space.	140
2025-002075PRJ	280 07TH ST	The project requests administrative approval under the California State Density Bonus Law of a project previously approved per Planning Commission Motion No. 20246. The project will construct a new six-story, 65-foot-tall, mixed-use building and a five-story, 51-foot-tall, residential building with up to a total of 20 dwelling units and approximately 851 sq. ft. of ground floor commercial space, consistent with the plans attached to Motion No. 20246.	20

Source: SF Planning Department

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

APPENDIX A: PROJECT LISTS

TABLE A-5. Major Projects Authorized for Construction by DBI, 2025

Address	Units	Construction Type	Authorized Date
300 DE HARO ST	425	New Construction	June 24, 2025
1123 SUTTER ST	303	New Construction	June 26, 2025
1515 SOUTH VAN NESS AV	168	New Construction	January 31, 2025
2970 16TH ST	136	New Construction	December 17, 2025
11 FRIDA KAHLO WY	128	New Construction	November 25, 2025
1652 SUNNYDALE AV	95	New Construction	June 18, 2025
967 MISSION ST	95	New Construction	October 27, 2025
850 TURK ST	92	New Construction	May 8, 2025
1501 SUNNYDALE AV	89	New Construction	July 16, 2025
160 FREELON ST	85	New Construction	July 15, 2025
3300 MISSION ST	35	New Construction	March 20, 2025
1055 TEXAS ST	25	New Construction	March 18, 2025
159 FELL ST	24	New Construction	September 9, 2025

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, 2025

TABLE A-6.1. State Density Bonus, 2025

[1 of 3]

Address	Total Net Dwelling Units	Net Affordable Units	Modifications
610 BRANNAN ST	3532		
88 BLUXOME ST	1500	150	Exposure, Height Limit, Off-Street Loading, Open Space, Other Modification
10 SOUTH VAN NESS AVE	1019	89	
620 FOLSOM ST	826	135	
15 MARINA BLVD	790	86	
2750 SLOAT BLVD	682	682	
524 HOWARD ST	672	68	Exposure, Height Limit, Off-Street Loading, Open Space, Other Modification
395 03RD ST	524	84	Height Limit, Open Space, Other Modification
395 03RD ST	522	53	
469 STEVENSON ST	495	73	Exposure, Open Space, Other Modification, Rear Yard
0 UNKNOWN	437	66	Exposure, Height Limit, Off-Street Loading, Other Modification, Rear Yard
650 HARRISON ST	320	48	
532 JONES ST	261	32	Exposure, Height Limit, Off-Street Loading, Other Modification, Rear Yard
214 CLARA ST	260	42	
2675 FOLSOM ST	237	234	Exposure, Height Limit, Off-Street Loading, Other Modification, Rear Yard
1123 SUTTER ST	222	45	Height Limit, Other Modification, Rear Yard
1023 MISSION ST	220	34	
1965 MARKET ST	218	34	
925 BRYANT ST	218	35	Exposure, Off-Street Loading, Open Space, Other Modification, Rear Yard
400 DIVISADERO ST	203	22	Exposure, Height Limit, Off-Street Loading, Open Space, Other Modification, Rear Yard
960 HOWARD ST	202	202	
1234 GREAT HWY	199	199	
1500 15TH ST	190	30	Height Limit, Other Modification, Rear Yard
250 LAGUNA HONDA BLVD	172	172	Exposure, Height Limit, Open Space, Rear Yard
1515 SOUTH VAN NESS AVE	168	168	Exposure, Open Space, Rear Yard
344 14TH ST	164	26	
3333 MISSION ST	140	140	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
550 OFARRELL ST	140	16	
1979 MISSION ST	134	134	
896 FOLSOM ST	130	20	
1015 VAN NESS AVE	124	124	Exposure, Open Space, Rear Yard
249 PENNSYLVANIA AVE	124	124	
1025 HOWARD ST	120	9	

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, 2025

[2 of 3]

Address	Total Net Dwelling Units	Net Affordable Units	Modifications
960 HOWARD ST	113	16	Exposure, Height Limit, Other Modification, Parking
1462 PINE ST	104	23	
955 SANSOME ST	102	16	
1601 OCEAN AVE	101	18	
1687 MARKET ST	101	101	Height Limit, Open Space, Other Modification, Rear Yard
468 TURK ST	101	17	Height Limit, Other Modification, Rear Yard
967 MISSION ST	95	95	Exposure, Open Space, Other Modification, Rear Yard
1401 FOLSOM ST	94	10	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
880 MCALLISTER ST	91	91	
540 TURK ST	88	12	Exposure, Height Limit, Other Modification, Rear Yard
468 TURK ST	85	9	
639 BRYANT ST	85	85	Height Limit, Off-Street Loading, Other Modification, Rear Yard
2530 18TH ST	73	73	Exposure, Height Limit, Other Modification, Rear Yard
222 CAPP ST	70	11	
98 PENNSYLVANIA AVE	64	10	Height Limit, Other Modification, Rear Yard
2205 MISSION ST	63	31	Exposure, Height Limit, Other Modification, Rear Yard
3300 GEARY BLVD	62	12	
1010 MISSION ST	57	13	Exposure, Other Modification, Rear Yard
1196 COLUMBUS AVE	56	12	Height Limit, Rear Yard
1721 15th ST	50	11	Exposure, Height Limit, Open Space, Other Modification
3275 SAN BRUNO AVE	47	5	
3601 LAWTON ST	46	10	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
3260 26TH ST	42	7	Height Limit, Open Space, Rear Yard
350 OCEAN AVE	36	6	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
618 OCTAVIA ST	36	6	Exposure, Height Limit, Rear Yard
777 SUTTER ST	36	6	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
3300 MISSION ST	35	35	Height Limit, Open Space, Other Modification, Rear Yard
67 BELCHER ST	30	5	Exposure, Height Limit, Other Modification, Rear Yard
2051 MARKET ST	29	4	Exposure, Rear Yard
842 CALIFORNIA ST	28	0	Exposure, Height Limit, Rear Yard
1324 POWELL ST	26	3	

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, 2025

[3 of 3]

Address	Total Net Dwelling Units	Net Affordable Units	Modifications
2395 SACRAMENTO ST	24	3	Exposure, Height Limit, Open Space, Rear Yard
240 CHURCH ST	24	3	Height Limit
659 UNION ST	23	2	Exposure, Height Limit, Off-Street Loading, Open Space, Other Modification, Rear Yard
580 MINNA ST	22	2	Exposure, Height Limit, Other Modification, Rear Yard
134 PORTER ST	20	3	
1526 POWELL ST	20	3	Exposure, Height Limit, Other Modification, Rear Yard
280 07TH ST	20	2	
280 07TH ST	20	2	Exposure, Rear Yard
875 SANSOME ST	20	2	Height Limit, Open Space, Other Modification, Rear Yard
2201 MARKET ST	19	2	
2955 MISSION ST	18	2	Exposure, Height Limit, Rear Yard
3832 18TH ST	18	3	Exposure, Height Limit, Rear Yard
915 BRYANT ST	14	3	Exposure, Height Limit, Open Space, Other Modification, Rear Yard
173 SHIPLEY ST	13	1	
5280 03RD ST	11	1	Height Limit
1151 WASHINGTON ST	9	1	Exposure, Other Modification, Rear Yard
1474 SOUTH VAN NESS AVE	9	1	
2083 ELLIS ST	9	1	
3900 GEARY BLVD	8	1	
1736 FILBERT ST	7	2	
4148 24TH ST	6	1	
150 09TH ST	5	5	Exposure, Open Space, Rear Yard
34 WOODWARD ST	4		

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 2025

Address	Total Net Dwelling Units	Net Affordable Units	Modifications
5250 03RD ST	100	30	Exposure, Off-Street Loading, Open Space, Other Modification, Rear Yard
3285 SAN BRUNO AVE	69	17	Exposure, Height Limit, Open Space, Rear Yard
4570 MISSION ST	69	17	
5425 MISSION ST	50	12	
2800 GEARY BLVD	42	13	Exposure, Height Limit, Rear Yard
4199 MISSION ST	39	12	
5012 03RD ST	29	9	
1055 TEXAS ST	25	6	
4712 03RD ST	21	1	
3945 JUDAH ST	20	5	
2055 TARAVAL ST	17	4	
3055 CLEMENT ST	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, 2025

[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	30 VAN NESS AVE	Alteration	0	3	47	11	61	348	348
	200 Folsom Street - Transbay Block 2	New Construction	54	112	165	0	331	184	335
	1101-1123 SUTTER ST	New Construction	0	23	18	4	45	303	303
	1633 VALENCIA ST / 3485 CESAR CHAVEZ ST	New Construction	0	145	0	0	145	126	272
	1515 SOUTH VAN NESS AVE	New Construction	40	34	93	0	167	168	168
	2970 16TH ST	New Construction	0	1	19	5	25	136	136
	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
	2550 Irving Street	New Construction	32	32	25	0	89	90	90
	639 Bryant Street (AKA 160 Freelon Street)	New Construction	0	27	57	0	84	85	85
	750 Golden Gate Phase 1	New Construction	8	16	20	0	44	75	75
	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
	3300 MISSION STREET	New Construction	11	0	23	0	34	35	35
	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	

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, 2025

[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	Candlestick / Hunters Point Shipyard II	New Construction	0	0	0	0	3,014	9,637	9,973
	Treasure Island / Yerba Buena Island	New Construction	0	0	0	0	1,508	6,273	7,255
	Parkmerced	New Construction	0	0	0	0	852	5,314	5,314
	Stonestown	New Construction	0	0	0	0	698	3,491	3,491
	Freedom West	New Construction	0	0	0	0	597	2,537	2,537
	Potrero Power Station	New Construction	0	0	0	0	804	2,228	2,333
	Mission Rock	New Construction	0	0	0	0	357	1,409	1,950
	Hope SF Potrero	New Construction	0	0	0	0	591	1,471	1,700
	Pier 70	New Construction	0	0	0	0	325	1,634	1,634
	Hope SF Sunnydale	New Construction	0	0	0	0	640	1,249	1,586
	India Basin	New Construction	0	0	0	0	394	1,575	1,575
	88 BLUXOME ST	New Construction	0	15	212	50	277	1,500	1,500
	Visitacion Valley / Schlage Lock	New Construction	0	0	0	0	252	1,123	1,123
	620 FOLSOM ST	New Construction	0	107	0	0	107	826	826
	11 & 15 MARINA BLVD	New Construction	0	8	112	26	146	790	790
	3333 California ST	New Construction	0	0	0	0	185	744	744
	5M	New Construction	0	0	0	0	38	386	688
	2700 & 2750 Sloat Blvd	New Construction	80	357	186	59	682	682	682
	TRANSBAY BLOCK 4 - 200 Main Street	New Construction	0	0	0	307	307	681	681
	HOPE SF Hunters View	New Construction	0	0	0	0	26	273	677
524 & 530 HOWARD ST	New Construction	0	0	68	0	68	672	672	
1500-1540 MARKET ST - Modified Project	New Construction	0	5	73	17	95	516	516	

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, 2025

[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	SFMTA_Potrero Yard Modernization Project (2500 Mariposa St)	New Construction	60	269	140	44	513	513	513
	469 STEVENSON ST	New Construction	0	38	14	14	66	495	495
	77 BEALE ST/ 50 MAIN ST	New Construction	0	15	44	8	66	437	437
	Balboa Reservoir	New Construction	0	0	0	0	550	413	413
	536 Mission St	New Construction	0	4	52	12	68	370	370
	180 HAWTHORNE STREET	New Construction	0	10	31	15	56	320	320
	1338 MISSION ST	New Construction	0	10	28	6	44	287	287
	3700 CALIFORNIA ST - Modified Project	New Construction	0	3	37	9	49	264	264
	450 OFARRELL ST	New Construction	0	0	23	0	23	261	261
	360 5TH STREET	New Construction	0	3	37	9	49	260	260
	2675 Folsom Street	New Construction	28	124	65	20	237	237	237
	667 FOLSOM STREET (120-126 HAWTHORNE)	New Construction	0	4	29	6	39	230	230
	1023 MISSION STREET	New Construction	0	2	31	7	40	220	220
	1965 MARKET STREET	New Construction	0	2	31	7	40	218	218
	400 DIVISADERO ST	New Construction	0	2	29	7	38	203	203
	960 AND 952 HOWARD ST	New Construction	24	106	55	17	202	202	202
	1234 GREAT HIGHWAY	New Construction	0	2	28	7	37	199	199
	600 MCALLISTER (CA)	New Construction	0	0	16	2	18	196	196
542-550 Howard Street (Transbay Parcel F)	New Construction	0	0	30	12	42	165	165	
344 14TH ST	New Construction	0	2	23	5	30	164	164	

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, 2025

[4 of 5]

Pipeline Status	Address / Project Name	Development Type	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Total Affordable Units	Total Pipeline Units	Total New Units
In Pre-Construction Phase	429 Beale Street and 430 Main Street	New Construction	0	0	19	0	19	144	144
	550 OFARRELL ST	New Construction	0	1	20	5	26	140	140
	1979 MISSION ST	New Construction	16	70	37	12	135	134	134
	896 FOLSOM ST	New Construction	0	1	18	4	23	130	130
	249 PENNSYLVANIA AVE	New Construction	0	1	18	4	23	124	124
	785 MARKET STREET	New Construction	0	1	18	4	23	124	124
	1025 HOWARD ST / 30 HARRIET ST	New Construction	0	1	17	4	22	120	120
	2011 BAY SHORE BLVD	New Construction	14	62	32	10	118	119	119
	1462 Pine Street	New Construction	0	2	13	3	18	104	104
	955 SANSOME ST	New Construction	0	0	16	0	16	102	102
	1601 OCEAN AVENUE	New Construction	0	1	14	3	18	101	101
	1401 FOLSOM ST	New Construction	0	0	10	0	10	94	94
	425 BROADWAY (MOD)	New Construction	0	1	11	3	15	75	75
	222 CAPP ST	New Construction	0	1	10	2	13	70	70
	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	35	18	6	67	66	66
	98 PENNSYLVANIA AVE	New Construction	0	7	1	2	10	64	64
	3565 GEARY BLVD	New Construction	0	2	8	1	11	63	63
	3300, 3308 & 3330 GEARY BLVD	New Construction	0	1	9	2	12	62	62
1010V MISSION ST	New Construction	0	0	7	3	10	57	57	
5425 MISSION ST	New Construction	0	0	9	3	12	50	50	
1311 QUESADA AVE	New Construction	4	4	18	0	26	27	27	
1035 VAN NESS AVE	New Construction	2	9	5	2	18	18	18	
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, 2025

[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 Issued	1939 MARKET ST	New Construction	115	20	50	0	185	187	187
	1687 MARKET ST	New Construction	0	0	101	0	101	94	94
	2205 MISSION ST	New Construction	0	0	31	14	45	63	63
	80 JULIAN AVE	New Construction	2	11	6	2	21	21	21
BP Approved	150 04TH TI ST	New Construction	0	33	60	0	93	100	100
	2530 18th Street	New Construction	0	54	19	0	73	73	73
	1979 MISSION STREET	New Construction	7	31	16	5	59	60	60
	853 Jamestown Ave	New Construction	0	0	12	5	17	5	5
BP Filed	395 3RD STREET	New Construction	0	5	74	17	96	524	524
	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
	758 & 772 PACIFIC AVENUE	New Construction	21	91	47	15	174	175	175
	250 LAGUNA HONDA BLVD.	New Construction	0	2	24	6	32	172	172
	401 CALIFORNIA AV	New Construction	0	94	25	0	119	150	150
	880 MCALLISTER ST	New Construction	0	0	91	0	91	115	115
	650 DIVISADERO STREET	New Construction	0	1	15	4	20	107	107
	468 TURK ST - Modified Project	New Construction	0	11	3	3	17	101	101
	1001 FRANKLIN ST	New Construction	15	65	34	11	125	94	94
	5250 3rd Street	New Construction	0	0	11	5	16	100	94
	530-540 Turk Street	New Construction	0	0	8	3	11	88	88
	770 WOOLSEY ST	New Construction	0	0	14	11	25	72	72
	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
2045 SUTTER ST_1950 POST ST	Alteration	3	15	8	2	28	28	28	

Source: Mayor's Office of Housing and Community Development

APPENDIX A: PROJECT LISTS

TABLE A-8. Housing Units Production and Loss by Analysis Neighborhood, 2025

[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	304	0	16	320	2
Bernal Heights	147	0	9	156	8
Castro/Upper Market	1	0	9	10	21
Excelsior	0	0	7	7	24
Financial District/South Beach	151	0	7	158	7
Haight Ashbury	162	2	5	165	6
Hayes Valley	64	0	4	68	12
Inner Richmond	98	0	9	107	10
Inner Sunset	3	2	10	11	20
Japantown	0	0	-1	-1	33
Lone Mountain/USF	0	0	2	2	29
Marina	3	0	15	18	17
Mission	51	0	19	70	11
Mission Bay	0	0	1	1	31
Nob Hill	0	0	38	38	15
Noe Valley	4	0	8	12	19
North Beach	0	0	5	5	26
Oceanview/Merced/Ingleside	0	0	5	5	26
Outer Mission	55	0	7	62	13
Outer Richmond	0	1	18	17	18
Pacific Heights	0	0	8	8	22
Portola	1	0	7	8	22
Potrero Hill	264	0	1	265	3
Presidio Heights	0	0	5	5	26
Russian Hill	35	0	3	38	15
Seacliff	1	0	0	1	31
South of Market	596	0	1	597	1
Sunset/Parkside	6	1	41	46	14
Tenderloin	112	0	0	112	9

Source: SF Planning Department; Department of Building Inspection

Continued >>

APPENDIX A: PROJECT LISTS

TABLE A-8. Housing Units Production and Loss by Analysis Neighborhood, 2025

[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
Treasure Island	178	0	0	178	4
Visitacion Valley	170	0	2	172	5
West of Twin Peaks	0	0	6	6	25
Western Addition	0	0	2	2	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, 2025

Planning Area	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
Balboa Park	128	0	0	0	0
Central SoMa	85	590	0	0	590
Central Waterfront (EN)	0	105	0	0	105
Market and Octavia	29	64	0	5	69
Mission (EN)	324	48	0	17	65
Rincon Hill	0	0	0	7	7
Showplace Square/Potrero Hill (EN)	452	167	0	1	168
Transit Center District	0	151	0	0	151
Visitacion Valley	153	170	0	2	172
Western SoMa (EN)	3	0	0	1	1
Rest of the City	726	1,111	6	236	1,341
Total	1,900	2,406	6	269	2,669

Source: SF Planning Department

TABLE B-2.

Units Approved by Planning Area, 2025

Planning Area	Projects Approved	Units Entitled
Balboa Park	1	1,100
Central SoMa	5	1,952
Market and Octavia	5	198
Mission (EN)	20	573
Showplace Square/Potrero Hill (EN)	11	18
Visitacion Valley	8	12
Western SoMa (EN)	1	3
Rest of the City	226	972
Total	277	4,828

Source: SF Planning Department

APPENDIX B: PLANNING AREA ANNUAL MONITORING

TABLE B-3.

Net Housing Units Completed by Building Type and Planning Area, 2025

Planning Area	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
Central SoMa	0	0	0	0	590	590
Central Waterfront (EN)	0	0	0	0	105	105
Market and Octavia	0	2	2	1	64	69
Mission (EN)	1	10	0	15	39	65
Rincon Hill	0	0	0	0	7	7
Showplace Square/Potrero Hill (EN)	0	5	0	0	163	168
Transit Center District	0	0	0	0	151	151
Visitation Valley	0	2	0	0	170	172
Western SoMa (EN)	0	0	1	0	0	1
Rest of the City	16	136	34	51	1,104	1,341
Total	17	155	37	67	2,393	2,669

Source: SF Planning Department

APPENDIX B: PLANNING AREA ANNUAL MONITORING

TABLE B-4.

Units Demolished by Building Type and Planning Area, 2025

Planning Area	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total Units
Rest of the City	6	0	0	0	0	6
Total	6	0	0	0	0	6

Source: SF Planning Department

TABLE B-5.

Units Lost Through Alterations and Demolitions by Planning Area, 2025

Planning Area	Units Demolished	Total Units Lost
Rest of the City	6	13
Total	6	13

Source: SF Planning Department

APPENDIX B: PLANNING AREA ANNUAL MONITORING

TABLE B-6. New Affordable Housing Constructed in Planning Areas, 2025

Planning Area	Address	Total Affordable Units	Total Completed in 2025	Total Units	Tenure	Funding Source
Central SoMa	377 06TH ST	12	90	90	O	Inclu: On-Site BMR
	555 BRYANT ST	78	500	500	R	Inclu: On-Site BMR
Central Waterfront (EN)	1212 MARYLAND ST	104	105	105	R	100% Affordable
Market and Octavia	78 HAIGHT ST	64	63	64	NA	100% Affordable
Mission (EN)	2100 MISSION ST	4	28	28	NA	Inclu: On-Site BMR
	986 SOUTH VAN NESS AV	2	15	15	NA	Inclu: On-Site BMR
Rincon Hill	388 BEALE ST	3	7	247	O	100% Affordable
Showplace Square/Potrero Hill (EN)	1801 25TH ST	157	157	157	NA	100% Affordable
Transit Center District	200 FOLSOM ST	150	151	151	NA	100% Affordable
Visitacion Valley	1501 SUNNYDALE AV	168	170	170	NA	100% Affordable
Rest of the City	11 INNES CT	72	2	73	NA	100% Affordable
	1151 FAIRFAX AV	101	118	118	NA	100% Affordable
	151 FRIEDEL ST	44	45	45	NA	100% Affordable
	1633 VALENCIA ST	145	146	146	NA	100% Affordable
	240 VAN NESS AV	110	112	112	R	100% Affordable
	351 FRIEDEL ST	66	67	67	NA	100% Affordable
	4200 GEARY BL	97	98	98	R	100% Affordable
	4742 MISSION ST	12	46	46	R	Inclu: On-Site BMR
	55 BRUTON ST	9	178	178	NA	Inclu: On-Site BMR
730 STANYAN ST	159	160	160	R	100% Affordable	

Source: SF Planning Department

APPENDIX C: SAN FRANCISCO ZONING DISTRICTS

TABLE C-1. San Francisco Zoning Districts as of 2025

[1 of 3]

Zoning Type	Zoning Label	General Description
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
Public District	P	Public 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

Source: SF Planning Department

Continued >>

APPENDIX C: SAN FRANCISCO ZONING DISTRICTS

TABLE C-1. San Francisco Zoning Districts as of 2025

[2 of 3]

Zoning Type	Zoning Label	General Description
Neighborhood Commercial Districts	NCD-Polk	Polk Neighborhood Commercial District
	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

Source: SF Planning Department

Continued >>

APPENDIX C: SAN FRANCISCO ZONING DISTRICTS

TABLE C-1. San Francisco Zoning Districts as of 2025

[3 of 3]

Zoning Type	Zoning Label	General Description
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
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	Heavy Commercial District
	M-1	Light Industrial District
	M-2	Heavy Industrial District
	PDR-1-B	Production Distribution and Repair Light Industrial Buffer District
	PDR-1-D	Production Distribution and Repair Design District
	PDR-1-G	Production Distribution and Repair General District
	PDR-2	Core Production Distribution and Repair District
Redevelopment Agency Districts	HP-RA	Bayview Hunters Point Redevelopment Area Plan District
	MB-RA	Mission Bay Redevelopment Area Plan District

Source: SF Planning Department

APPENDIX D: IN-LIEU HOUSING FEES COLLECTED

TABLE D-1.

In-Lieu Housing Fees Collected, 2016–2025

Year	Amount Collected
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
2025	\$9,568,081
TOTAL	\$323,197,852

Source: SF Department of Building Inspection

APPENDIX E: GLOSSARY

Glossary

Affordable Housing Unit: A housing unit – owned or rented – at a rent or price affordable to low- and middle-income households.

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 Authorization: A use or structure 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 can be a single-family home, a unit in a multi-unit building or complex, or a unit in certain group housing such as residential hotels, SROs, and some student housing.

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, the current applicable onsite rate is 15%, and it applies to most newly constructed housing developments containing ten or more dwelling units.

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

APPENDIX E: GLOSSARY

Glossary

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

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

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

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

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

ACKNOWLEDGMENTS

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Department of Building Inspection

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