

SAN FRANCISCO STRUCTURES

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RESIDENTIAL DEVELOPMENT PIPELINE

Residential projects in San Francisco of 60 units or more that are under construction, approved, or in the planning, design or conception stages

UNDER CONSTRUCTION

	Project name, address	Developer	Done	Units	Sale/rent	Market/affordable?
1	Schlage Lock, Leland Avenue and Bayshore Boulevard	Bayside Development	2018	1,700	both	both
2	500 Folsom, Transbay Block 9	Block 9 Residential LLC (Essex Property Trust)	2019	545	rent	market-rate
3	The San Francisco Shipyard, phase 1B, 11 Innes Court	Lennar	2020	543	sale	market-rate
4	Trinity Plaza, 1169 Market St., phase III	Trinity Properties	2017	541	rent	both
5	399 Fremont St.	UDR Inc.	2016	447	rent	market-rate
6	855 Brannan St.	Equity Residential	2017	446	rent	market-rate
7	150 Van Ness Avenue	National Real Estate Advisors, Emerald Fund	2017	419	rent	market-rate
8	L Seven, 350 Eighth St.	4Terra Investments, AERC 8th and Harrison	2016	410	rent	market-rate
9	Solaire, 299 Fremont St. (Block 6)	Golub & Co.	2016	409	rent	market-rate
10	41 Tehama St.	Hines	2017	403	rent	market-rate
11	The San Francisco Shipyard, phase 1A, 11 Innes Court	Lennar	2018	379	sale	market-rate
12	One Mission Bay, 1000 3rd St. and 110 Channel St.	CIM Group/Strada Investment Group	2016	350	sale	market-rate
13	340 Fremont St.	Equity Residential	2016	348	rent	market-rate
14	Alchemy by Alta, 200 Buchanan St.	Wood Partners	2016	330	rent	market-rate
15	Avalon Dogpatch, 800 Indiana St.	AvalonBay	2018	326	rent	market-rate
16	1201 Tennessee St.	AGI Avant	2016	263	rent	market-rate
17	Rockwell, 1651 Polk St.	Oyster Development Corp.	2016	260	sale	market-rate
18	One Henry Adams	Equity Residential	2016	241	rent	market-rate
19	Hunters Point East West, 798 Jerrold Ave. and 1065 Oakdale Ave.	John Stewart Co., San Francisco Housing Development Corp., Hunters Point Affordable Housing, Inc., Related California	2017	213	rent	affordable
20	Mission Bay Block 7, 588 Mission Bay Blvd. North	Related California and Chinatown Community Development Corp.	2017	200	rent	affordable
21	706 Mission St.	JMA Ventures, Millennium Partners	2018	190	sale	market-rate
22	EVIVA Mission Bay, 360 Berry St.	Urban Core-Integral, LLC	2016	129	rent	market-rate
23	923 Folsom St.	JP Morgan & Align Folsom LLC	2017	120	sale	market-rate
NP	Holly Courts, 100 Appleton Ave.	Bridge Housing and Bernal Heights Neighborhood Center	2017	118	rent	affordable
24	650 Indiana St	Build Inc.	2016	116	rent	market-rate
25	1880 Pine St.	John Stewart Co., Mercy Housing California, Japanese American Religious Federation Housing Inc.	2017	113	rent	affordable
26	99 Rausch Apartments, 1140 Folsom St.	Belrich Partners, Pillar Capital	2017	112	sale	market-rate
NP	255 Woodside Ave.	Bridge Housing and MEDA	2016	110	rent	affordable
27	Hunters View Phase IIA, 148 Middle Point Road	John Stewart Co.	2016	107	rent	market-rate
28	The Austin, 1545 Pine St.	Pacific Eagle Holdings	2017	103	rent	market-rate
29	Willie B. Kennedy Apartments, 1239 Turk St.	Tenderloin Neighborhood Development Corp. (TNDC)	2016	97	rent	affordable
30	Knox, 645 Texas St.	Trumark Urban	2016	91	sale	market
31	25 Sanchez	Bridge Housing and MEDA	2016	90	rent	affordable
32	2198 Market St.	Greystar Development	2016	87	rent	market-rate
33	The District, 2655 Bush St.	KB Home	2016	81	sale	market-rate
34	The Pacific, 2121 Webster St.	Trumark Urban	2017	77	sale	market-rate
NP	491 31st Ave.	John Stewart Co., Mercy Housing California, Japanese American Religious Federation Housing Inc.	2017	75	rent	affordable
35	72 Townsend St.	KB Home Northern California	2016	74	sale	market-rate
36	Hunters View Block 10, 146 West Point Road	John Stewart Co.	2017	72	rent	market-rate
37	Rowan, 346 Potrero Ave.	Trumark Urban	2016	72	sale	market-rate
38	815 Tennessee St.	DM Development	2017	69	sale	market-rate
NP	345 Arguello Blvd.	John Stewart Co., Mercy Housing California, Japanese American Religious Federation Housing Inc.	2017	69	rent	affordable
39	181 Fremont St.	Jay Paul Co.	2017	67	sale	market-rate



APPROVED

	Project name, address	Developer	Done	Units	Sale/rental	Market/affordable?
NP	Treasure Island (infrastructure under construction)	Wilson Meany, Lennar, Stockbridge Capital, Kenwood Investments	2032	8,000	both	both
NP	Parkmerced	Parkmerced Investors Properties LLC	2042	7,200	both	both
40	Candlestick, Near Jamestown Avenue at Harney Way	FivePoint and Lennar	2027	6,225	both	both
41	The San Francisco Shipyard, phase II, Near Spear Avenue at Crisp Road	FivePoint (a recent spin-off of Lennar)	2027	4,275	both	both
42	150 and 250 Executive Park	Bayside Development, Universal Paragon Corp.	2016+	1,100	sale	market-rate
43	5M at Fifth and Mission Streets	Forest City and Hearst Corp.	up to 2031	688	both	market-rate
44	Trinity Place Phase IV, 1145 Market St.	Trinity Properties	2020	511	rent	market-rate
45	5 Thomas Mellon Circle	APIC (American Pacific International Capital)	2017	499	sale	market-rate
NP	Parkmerced Block 22, Brotherhood Way and Junipero Serra Boulevard	Maximus Real Estate Partners	2019+	313	rent	market-rate
46	1066 Market St.	Shorenstein Properties	2018+	304	rent	market-rate
47	Oceanwide Center, 50 First St.	Oceanwide Holdings	2019	265	TBD	market-rate
48	Westbrook, 90 Kiska Road	John Stewart Co., San Francisco Housing Development Corp., Hunters Point Affordable Housing Inc., Related California	2018	223	rent	affordable
49	525 Harrison St.	Hines	2019	205	rent	market-rate
NP	Alemany, 938 Ellsworth St.	Bridge Housing and Bernal Heights Neighborhood Center	2018	158	rent	affordable
50	19-25 Turk St.	APIC (American Pacific International Capital)	2017+	155	TBD	market-rate
51	801 Brannan St. affordable	TBD	2017+	150	rent	affordable
52	1300 4th St., 626 Mission Bay Blvd. N.	Tenderloin Neighborhood Development Corp. (TNDC)	2018	143	rent	affordable
53	1532 Harrison St	Build Inc.	2018	136	TBD	market-rate
54	Transbay Block 7, 255 Fremont St.	Mercy Housing California	2018	120	rent	affordable
55	75 Howard	Paramount Group Inc.	2019	118	sale	market-rate
56	Parcel O, 455 Fell St.	Mercy Housing California, San Francisco Housing Development Corp.	2018	112	rent	affordable
57	Transbay Block 9, 500 Folsom St.	Bridge Housing and Essex/TMG	2019	109	rent	affordable
58	1760 Bush St.	John Stewart Co., Mercy Housing California, Japanese American Religious Federation Housing, Inc.	2018	108	rent	affordable
NP	3850 18th St.	Bridge Housing and MEDA	2018	107	rent	affordable
59	Kennedy Towers, 2451 Sacramento St.	John Stewart Co., Mercy Housing California, Japanese American Religious Federation Housing, Inc.	2018	98	rental	affordable
NP	Mission Dolores, 1855 15th St.	Bridge Housing and MEDA	2018	92	rent	affordable
60	1075 Market St.	Encore Housing Opportunity Fund	2018	90	sale	market-rate
61	101 Hyde St.	Costa Brown Architecture	2019	85	rent	market-rate
62	1036 Mission Family Housing, 1036-1040 Mission St.	Tenderloin Neighborhood Development Corp. (TNDC)	2018	83	rent	affordable
63	Potrero Block X, 1101 Connecticut St.	Bridge Housing	2018	72	rent	affordable
64	2290 Third St.	DM Development	2017	71	rent	market-rate

PLANNED

	Project name, address	Developer	Done	Units	Sale/rental?	Market/affordable?
65	Pier 70 residential	Forest City	2029	1,100-2,150	both	both
NP	Sunnydale, 1500 Sunnydale St.	Related California and Mercy Housing	2018+	1,700	rent	affordable
66	Rebuild Potrero, 25th and Connecticut	Bridge Housing + TBD	2026	1,600	rent	affordable
67	Mission Rock, Seawall Lot 227 and Pier 48	SWL 337 Associates LLC (S.F. Giants)	2017+	1,500	TBD	both
68	India Basin, 700 Innes	Build Inc.	2035	1,240	both	market-rate
69	Potrero Power Plant	District Development	2020-2030	1,000	TBD	market-rate
NP	SFSU housing, 19th and Holloway avenues (1,000 beds, not units)	SF State University	2018+	1,000	rent	market-rate
70	Student Housing, 198 McAllister St./50 Hyde St.	UCSF and UC Hastings College of the Law	2018+	970	rent	market-rate
71	10 S. Van Ness Ave.	Crescent Heights	2018+	767	TBD	market-rate
72	UCSF housing in Mission Bay, 566, 590 and 600 Minnesota St.	UCSF	2018+	600	rent	market-rate
73	USF housing, Parker and Golden Gate Avenues (600 beds, not units)	USF, The Sobrato Organization	2018+	600	rent	market-rate
74	CCA housing (600 beds, not units), 188 Hooper St.	California College of the Arts	2018+	600	rent	market-rate
75	Block 4 Transbay (Howard between Main and Beale streets)	TBD	2017+	590	TBD	both
76	30 Van Ness Ave.	Related California	n/a	560	rent	market-rate
77	3333 CalSF, California Street and Presidio Avenue	Prado Group, SKS Partners	TBD	558	rent	market-rate
78	1629 Market St.	Strada Investment Group		554	TBD	both
79	Transbay Block 8, 400 Folsom St.	Related California and Tenderloin Neighborhood Development Corp.	2019	531	rent	affordable
NP	Housing for teachers, location TBD	SFUSD, City of San Francisco	TBD	500	TBD	affordable
NP	Kirkham Heights, 5th and Kirkham	Westlake Urban, Transform Urban	2018+	460	rent	market-rate
80	655 4th St. (The Creamery site)	Tishman Speyer	2018+	449	TBD	market-rate
81	4th and Brannan Streets	Solbach Property Group	2019+	427	TBD	market-rate
82	160 Folsom St. (Block 1)	Tishman Speyer	2018+	391	TBD	market-rate
83	30 Otis	Align Real Estate		354	TBD	market-rate
84	2000-2070 Bryant St.	Nick Podell Co.	2018+	335	rent	market-rate
85	1979 Mission St.	Maximus Real Estate Partners	2019+	331	rent	market-rate
86	One Oak, 1540 Market St	Build	2018+	300	sale	market-rate
87	524 Howard St.	Crescent Heights	2017+	300	rent	market-rate
88	1601 Mariposa St.	Related California	n/a	299	rent	market-rate
89	Cityspaces, 333 12th St.	Panoramic Interests	2018+	274	rent	both
90	950-974 Market St.	Group I	2018	262	sale	market-rate
91	1481 Post St.	Adco	2017	262	sale	market
92	901 16th St	Potrero Partners LLC	TBD	260	TBD	market-rate
93	1001 Van Ness Ave.	South Beach Partners, Oryx Partners	2017+	255	TBD	market-rate
94	UCSF housing, 100 McAllister	UCSF	2018+	252	rent	market-rate
95	126 Hawthorne St.	Equity Residential	2017+	250	rent	market-rate
96	Potrero Flats, 1301 16th St.	WorkshopI	2017+	246	TBD	market-rate
97	206 5th St.	Tenderloin Neighborhood Development Corp. (TNDC)	2020	230	rent	both
98	921 Howard St.	TNDC and Tishman Speyer	2020	205	rent	affordable
99	2201 Bayshore Blvd.	Martin Building Co.	2017+	200	TBD	market-rate
100	1270 Mission St.	AGI Avant Housing	2017+	200	TBD	market-rate
101	Transbay Parcel F	Hines, Goldman Sachs and Urban Pacific	2018+	200	TBD	market-rate
102	1028 Market St.	1028 Market LLC	2018+	186	rent	market-rate
103	88 Broadway	Bridge Housing and The John Stewart Company		182	rent	affordable
104	1699 Market St.	Presidio Development Partners	2017+	162	rent	market-rate
105	1950 Mission	Bridge Housing and Mission Housing Development Corp.	2019	157	rent	affordable
106	600 Van Ness Ave.	Golden Gate Van Ness LLC	2019+	150	TBD	market-rate
107	Student housing, 214 Van Ness Ave.	Conservatory of Music	2018+	140	rent	market-rate
108	88 Arkansas St.	Martin Building Co.	2018	127	rent	market-rate
109	555 Howard St.	Pacific Eagle Holdings, SKS Partners	2020	126	condo	market-rate
110	830 Eddy St	Build Inc.	2019	126	rent	market-rate

KEY
 NP: Not placed; outside map area
Market-rate: A majority of units are market-rate, though almost many projects include some affordable units to comply with city regulations
Affordable: Majority of units qualify as affordable
Both: Mix of market-rate and affordable units
TBD: To be determined

SOURCES: SFBT RESEARCH, S.F. PLANNING DEPARTMENT, DEVELOPERS, ARCHITECTS, S.F. OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE, POLARIS PACIFIC