

# Housing Balance Projections 2015

Council of Community Housing Organizations, December 2014

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The Quarterly "Development Pipeline" list published by the SF Planning Department is a good gauge of where we are going as a city in terms of achieving an affordable housing balance. The Planning Department publishes a list of every project that has received Planning Approval or is under construction, including affordable housing developments, and the Mayor's Office of Housing publishes a similar list of all inclusionary units. Combining these two lists, we are able to assess the outlook for the next few years toward achieving the voter-mandated 33% Housing Balance that San Franciscans passed as Proposition K last November, for the city as a whole, and for several of the city's areas.

	Total Units	% Total	Nonprofit Units	Inclusionary Units	Total Affordable	Total Market	Housing Balance
<b>CITYWIDE</b> (does not include Candlestick, Treasure Island, Park Merced)	<b>16,174</b>	100%	1,181	1,479	2,660	13,514	<b>16.4%</b>
<b>CIVIC CENTER</b> (incl. Financial District, Downtown, Civic Center, Tenderloin)	<b>2,003</b>	12.4%	601	185	786	1,217	<b>39.2%</b>
<b>SOMA</b> (including Transbay, Rincon Hill, East SOMA, West SOMA)	<b>4,714</b>	29.1%	44	744	788	3,926	<b>26.7%</b>
<b>MISSION</b>	<b>478</b>	3%	0	34	34	444	<b>7.1%</b>
<b>POTRERO</b> (incl Showplace Square, Potrero Hill, Central Waterfront, Dogpatch)	<b>2,467</b>	15.3%	0	45	45	2,422	<b>1.8%</b>
<b>BAYVIEW</b> (includes Bayview, Visitacion Valley, NOT Candlestick Redev)	<b>837</b>	5.2%	61	42	103	734	<b>12.3%</b>
<b>MARKET-OCTAVIA</b>	<b>1,994</b>	12.3%	160	104	264	1,730	<b>13.2%</b>
<b>NORTH WEST</b> (Western Addition, Haight/Buena Vista, Richmond, NOT M-O)	<b>597</b>	3.7%	181	23	204	393	<b>34.2%</b>
<b>NORTH EAST</b> (incl Chinatown, Russian Hill, Nob Hill, North Beach, NE Waterfront)	<b>685</b>	4.2%	61	5	66	619	<b>9.6%</b>
<b>SOUTH CENTRAL</b> (incl Excelsior, Outer Mission, Balboa Park, Crocker, OMI)	<b>1,087</b>	6.7%	71	29	100	987	<b>9.2%</b>

**Notes:**

1. Entitled market-rate and nonprofit unit Calculations based on Planning 2014 Q2 Pipeline Report, available online at: <http://sf-planning.org/index.aspx?page=1691>
2. Inclusionary Calculations based on MOH 2014 Q1 Inclusionary report, available online at: <http://sf-moh.org/index.aspx?page=295>
3. Nonprofit units are typically priced for 0-50% of median income, or a household of 4 jointly earning up to \$50,000.
4. Inclusionary units built within market-rate projects are typically priced for 55-90% of median income, or a household of 4 jointly earning up to \$90,000.
5. Rents or sales prices for market-rate units vary by building type and neighborhood. A new construction unit in 2014 in the Mission District, for example, rents for \$5,000 for a 2BR or \$7,500 for a 3BR.
6. We did not count units within "entitled" Master Plans for Hunters Point / Candlestick, Treasure Island, and Park Merced, which do not have individual site permits yet.

