

San Francisco Housing Balance

July 2015



San Francisco
Planning

Housing Balance Background

In July 2015, the Planning Department submitted a “Housing Balance Report” in compliance with the Planning Code Section 103. This new section was created by Ordinance No. 53-15 and requires the Planning Department to monitor and report on the balance between new market rate housing and new affordable housing production.

The Housing Balance is “expressed as a percentage, obtained by dividing the cumulative total of extremely low, very low, low, and moderate income affordable housing (all units 0-120% AMI) minus the lost protected units, by the total number of net new housing units with the Housing Balance Period.” “Protected units” include units that are subject to rent control under the City’s Residential Rent Stabilization and Arbitration Ordinance. Additional elements that figure into affordable housing production include HOPE SF and RAD public housing replacement, substantially rehabilitated units, and single-room occupancy hotel units (SROs).

The “Housing Balance Period” is a ten-year period starting with the first quarter of 2005 through the last quarter of 2014. Subsequent housing balance reports will cover the 10 years preceding the most recent quarter. These maps show the cumulative “Housing Balance” by Board of Supervisors Districts and by Planning Districts for 2005 – Q1 2015.

The full Housing Balance Report can be downloaded here:

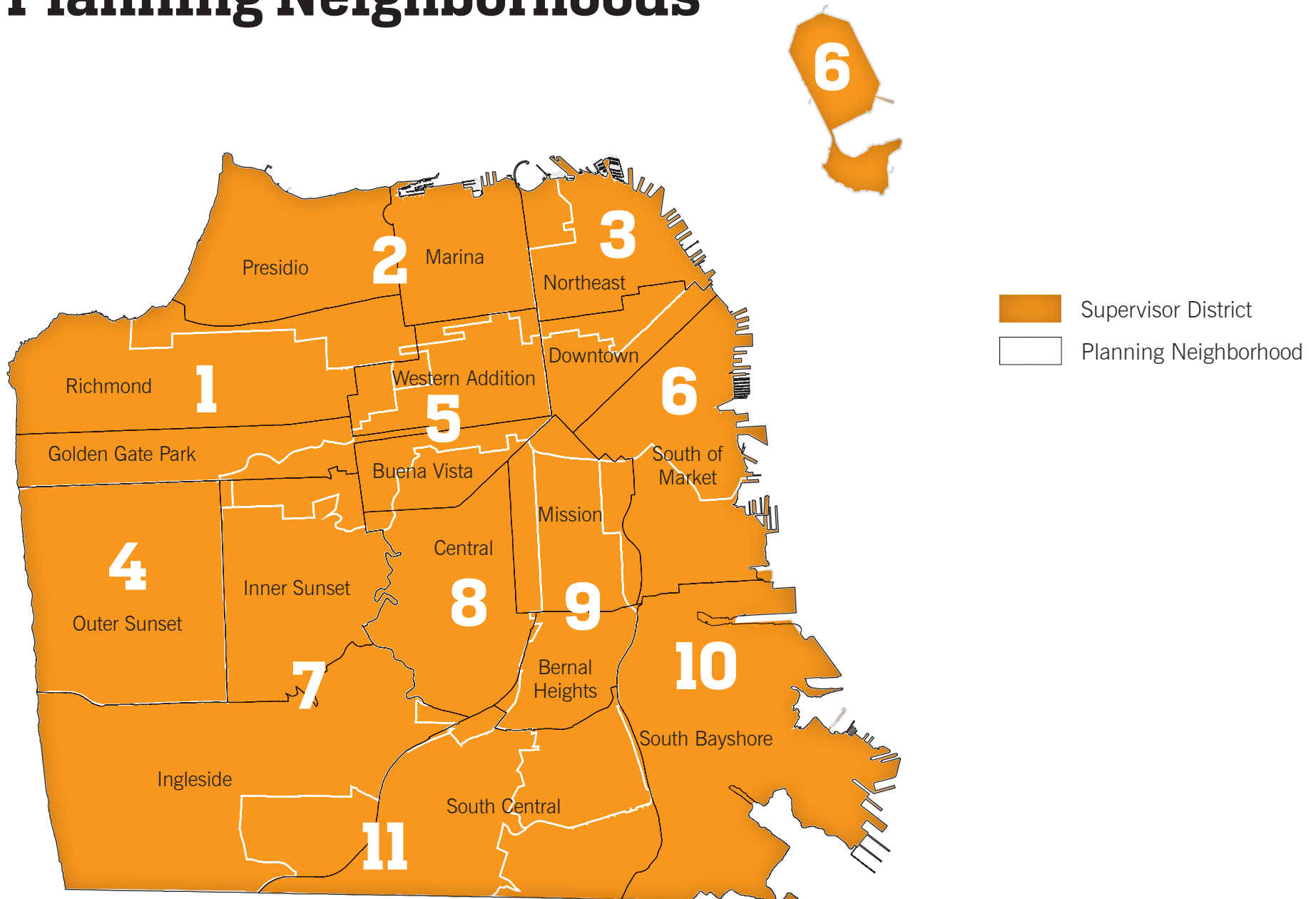
<http://www.sf-planning.org/index.aspx?page=2719&recordid=322&returnURL=%2findex.aspx>

**[New Affordable Housing + Acquisitions & Rehabs
+ HOPE SF + RAD Public Housing Replacement +
Entitled & Permitted Affordable Units]
– [Units Removed from Protected Status]**

= HOUSING BALANCE

[Net New Housing Built + Entitled & Permitted Net Units]

Supervisor Districts & Planning Neighborhoods



Housing Balance Summary by Supervisor District

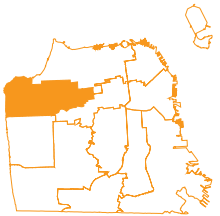
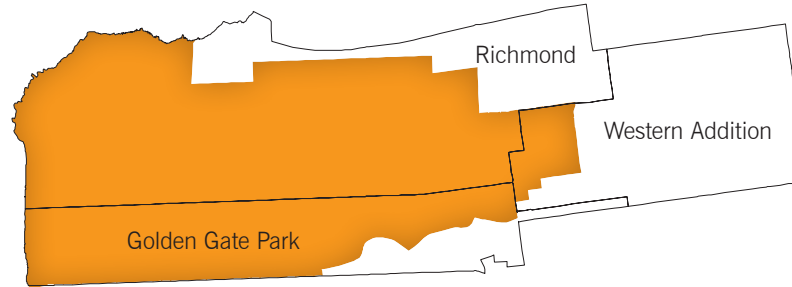
Supervisor District	New Affordable Housing Built	Acquisitions & Rehabs Completed	Total Entitled Affordable Units Permitted	Planned RAD Units	Units Removed from Protected Status	Total Net New Units Built	Total Net Entitled Units	Housing Balance
1	255	–	4	144	(535)	372	39	-32.1%
2	37	24	9	113	(491)	374	69	-69.5%
3	339	72	12	143	(580)	1,436	107	-0.9%
4	15	–	1	–	(388)	43	56	-375.8%
5	620	430	217	263	(562)	1,374	444	53.2%
6	3,307	1,014	683	189	(641)	12,939	3,814	27.2%
7	109	–	36	110	(222)	344	182	6.3%
8	377	–	173	132	(844)	1,061	244	-12.4%
9	279	319	16	118	(688)	1,187	117	3.4%
10	1,056	–	445	213	(216)	2,467	1,667	36.2%
11	165	–	13	–	(303)	274	89	-34.4%
TOTALS	6,559	1,859	1,609	1,425	(5,470)	21,871	6,828	20.8%

Housing Balance Summary by Planning District

Planning District		New Affordable Housing Built	Acquisitions & Rehabs Completed	Total Entitled Affordable Units Permitted	Planned RAD Units	Units Removed from Protected Status	Total Net New Units Built	Total Net Entitled Units	Housing Balance
1	Richmond	261	–	87	144	(656)	539	89	-26.1%
2	Marina	23	24	–	–	(292)	135	–	-181.5%
3	Northeast	321	72	12	143	(595)	1,072	107	-4.0%
4	Downtown	1,703	745	408	189	(500)	4,998	845	43.6%
5	Western Addition	399	362	137	376	(297)	914	416	73.5%
6	Buena Vista	138	–	179	132	(356)	570	291	10.8%
7	Central	66	–	–	–	(519)	357	–	-126.9%
8	Mission	637	319	37	–	(764)	1,731	256	11.5%
9	South of Market	1,953	337	445	–	(133)	9,669	3,899	19.2%
10	South Bayshore	733	–	253	118	(65)	998	588	65.5%
11	Bernal Heights	14	–	–	213	(195)	119	–	26.9%
12	South Central	174	–	10	–	(301)	326	71	-29.5%
13	Ingleside	106	–	40	–	(186)	315	210	-7.6%
14	Inner Sunset	15	–	–	110	(223)	90	–	-108.9%
15	Outer Sunset	15	–	1	–	(388)	38	56	-395.7%
TOTALS		6,558	1,859	1,609	1,425	(5,470)	21,871	6,828	20.8%

District

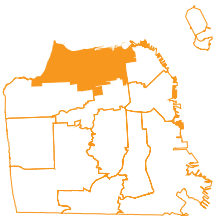
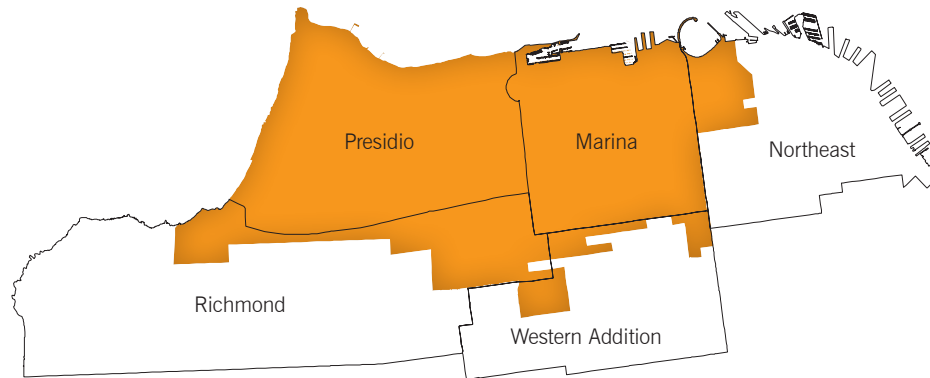
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	Supervisor District	Planning Districts	
	District 1	1–Richmond*	5–Western Addition
New Affordable Housing Built	255	261	399
Acquisitions & Rehabs Completed	–	–	362
Total Entitled Affordable Units Permitted	4	87	137
Planned RAD Units	144	144	376
Units Removed from Protected Status	(535)	(656)	(297)
Total Net New Units Built	372	539	914
Total Net Entitled Units	39	89	416
Housing Balance	-32.1%	-26.1%	73.5%

* Includes Presidio

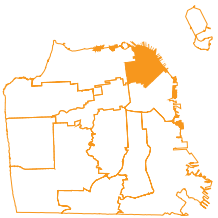
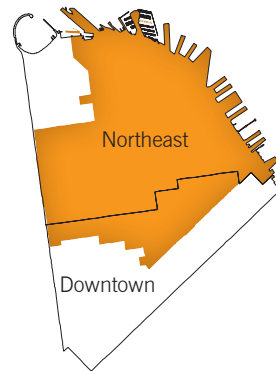
District 2



	Supervisor District	Planning Districts			
	District 2	1–Richmond*	2–Marina	3–Northeast	5–Western Addition
New Affordable Housing Built	37	261	23	321	399
Acquisitions & Rehabs Completed	24	–	24	72	362
Total Entitled Affordable Units Permitted	9	87	–	12	137
Planned RAD Units	113	144	–	143	376
Units Removed from Protected Status	(491)	(656)	(292)	(595)	(297)
Total Net New Units Built	374	539	135	1,072	914
Total Net Entitled Units	69	89	–	107	416
Housing Balance	-69.5%	-26.1%	-181.5%	-4.0%	73.5%

* Includes Presidio

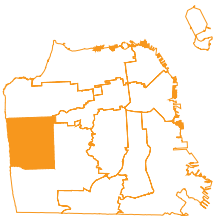
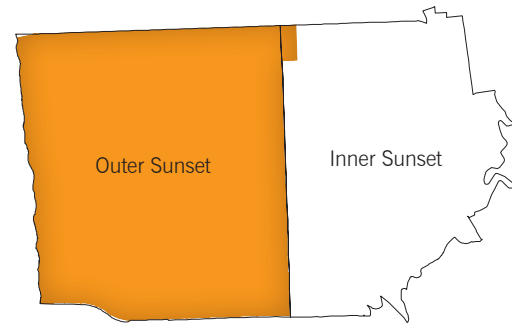
District 3



	Supervisor District	Planning District	
	District 3	3–Northeast	4–Downtown
New Affordable Housing Built	339	321	1,703
Acquisitions & Rehabs Completed	72	72	745
Total Entitled Affordable Units Permitted	12	12	408
Planned RAD Units	143	143	189
Units Removed from Protected Status	(580)	(595)	(500)
Total Net New Units Built	1,436	1,072	4,998
Total Net Entitled Units	107	107	845
Housing Balance	-0.9%	-4.0%	43.6%

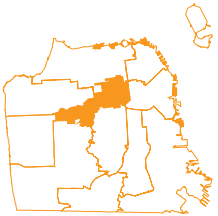
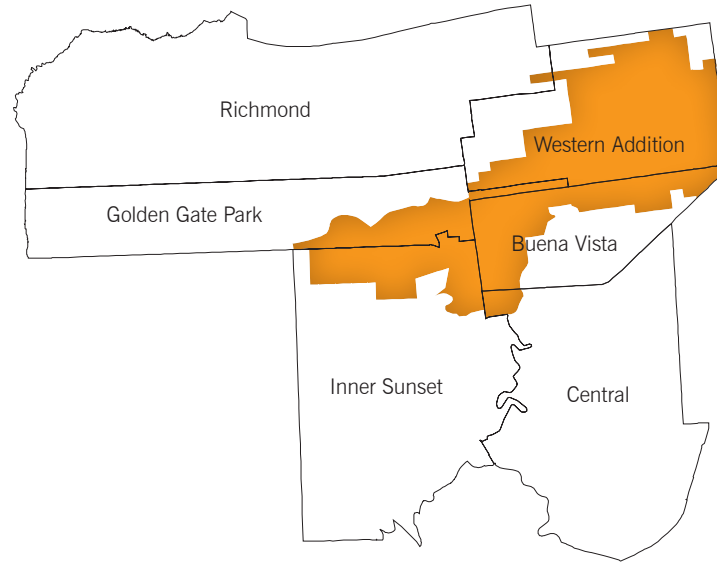
District

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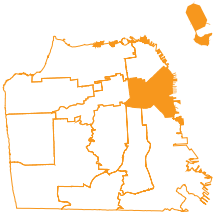
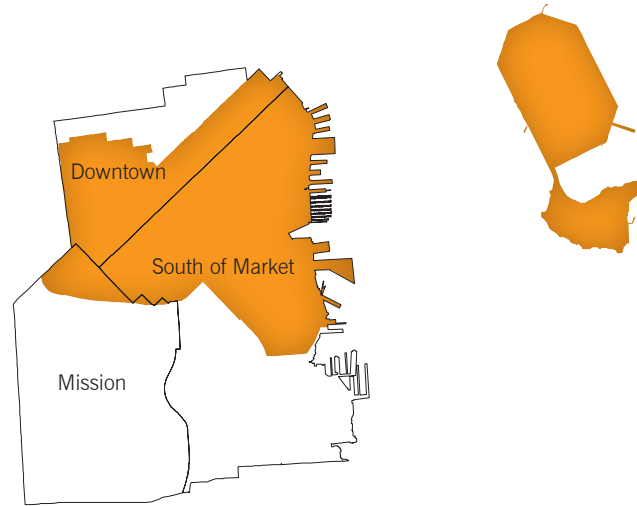
	Supervisor District	Planning District	
	District 4	14–Inner Sunset	15–Outer Sunset
New Affordable Housing Built	15	15	15
Acquisitions & Rehabs Completed	–	–	–
Total Entitled Affordable Units Permitted	1	–	1
Planned RAD Units	–	110	–
Units Removed from Protected Status	(388)	(223)	(388)
Total Net New Units Built	43	90	38
Total Net Entitled Units	56	–	56
Housing Balance	-375.8%	-108.9%	-395.7%

District 5



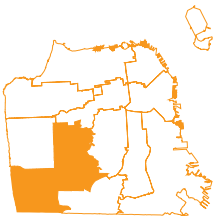
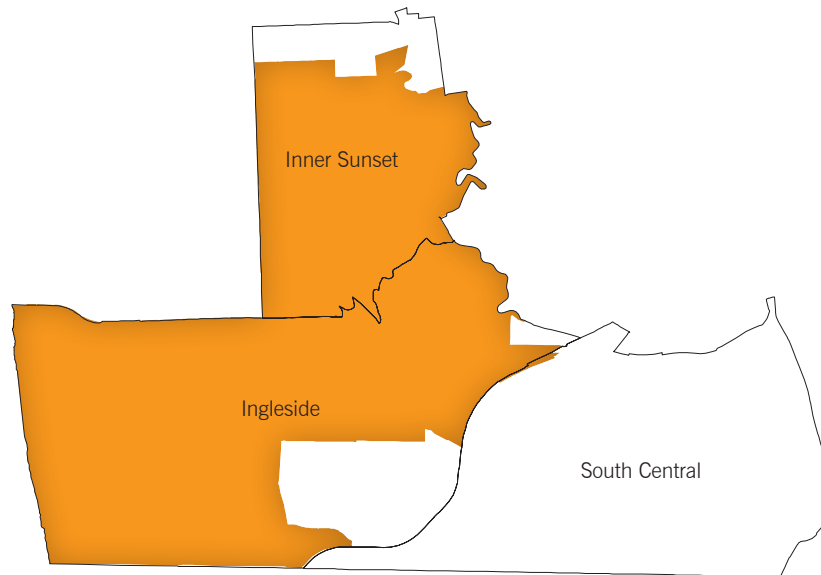
	Supervisor District	Planning District				
	District 5	1–Richmond	5–Western Addition	6–Buena Vista	7–Central	14–Inner Sunset
New Affordable Housing Built	620	261	399	138	66	15
Acquisitions & Rehabs Completed	430	–	362	–	–	–
Total Entitled Affordable Units Permitted	217	87	137	179	–	–
Planned RAD Units	263	144	376	132	–	110
Units Removed from Protected Status	(562)	(656)	(297)	(356)	(519)	(223)
Total Net New Units Built	1,374	539	914	570	357	90
Total Net Entitled Units	444	89	416	291	–	–
Housing Balance	53.2%	-26.1%	73.5%	10.8%	-126.9%	-108.9%

District 6



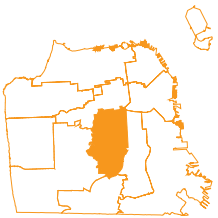
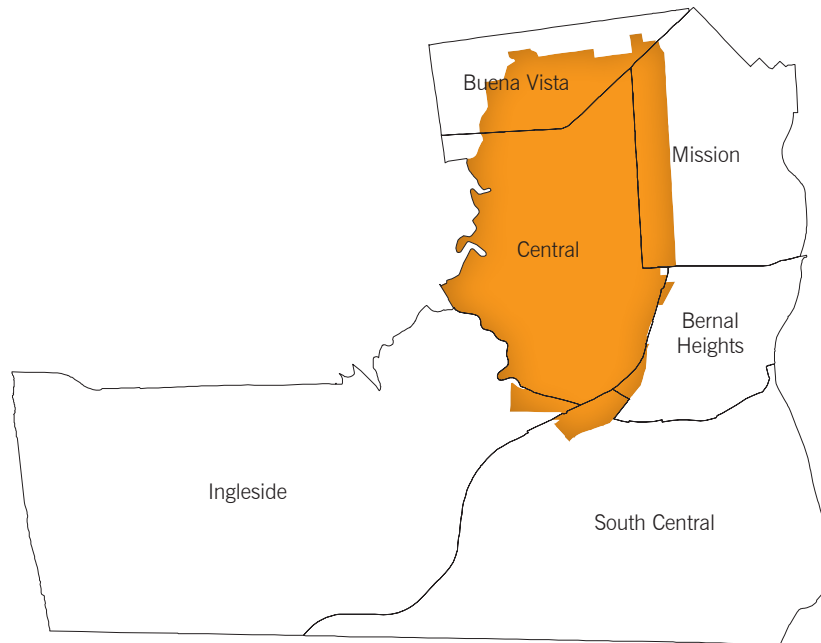
	Supervisor District	Planning District		
	District 6	4–Downtown	8–Mission	9–South of Market
New Affordable Housing Built	3,307	1,703	637	1,953
Acquisitions & Rehabs Completed	1,014	745	319	337
Total Entitled Affordable Units Permitted	683	408	37	445
Planned RAD Units	189	189	–	–
Units Removed from Protected Status	(641)	(500)	(764)	(133)
Total Net New Units Built	12,939	4,998	1,731	9,669
Total Net Entitled Units	3,814	845	256	3,899
Housing Balance	27.2%	43.6%	11.5%	19.2%

District 7



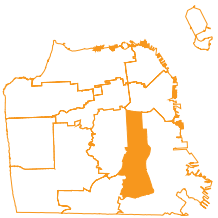
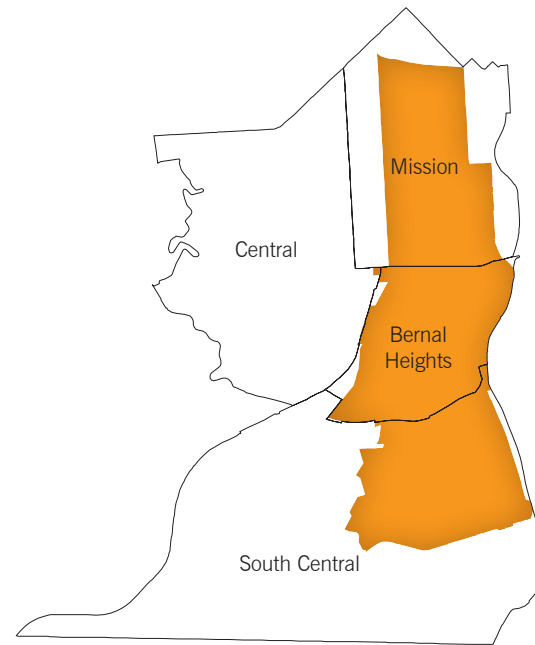
	Supervisor District	Planning District		
	District 7	12–South Central	13–Ingleside	14–Inner Sunset
New Affordable Housing Built	109	174	106	15
Acquisitions & Rehabs Completed	–	–	–	–
Total Entitled Affordable Units Permitted	36	10	40	–
Planned RAD Units	110	–	–	110
Units Removed from Protected Status	(222)	(301)	(186)	(223)
Total Net New Units Built	344	326	315	90
Total Net Entitled Units	182	71	210	–
Housing Balance	6.3%	-29.5%	-7.6%	-108.9%

District 8



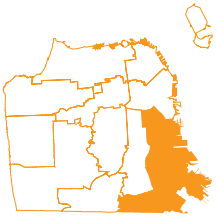
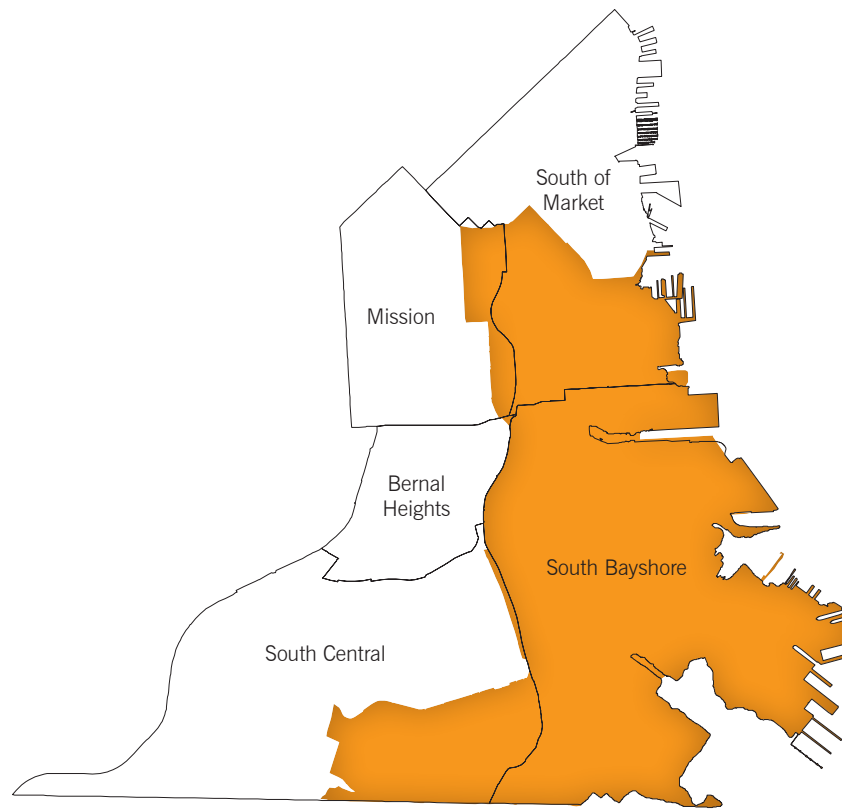
	Supervisor District	Planning District					
	District 8	6–Buena Vista	7–Central	8–Mission	11–Bernal Heights	12–South Central	13–Ingleside
New Affordable Housing Built	377	138	66	637	14	174	106
Acquisitions & Rehabs Completed	–	–	–	319	–	–	–
Total Entitled Affordable Units Permitted	173	179	–	37	–	10	40
Planned RAD Units	132	132	–	–	213	–	–
Units Removed from Protected Status	(844)	(356)	(519)	(764)	(195)	(301)	(186)
Total Net New Units Built	1,061	570	357	1,731	119	326	315
Total Net Entitled Units	244	291	–	256	–	71	210
Housing Balance	-12.4%	10.8%	-126.9%	11.5%	26.9%	-29.5%	-7.6%

District 9



	Supervisor District	Planning District			
	District 9	7–Central	8–Mission	11–Bernal Heights	12–South Central
New Affordable Housing Built	279	66	637	14	174
Acquisitions & Rehabs Completed	319	–	319	–	–
Total Entitled Affordable Units Permitted	16	–	37	–	10
Planned RAD Units	118	–	–	213	–
Units Removed from Protected Status	(688)	(519)	(764)	(195)	(301)
Total Net New Units Built	1,187	357	1,731	119	326
Total Net Entitled Units	117	–	256	–	71
Housing Balance	3.4%	-126.9%	11.5%	26.9%	-29.5%

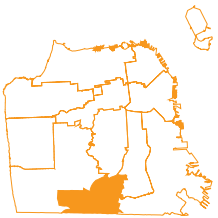
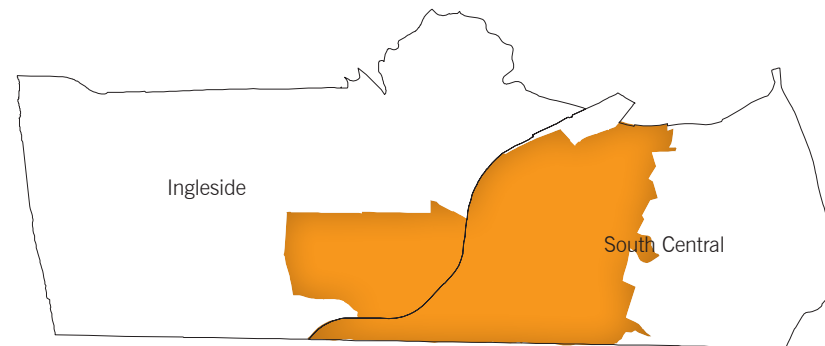
District 10



	Supervisor District	Planning District				
	District 10	8–Mission	9–South of Market	10–South Bayshore	11–Bernal Heights	12–South Central
New Affordable Housing Built	1,056	637	1,953	733	14	174
Acquisitions & Rehabs Completed	–	319	337	–	–	–
Total Entitled Affordable Units Permitted	445	37	445	253	–	10
Planned RAD Units	213	–	–	118	213	–
Units Removed from Protected Status	(216)	(764)	(133)	(65)	(195)	(301)
Total Net New Units Built	2,467	1,731	9,669	998	119	326
Total Net Entitled Units	1,667	256	3,899	588	–	71
Housing Balance	36.2%	11.5%	19.2%	65.5%	26.9%	-29.5%

District

11



	Supervisor District	Planning District	
	District 11	13–Ingleside	12–South Central
New Affordable Housing Built	279	106	174
Acquisitions & Rehabs Completed	319	–	–
Total Entitled Affordable Units Permitted	16	40	10
Planned RAD Units	118	–	–
Units Removed from Protected Status	(688)	(186)	(301)
Total Net New Units Built	1,187	315	326
Total Net Entitled Units	117	210	71
Housing Balance	3.4%	-7.6%	-29.5%

Acknowledgements

Mayor

Edwin M. Lee

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