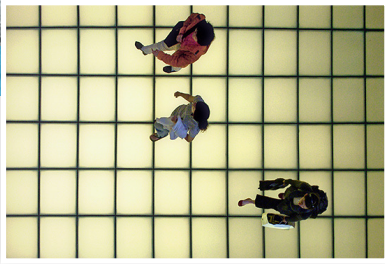
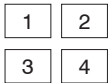


San Francisco **COMMERCE & INDUSTRY INVENTORY**





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San Francisco
COMMERCE & INDUSTRY INVENTORY

2011

San Francisco Planning Department
April 2012



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FINDINGS

FROM THE 2011 COMMERCE & INDUSTRY INVENTORY

San Francisco Economy In 2010: Stabilizing

Employment Decline Slowing

San Francisco employment fluctuated over the past ten years, but appears to be stabilizing from the downturn of the 2007 financial crisis. Employment stood at 545,751 jobs in 2010, a decline of 0.6% or 3,241 jobs from 2009. All land use categories lost employment in 2010 except CIE and Private Households, which grew by 1.1% and 1.9%, respectively.

In contrast to employment’s slowing decline, San Francisco establishments increased 2.5%. There were 1,311 more establishments in 2010 than in 2009, or 52,839 establishments in 2010. However, the majority of the increase was composed of 1,297 Private Households, leaving a net increase of 14 traditional firms after incorporating the loss of 104 PDR establishments.

Office Employment Decline Slowing

The recent moderate decline in Office employment slowed in 2010 at 211,051 jobs, a 0.4% decline of 834 jobs compared to a 4.2% decrease in 2009 (the first since 2004; see Figure 2). Office is the largest employment sector, representing 38.7% of the workforce in San Francisco. Office employment in 2010 is still almost 13% below the 2001 high of 236,951. Only the Office Services subsector showed an increase in employment from 2009 (1,724 jobs or 1.4%). Minor increases occurred in the Agriculture and Real Estate subsectors, while Finance, Insurance, and Public Administration lost employment (5.2%, 9.3%, and 0.2%, respectively). The number of office establishments increased by 0.1% from 2009 levels (see Table 4.1).

FIGURE 1 EMPLOYMENT IN SAN FRANCISCO FROM 2001-2010

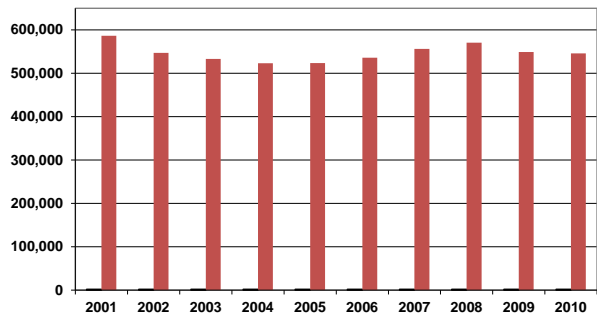
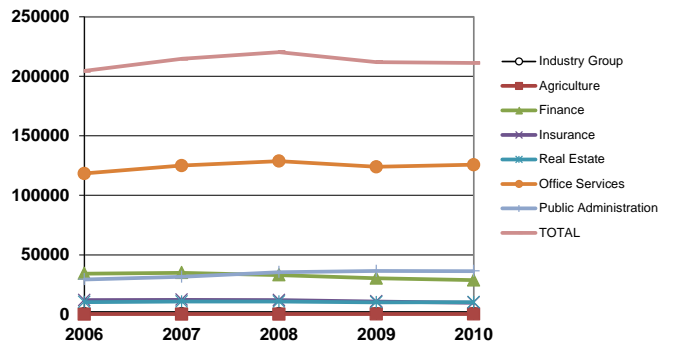


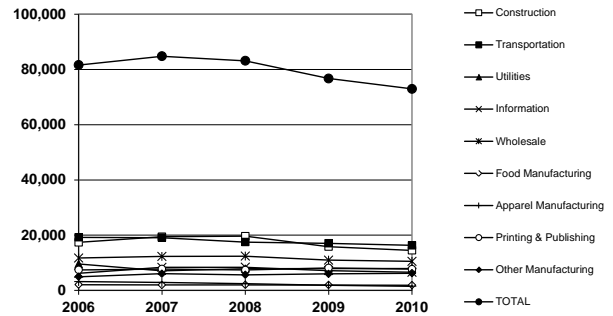
FIGURE 2 OFFICE EMPLOYMENT FROM 2006-2010



Production, Distribution and Repair Jobs Decline

There were 3,761 fewer Production, Distribution, and Repair (PDR) in 2010 compared to 2009, a 4.9% decline (see Figure 3). This decline was smaller than that in 2009 and suggests a slowing economic recession and stabilizing economy. The PDR sector, with some 72,966 workers, made up 13% of the total workforce. The PDR sector, in decline during the last decade, shrank 10.6% from 2006. Even so, in 2010, the Other Manufacturing sub-sector increased by 4.2% or 248 jobs. Employment declined in all other sub-sectors, ranging from a low for Utilities of 0.8% to a high for Apparel Manufacturing of 19.5%. The number of PDR establishments declined 2.2% to about 4,614 firms (see Tables 3.2.3 and 4.2.3).

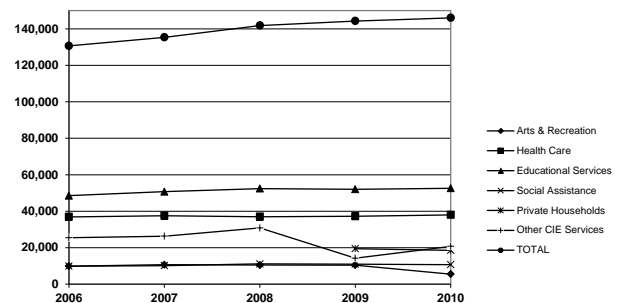
FIGURE 3 PDR EMPLOYMENT FROM 2006-2010



Cultural, Institutional, and Educational Sector Continues To Grow

Cultural, Institutional and Educational (CIE) is San Francisco’s second largest employment sector with about 144,270 workers. For the seventh straight year, there has been steady growth in CIE jobs, including a 1.2% increase since 2010 and a 12% increase since 2006 (see Figure 4). Private households, reported as a separate sub-sector for the first time in 2009, declined 4.7% in 2010. The Arts & Recreation and Social Assistance sub-sectors decreased 47.3% and 2.6%, respectively. Subsectors in which employment increased were Other CIE (45.9%), Educational Services (1.1%), and Health Care (2.1%). The CIE sector has the most establishments among all sectors, with over 28,955. However, when private households are separated, CIE drops to the fourth largest sector at 4,794 establishments (see Tables 3.2.4 and 4.2.4).

FIGURE 4 CULTURAL/INSTITUTIONAL/EDUCATIONAL EMPLOYMENT FROM 2006-2010

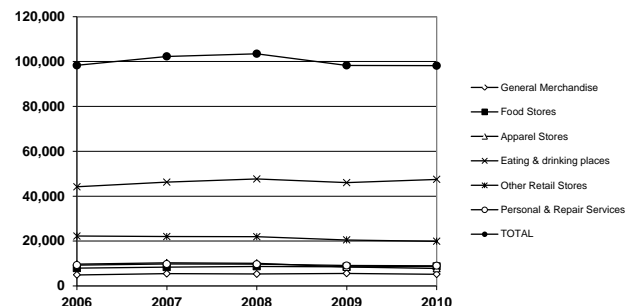


Retail Sector Stabilizing

Retail jobs appeared to stabilize in 2010, decreasing 0.1% or 379 jobs to 98,140. Employment in the General Food Stores and Eating/Drinking sub-sectors added jobs, while other subsectors lost jobs (see Figure 5).

Retail sales increased 4.0% in 2010 totalling \$8.9 billion compared to the 14% decrease in 2009. Adjusting for inflation, 2010 sales are near 10-year

FIGURE 5 RETAIL EMPLOYMENT FROM 2006-2010



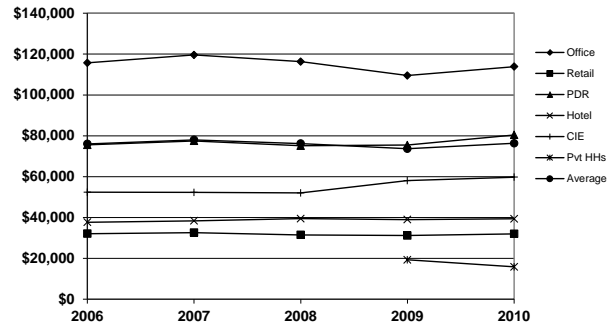
lows. However, retail sales in 2010 increased, and were about 4.0% higher than 2009 (see Table 5.2.1).

The number of retail establishments increased by 0.6% in 2010 to a total of some 7,540 firms (see Tables 3.2.2 and 4.2.2).

Average Wages Rebound

In 2010, real wages rebounded to 2008 levels from their decline in 2009 (see Figure 6). The \$76,350 average wages per worker represents a 3.6% increase from 2009. Wages in all sectors increased (from 1.0% to 6.6%), except for Private Household, which decreased 17.3% to \$15,870. Workers in Office land uses continued to be the most highly compensated, at an average of \$113,851 per year (see Table 5.1.2).

FIGURE 6 REAL WAGES FROM 2006-2010

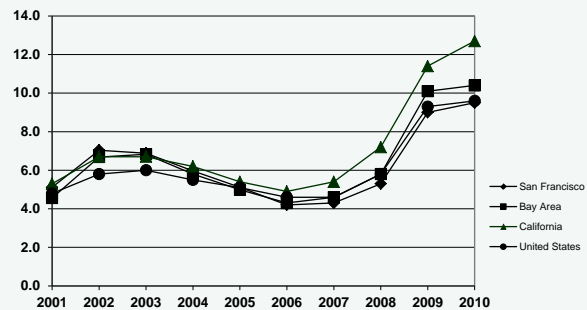


Bay Area Employment Decline Slows, Unemployment Up Slightly

Bay Area employment fell 1.9% in 2010. The loss of some 61,400 jobs brought the Bay Area to a total of 3.248 million employed residents in 2010. This level is still 9.3% lower than the high of 3.58 million employed residents in 2001. The number of employed San Francisco residents decreased from 418,400 to 410,700 or -1.8% from 2009 to 2010 (see Table 2.1.3).

Along with the decline in regional employment, regional unemployment increased for the fourth consecutive year (see Figure 7). In 2010, 10.4% of Bay Area workers were unemployed, up from 10.1% in 2009 and 5.8% in 2008, and the highest level in ten years. Trends are similar in San Francisco, where 9.5% of residents were unemployed in 2010. This is up from 9.0% in 2009 (see Tables 2.1.2 and 2.1.4).

FIGURE 7 BAY AREA UNEMPLOYMENT FROM 2001-2010



The paradox of job stabilization and unemployment rising occurs during the early part of an economic rebound. Unemployed workers are not counted as unemployed after they give up seeking work. When they re-enter the job market as the economy begins to rebound, they are once again counted and the official unemployment rate goes up until they find employment.



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1.0 INTRODUCTION

1.1 CONTEXT

This is the seventeenth *Commerce and Industry Inventory* prepared by the San Francisco Planning Department. It contains data for calendar year 2010. The immediate goal of this annual Inventory is to make local land use-related economic data available to community groups, businesses, and private and public agencies. The long-term goal is to establish a consistent time series of economic activity data and compile background information for updating the *Commerce and Industry Element* of the *San Francisco General Plan*. The analysis of economic trends and policy recommendations regarding economic activity in San Francisco are also contained in various documents published periodically by the San Francisco Planning Department.

This Inventory provides information on economic activities in San Francisco. It includes population, labor force, employment, establishments, wages, retail sales, government expenditures and revenues, and building activity data in San Francisco from 2001 through 2010. In addition, the data for previous years are revised when more accurate information is available during the preparation of this current public document.

The Inventory is organized into seven chapters.

- **Chapter 1 – Introduction** contains the context provided above. The remainder of the chapter defines the data formats, economic indicators and the variables contained within each data set, and two industry classification systems used in the series of Inventories to present the economic data in chapters 2 through 5.
- **Chapter 2 – Regional Overview** presents San Francisco’s economy in its historical and geographical context by reviewing population, labor force, employment, and unemployment indicators for the San Francisco Bay Area. This information is presented by four subregions of the Bay Area: North Bay, East Bay, South Bay, and San Francisco. Unemployment data for the Bay Area, California, and the United States are presented as well.
- **Chapter 3 – Employment** presents information on San Francisco’s employment in three predefined data formats, which are: Industry Group, Land Use Category, and Commerce and Industry (C&I) District. These data formats are explained in Chapter 1 – Data Formats.
- **Chapter 4 – Establishments** reports the number of establishments as places where businesses are operated or where service and light industrial operations are performed. The chapter presents data on the number and distribution of active business establishments by Industry Group, Land Use Category, and Commerce & Industry District, and Establishment Size-class.

- **Chapter 5 – Monetary Transactions** measures various aspects of the city’s economy in monetary terms. This chapter provides data related to wages, taxable retail sales and sales permits, city government revenues and expenditures. Wage data are presented by Land Use Category. Taxable retail sales and permits data are presented by type of business. City government revenues and expenditures are reported by source and function.
- **Chapter 6 – Building and Land Use** provides information regarding construction activity in San Francisco. It presents the number of building permit applications and the total construction cost related to permit applications. The permit applications by permit status are reported only for the current year. This chapter also contains statistics on land use in San Francisco. The data in this chapter are derived from the San Francisco Department of Building Inspection and are summarized by neighborhood planning area rather than Commerce & Industry district boundaries used in chapters 2 through 5.
- **Chapter 7 – Transportation** describes recent trends in San Francisco’s transportation and transit systems. This includes analysis of mode split (i.e., what kind of transportation people use to complete their trips), parking availability, vehicle occupancy (i.e., the number of people per private vehicle), transit service, and Transit Impact Development Fee (TIDF) revenues).

1.2 DATA FORMATS

The economic data in the Inventory are presented in terms of time, type of activity, and geographic distribution. The economic indicators are measured by their specific units such as employees, establishments, and dollars. The Inventory provides a framework for comparisons, cross-references, and cross-tabulations among various economic indicators by using three specific data formats or groupings of the data:

- Commerce and Industry Districts,
- Land Use Category, and
- Industry Group.

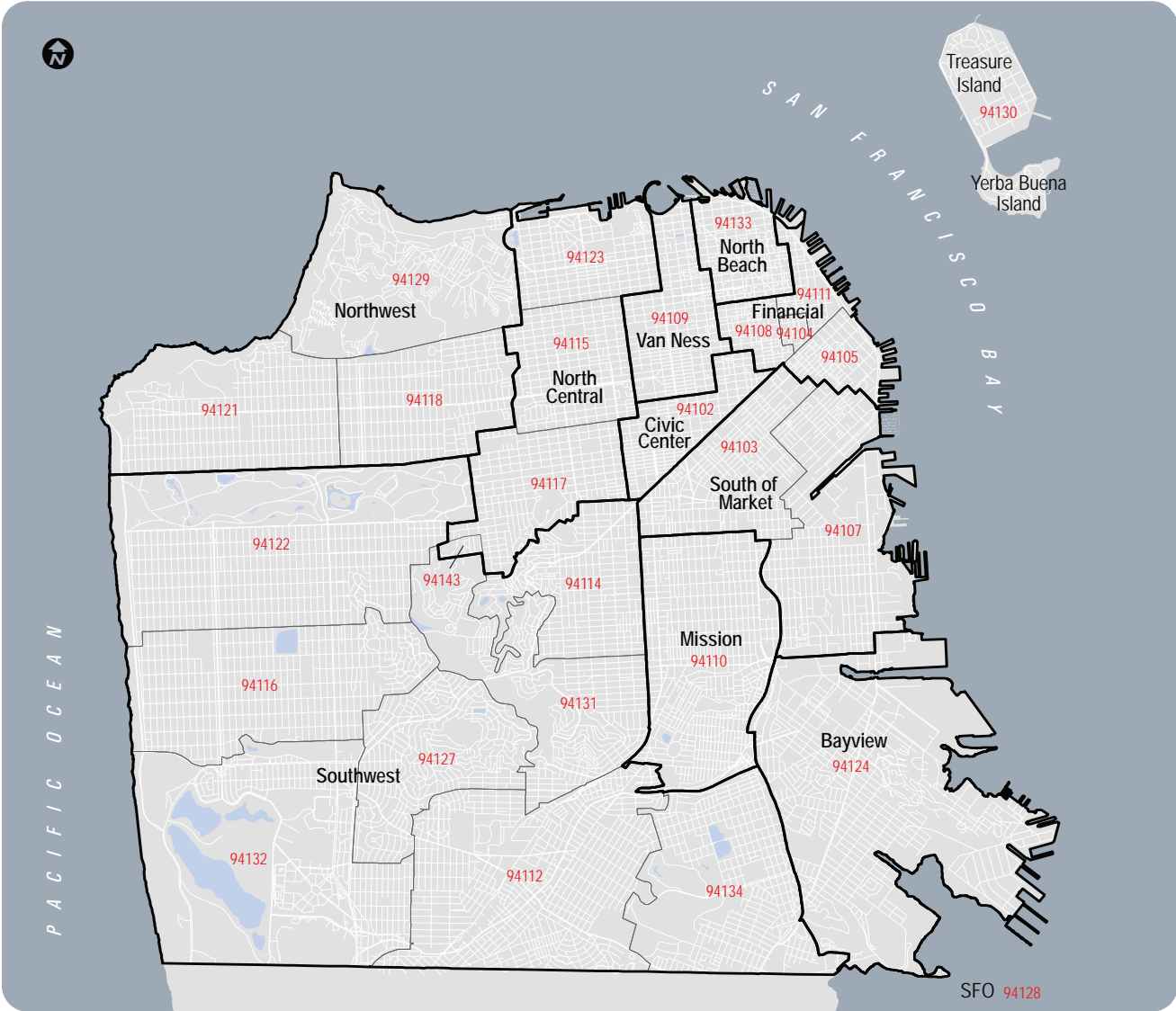
These data groups are discussed below. To the extent possible, the data in the Inventory, which are gathered from different sources, are aggregated into these three pre-defined formats. Some of the data remain in their original formats because of limited detail in the original data source.

Commerce & Industry Districts

The Commerce and Industry (C&I) Districts are characterized by predominant economic activities, employment concentration, business density, and other spatial characteristics. This classification aggregates small zip code based units into 10 large districts encompassing the entire city of San Francisco. Each district is defined by one or more postal zip codes because a zip code is traditionally the smallest geographical unit for which economic data are available. The district boundaries are as close as possible to census tract boundaries, so that data available from the census can be meaningfully compared to the economic data. The C&I district boundaries are shown on Map 1.1.

Commerce and Industry Districts are characterized by a concentration or specialization in one type of Land Use Activity or similar neighborhood commercial activities.

- The **Financial District** covers the densest area with the highest concentration of employment and establishments.
- The **Civic Center** is defined by its high concentration of institutional and government activities.
- The **Van Ness** district runs along a commercial corridor surrounded by mid- to high-density residential buildings.
- The **Mission** and **North Beach** districts are characterized by intense local retail activities and have very defined identities for the local and visitor population.
- The **South of Market** district contains a combination of office and PDR activities, located between the Financial District and Bayview.



Commerce and Industry Districts San Francisco

0 Miles 1
MAP 1.1

-  District Boundaries
-  Zip Code Boundaries

- The **Bayview** district houses a high concentration of Production/Distribution/Repair (PDR) activities and shows a low density in terms of population, employment, and establishments.
- The **North Central** district concentrates a great proportion of institutional activities, mainly health related, and is a transitional area between downtown and the more peripheral residential area to the west.
- The **Southwest** and **Northwest** districts are predominantly residential, with a very low business density.

Unclassified. In addition to the above ten zip code-based districts, there is an **Unclassified category**. This category represents home-based business establishments and organizations, particularly care-givers. These groups do not register a physical address with the State and thus cannot be assigned to specific geographic districts. The Unclassified C&I district also includes San Francisco International Airport, Treasure Island, and Yerba Buena Island.

Plan Areas

The Inventory also provides information on geographic areas other than Commerce and Industry Districts. These areas are referred to as Plan Areas and are used exclusively in Chapter 6 (see Map 6.1, p. 99). The neighborhood district boundaries tend to follow more homogenous economic patterns than the zip code-based Commerce and Industry districts.

Land Use Categories

This classification facilitates the evaluation of economic information – such as employment, establishments, and transactions – related to types of land use relevant to land use policy development. It matches the type of economic activity with a corresponding type of use and building structure as well as the prevalent land use pattern. This classification is based only on San Francisco’s business activities and land use pattern. Its application outside of the city may require some adjustments.

The six Land Use categories used in this Inventory are: Office, Retail, Production/Distribution/Repair (PDR), Hotel, Cultural/Institutional/Educational (CIE), and Residential. The Residential land use category is addressed only in Chapter 6 in the context of building permits and land use by plan areas. The definitions of each of these categories are as follows:

- **Office** activity includes professional services such as administration, legal services, architecture, engineering, real estate, computer services, research and development activities, and government administrative functions. Three types of spaces are considered: primary offices, which mainly include headquarters and large firms; secondary offices, which include small professional offices and services; and walk-in customer facilities such as banking.
- **Retail** activity includes large- and small-scale sales and services to walk-in customers, such as department stores, galleries, and eating and drinking establishments (restaurants, bars, fast food service, delicatessens, etc.). This category also includes neighborhood services and shops such as dry cleaners, and beauty shops.
- **Production/Distribution/Repair (PDR)** activity includes establishments related to processing, movement, and repair of goods and provision of citywide infrastructure. It includes manufacturing, wholesale, construction, transportation (including vehicle maintenance and repair), information, and utilities. Most of these activities take place in buildings with large, open floor plates—structures that can house machinery and equipment. Some of the food manufacturing and printing activities, however, are located in small shops due to the small scale of production, small machinery required, and/or reliance on the retail component of their business.
- **Hotel** activity is defined as a separate Land Use Category because it has a direct relationship to the visitor sector and constitutes a specific type of land use and building structure. It includes any type of lodging such as hotel, motel, or bed and breakfast.

- **Cultural/Institutional/Educational (CIE)** activities cover the social spectrum of economy by including entertainment and artistic activities as well as health and educational services. This category covers the widest variety of space types from large establishments (hospitals, universities, schools, museums) to small studios or businesses (nightclubs, art studios). These activities are more geographically disparate than the other categories. They are often specialized facilities, many of which are non-profit organizations.
- **Private Household (Pvt HHs)**, formerly counted under the CIE land use category, is tracked separately beginning in 2009 (because of improved data reporting). This land use category involves households located throughout San Francisco that contract for and employ workers on or about their premises in activities primarily concerned with the operation of the household. These household employees include cooks, maids, butlers, private caregivers, gardeners, grounds keeper/caretakers, and other household maintenance workers.

Industry Groups

This classification aggregates business establishments into Industry groups according to similarity of production process. The *North American Industry Classification System* (NAICS) is the current classification system. It was released in 1997 and last revised in 2007. It replaced the previous *Standard Industry Classification* (SIC) system based on similarity of product produced.

The United States Department of Commerce developed these two systems and the California Employment Development Department (EDD) adopted them. *Commerce and Industry Inventories 2002-2010* have a discussion of the relationship between the two classification systems because data from 2000 and earlier used the SIC system and data from 2001 onwards used the NAICS system (see Tables 1.1 and 1.2). *Commerce and Industry Inventory 2011* onwards, have an abbreviated discussion of the two classification systems because the 10-year time series uses the NAICS system exclusively.

The NAICS classifies all business establishments based on similarity of process used to produce goods or services. NAICS is a six-digit coding system. Under NAICS, the first two digits of the code are designated as sector to represent general categories of economic activities. The first three digits are designated as sub-sector to represent major categories of economic activities. The first four digits represent industry group, while the five and six digit classifications correspond to specific industries.

NAICS organizes all economic activity into 20 broad sectors (in contrast to the 10 sectors of the earlier SIC classification system). The purpose for this broad categorization is to clearly establish and distinguish each industry sector from another. NAICS also defined 350 new industries, including several new high-tech and services related industries which were not appropriately defined and recognized in the previous SIC system.

For simplicity, this Commerce and Industry Inventory uses the following 11 categories based on combining some NAICS' industry sectors (see Table 1.1): (1) Farm; (2) Natural Resources, Mining and Construction; (3) Manufacturing; (4) Trade, Transportation, Utilities; (5) Information; (6) Financial Activities; (7) Professional and Business Services; (8) Educational and Health Services; (9) Leisure and Hospitality; (10) Other Services; and (11) Government. The Other Services group includes repair and maintenance, personal services, religious and grant making services, and services related to the operation of a private household. The Government group includes all civilian employees of federal, state, and local government, regardless of the activity in which employees are engaged.

The Inventory also uses Land Use Categories, as discussed above, to organize data for land use policy making purposes. Table 1.2 illustrates the correspondence between NAICS industrial sectors and San Francisco's Land Use Activity Categories.

TABLE 1.1 MAJOR INDUSTRY CLASSIFICATION CATEGORIES

Industry grouping used in the Commerce And Industry Inventory	North American Industry Classification System (NAICS)		
	S.N.	Code	Sectors
1. Farm	1	11	Agriculture, Forestry, Fishing and Hunting
2. Natural Resources, Mining and Construction	2	21	Mining
	3	23	Construction
3. Manufacturing	4	31-33	Manufacturing
4. Trade, Transportation, Utilities	5	48-49	Transportation and Warehousing
	6	22	Utilities
	8	42	Wholesale Trade
	9	44-45	Retail Trade
5. Information	7	51	Information
6. Financial Activities	10	52	Finance and Insurance
	11	53	Real Estate and Rental and Leasing
7. Professional and Business Services	12	54	Professional, Scientific, and Technical Services
	13	55	Management of Companies and Enterprises
	14	56	Administrative and Support, Waste Management and Remediation Services
8. Educational and Health Services	15	61	Education Services
	16	62	Health Care and Social Assistance
	17	71	Arts, Entertainment, and Recreation
9. Leisure and Hospitality	18	72	Accommodation and Food Services
10. Other Services	19	81	Other Services (except Public Administration)
11. Government	20	92	Public Administration

Note: S.N. = Sector Number

Sources: Executive Office of The President: Office of the Management and Budget; San Francisco Planning Department

TABLE 1.2 CLASSIFICATION BY LAND USE CATEGORIES AND INDUSTRY GROUPS

Land Use Category	North American Industry Classification System (NAICS)	
	Industry Group	NAICS Code
Office <i>Examples:</i> Headquarter offices, professional services, branch banks	Agriculture	111-115 211-213
	Finance	522-523
	Insurance	524-525
	Real Estate	531, 533
	Office Services	516
		518
		519
		541
		551
		561
	Public Administration	921-928
Retail <i>Examples:</i> Stores, restaurants, bars, commercial parking lots	General Merchandise	452
	Food Stores	445
	Apparel Stores	448
	Eating & Drinking Places	722
	Other Retail Stores	441, 447
		442
		443,446,451
		453-454
		532
	Personal & Repair	811-812
Production/Distribution/Repair (PDR) <i>Examples:</i> Warehouses, factories, workshops showrooms, port, television, telegraph, cable, satellite	Construction	236-238
	Transportation and Warehousing	488
		485, 487
		484, 492-493
		491
		481, 483
		486
	Utilities	221 562
	Information	515
		517
	Wholesale	423-425
	Food Manufacturing	311-312
	Apparel Manufacturing	313-315
	Printing and Publishing	323, 511
	Other Manufacturing	321-322, 337
		324-325
		316, 326-327
		331-333
		334-335
	Repair Services	336
Transp. Equipment, Building Supplies	339, 444	
Film & Sound Recording	512	
Hotel	Accommodation	721
Cultural/Institutional/Educational (CIE) <i>Examples:</i> Theaters, museums, hospitals, schools, libraries, churches	Art and Recreation	711
	Performing arts, amusement parks	713
	Education Services	611
	Health Care	621-623
	Social Assistance	624
	Other CIE Services	712
		813
	*	*
Private Households	Private Households (Pvt HH)	814
	Unclassified Establishments	999

Sources: Executive Office of The President: Office of the Management and Budget; San Francisco Planning Department



San Francisco, CA

2.0 REGIONAL OVERVIEW

San Francisco has diverse linkages to the region as well as to the state, national, and global economy. This chapter supplies basic demographic and economic information about the San Francisco Bay Area's nine counties. This information gives an understanding of San Francisco's economic base within a regional and historical context.

The nine counties of the San Francisco Bay Area are Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. Map 2.1 shows the location of these counties, which have been grouped into four sub-regions for analysis in this Chapter: North Bay, East Bay, South Bay, and San Francisco. These sub-regions were initially identified in 1985 on the basis of observed travel patterns of commuters into San Francisco and availability of employment information. Although travel patterns have evolved since the initial observations, these sub-regions have been retained in order to maintain the consistency of the time series data in this chapter. The North Bay includes Marin, Sonoma, Napa, and Solano counties. The East Bay includes Contra Costa and Alameda counties. The South Bay includes Santa Clara and San Mateo counties.

The regional subdivision allows comparisons between San Francisco, North Bay, East Bay, and South Bay areas that represent the labor force base for San Francisco and the region. When reviewing the tables in this chapter, it is important to note that the Bay Area covers 7,041 square miles in total. The North Bay represents 53 percent of that total, the East Bay 21 percent, the South Bay 25 percent, and San Francisco less than one percent of land area in

the region. Population densities in San Francisco are by far the highest in the Bay Area.

This chapter presents two sets of tables and graphs. The first set describes the residents of each subregion regardless of where they work in terms of population, labor force, number of employed residents, and unemployment. These concepts are described below. For context, unemployment data is also provided for California and the United States. The second set describes the workers in each subregion regardless of where they live in terms of regional employment by industry groups and then regional employment by subregion by industry group.

Each economic indicator is reported in absolute numbers, annual percentage distribution, and percentage change over time. Unemployment figures are presented in terms of average annual rates.

- **Population** is defined as the total number of people who live in a specific area, such as a particular county or city. Population data comes from the California State Department of Finance (DoF). These data are based on the 2010 Census numbers with yearly updates which take into account city/county surveys of building permits, construction activity, and overall housing stock; tallying of administrative records from local, state, and federal agencies including driver's license data, school registration, and birth and death certificate records; and tracking the status of military bases. The DoF population estimates are generally 3% to 5% higher than that of the Census Bureau's estimates.



**Bay Area Counties and
Commerce and Industry Sub-Regions**

0 Miles 20
MAP 2.1

- **Labor Force** consists of persons who are either working or looking for work, excluding members of the armed forces. Labor force data are based on place of residence. For example, a worker who lives in the East Bay is part of the East Bay labor force, no matter where he or she is employed. Labor force data are obtained from the California Employment Development Department (EDD).
- **Employment**, as used in this inventory and defined by EDD, includes persons who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. Someone holding a job in San Francisco is part of the San Francisco employment pool no matter where he or she lives. These data do not include self-employed, unpaid family workers, domestics, volunteers, or persons involved in trade disputes.
- **Unemployment** is defined as civilians 16 years and older, not at work, who were actively looking for work during the last four weeks, and were available to accept a job or who were waiting to be called back to jobs from which they had been laid off. Civilian unemployment data are based on place of residence. The unemployment data are from EDD, the United States Department of Commerce, and U.S. Census Bureau.

Employment data reported by industry group are based on EDD data. These data are organized by using the North American Industry Classification System (NAICS), as discussed in Chapter 1.

San Francisco's Residents in a Regional Context

- *Table 2.1.1 Bay Area Population by Sub-Region, 2001-2010* — According to the Department of Finance estimates, San Francisco's 812,100 residents are 11% of the Region's 7.2 million residents. San Francisco's population grew from 793,700 residents in 2001 to some 812,100 people in 2010, a 10-year increase of 18,400 residents or 2.3%. This steady but modest growth peaked in 2009 at 856,100 residents, and then declined 44,000 residents over the past year, or 5.1%. This pattern reflects that for the Bay Area as a whole, which grew from 6.9 million in 2001 to 7.2 million in 2010, adding 286,600 residents or 4.1%. Within this period, population grew to a peak of 7.5 million residents in 2009, which dropped to 254,500 residents, or 3.4%, in 2010. All subregions lost residents between 2009-2010 at rates varying between 5.1% (San Francisco) to 2.0% (North Bay).
- *Table 2.1.2 Bay Area Labor Force by Sub-Region, 2001-2010* — The number of San Francisco residents in the labor force decreased for the first time in five years, from 459,800 in 2009 to 453,800 in 2010, or 6,000 persons (1.3%). This pattern of decline was reflected regionally, with a 1.5% decrease from 3.68 million to 3.62 million persons (maximum of 1.9% in the East Bay and minimum of 1.1% in the South Bay).
- *Table 2.1.3 Bay Area Employed Residents by Sub-Region, 2001-2010* — The Bay Area's 5.1% decrease in employed residents slowed to a decrease of 1.9% in 2010, a drop of 61.4 million from a total of 418.4 million in 2009. San Francisco had a similar decrease to that of the region at 1.8% (from 418,400 in 2009 to 410.7 in 2010), with the South Bay having the smallest decrease at 0.6% and the North Bay having the largest at 2.9%.
- *Table 2.1.4 Bay Area Unemployed Residents by Sub-Region, 2001-2010* — The unemployment rate increased from 10.1% in 2009 region wide (370,800) to 10.4% in 2010 (375,400). San Francisco's rate increased in 2010 to 9.5% (43,200) from 9.0% in 2009, which was the lowest rate in the region in both years. In contrast, the East Bay's rate was 11.1% in 2010. In comparison, unemployment rates were 12.7% in California (up from 11.4% in 2009) and 9.6% nationwide (up from 9.3% in 2009).

People Who Work in San Francisco in a Regional Context

- Tables 2.2.1 Bay Area Employment by Industry Group, 2001-2010* — Regionwide employment stood at 3.09 million in 2010. The largest industry groups were professional and business services (17.7%) and trade, transportation, utilities (16.5%). The smallest sectors were farm (0.6%) and other services (3.5%). Between 2001 and 2010, employment declined 12.3% regionally from 3.5 million in 2001. The biggest declines were in farm (32%), natural resources (34%), manufacturing (35%), information (25%), financial (20%), trade (17%), and professional & business services (12%). Only two sectors grew, education/health and leisure/hospitality at 19% and 6%, respectively.
- Tables 2.2.2 Bay Area Employment by Industry Group and Sub-Region, 2001-2010 – Number of Jobs; Table 2.2.3 – Annual Percentage Distribution; and Table 2.2.4 -- Percentage Change.* In 2010, employment was concentrated in the South Bay at 37.5% (1,158,000 jobs), followed by the East Bay at 30.7% (949,800 jobs), San Francisco, at 16.9% (521,700 jobs), and the North Bay at 14.9% (459,200 jobs). These shares of regional employment have not changed substantially since 2001, although employment declined in absolute terms for each subregion. San Francisco lost 51,500 jobs (9%), while the South, East, and North Bay regions lost 17%, 10.2%, and 7.5%, respectively. Employment (2010) in some industrial groups varied substantially from the average noted above. Farming is concentrated in the North Bay at 63.2%. Manufacturing is concentrated in the South Bay at 57.9%. Information is concentrated in the South Bay at 55.2%, and Financial Activities in San Francisco at 30.3%. Change in sector shares of employment from 2001 have been small, often ranging from 1 to 5 percentage points. However, the share of farm employment increased 10 percentage points for the North Bay from 53.4% in 2001 to 63.2% in 2010, while decreasing 7 percentage points in the South Bay for the period. The concentration of information sector employment increased in the South Bay, gaining 9 points from 46.4% in 2001 to 55.2% in 2010, while its share in other subregions declined between 1 to 4 points.

TABLE 2.1.1 BAY AREA POPULATION BY SUB-REGION, 2001-2010

This table presents the number of residents in each Bay Area sub-region for the last ten years, as well as the percentage distribution in any given year across the Bay Area and the annual change within each sub-region. Population trends are shown in Figure 2.1.1 below.

Population by Sub-Region (000s)

Sub-Region	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	1,248.8	1,254.7	1,271.0	1,275.6	1,290.6	1,298.5	1,305.3	1,309.5	1,320.7	1,294.7
East Bay	2,451.2	2,468.2	2,501.9	2,505.9	2,539.7	2,568.5	2,594.7	2,617.1	2,647.9	2,577.2
South Bay	2,443.8	2,436.6	2,443.8	2,459.7	2,497.4	2,541.6	2,576.5	2,603.5	2,635.2	2,522.1
San Francisco	793.7	793.6	792.0	795.0	798.7	808.8	824.5	845.6	856.1	812.1
TOTAL	6,918.8	6,932.7	6,968.7	7,036.2	7,126.3	7,217.4	7,301.1	7,375.7	7,459.9	7,205.4

Annual % Distribution	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	18.0	18.1	18.2	18.1	18.1	18.0	17.9	17.8	17.7	18.0
East Bay	35.4	35.6	35.9	35.6	35.6	35.6	35.5	35.5	35.5	35.8
South Bay	35.3	35.1	35.1	35.0	35.0	35.2	35.3	35.3	35.3	35.0
San Francisco	11.5	11.4	11.4	11.3	11.2	11.2	11.3	11.5	11.5	11.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
North Bay	0.5	1.3	0.4	1.2	0.6	0.5	0.3	0.9	-2.0
East Bay	0.7	1.4	0.2	1.3	1.1	1.0	0.9	1.2	-2.7
South Bay	-0.3	0.3	0.7	1.5	1.8	1.4	1.0	1.2	-4.3
San Francisco	-0.0	-0.2	0.4	0.5	1.3	1.9	2.6	1.2	-5.1
TOTAL	0.2	0.5	1.0	1.3	1.3	1.2	1.0	1.1	-3.4

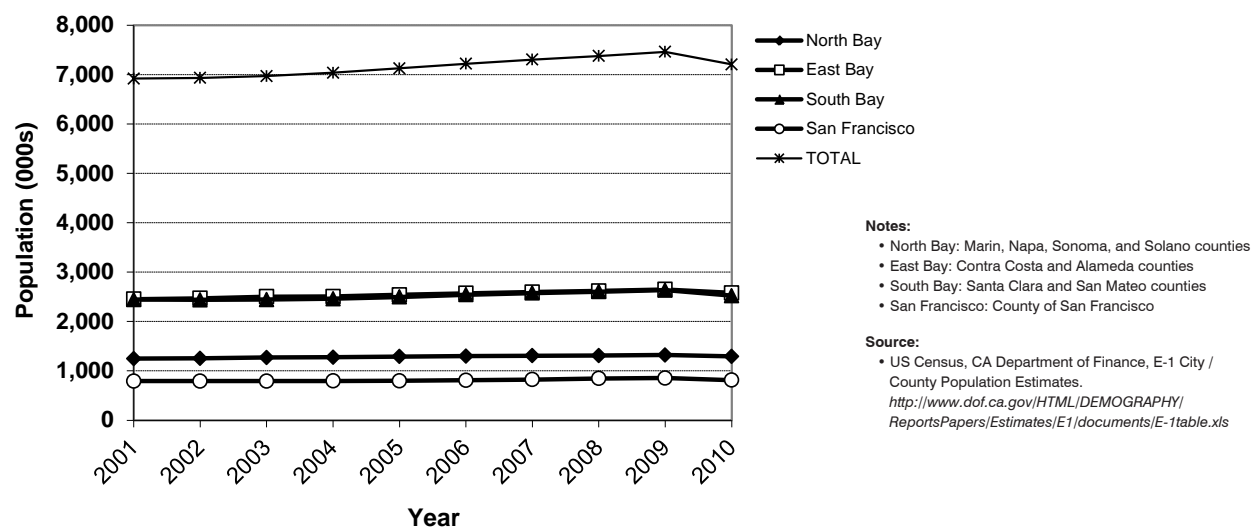
FIGURE 2.1.1 BAY AREA POPULATION BY SUB-REGION, 2001-2010

TABLE 2.1.2 BAY AREA LABOR FORCE BY SUB-REGION, 2001-2010

This table presents the number of residents in the labor force in each Bay Area sub-region for the last ten years. Also included is the percentage distribution in any given year across the Bay Area and the annual change within each sub-region. Labor force trends are shown in Figure 2.1.2 below.

Residents in the Labor Force by Sub-Region (000s)

Sub-Region	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	665.3	667.4	664.7	665.6	668.3	674.9	684.3	690.4	679.9	668.1
East Bay	1,286.7	1,288.0	1,272.7	1,259.2	1,259.7	1,265.2	1,281.5	1,295.7	1,288.6	1,264.5
South Bay	1,332.5	1,271.0	1,221.3	1,193.5	1,187.5	1,204.9	1,234.7	1,264.3	1,252.0	1,238.7
San Francisco	469.4	450.4	433.0	422.3	420.5	422.5	433.3	450.4	459.8	453.8
TOTAL	3,753.9	3,676.8	3,591.7	3,540.6	3,536.0	3,567.5	3,633.8	3,633.8	3,680.3	3,625.1

Annual % Distribution	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	17.7	18.2	18.5	18.8	18.9	18.9	18.8	18.7	18.5	18.4
East Bay	34.3	35.0	35.4	35.6	35.6	35.5	35.3	35.0	35.0	34.9
South Bay	35.5	34.6	34.0	33.7	33.6	33.8	34.0	34.2	34.0	34.2
San Francisco	12.5	12.2	12.1	11.9	11.9	11.8	11.9	12.2	12.5	12.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
North Bay	0.3	-0.4	0.1	0.4	1.0	1.4	0.9	-1.5	-1.7
East Bay	0.1	-1.2	-1.1	0.0	0.4	1.3	1.1	-0.5	-1.9
South Bay	-4.6	-3.9	-2.3	-0.5	1.5	2.5	2.4	-1.0	-1.1
San Francisco	-4.0	-3.9	-2.5	-0.4	0.5	2.6	3.9	2.1	-1.3
TOTAL	-2.1	-2.3	-1.4	-0.1	0.9	1.9	1.8	-0.6	-1.5

FIGURE 2.1.2 BAY AREA LABOR FORCE BY SUB-REGION, 2001-2010

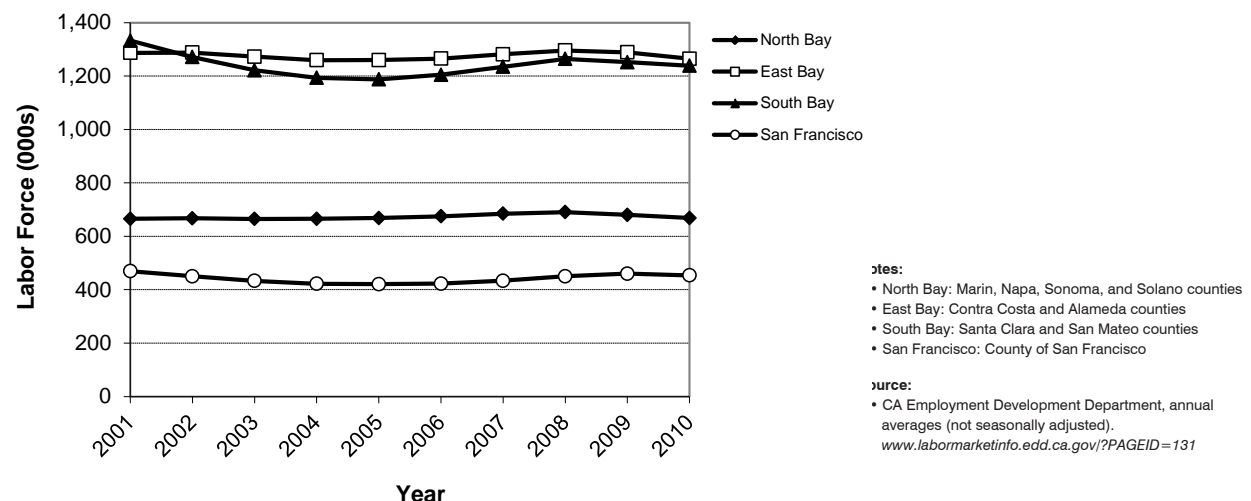


TABLE 2.1.3 BAY AREA EMPLOYED RESIDENTS BY SUB-REGION, 2001-2010

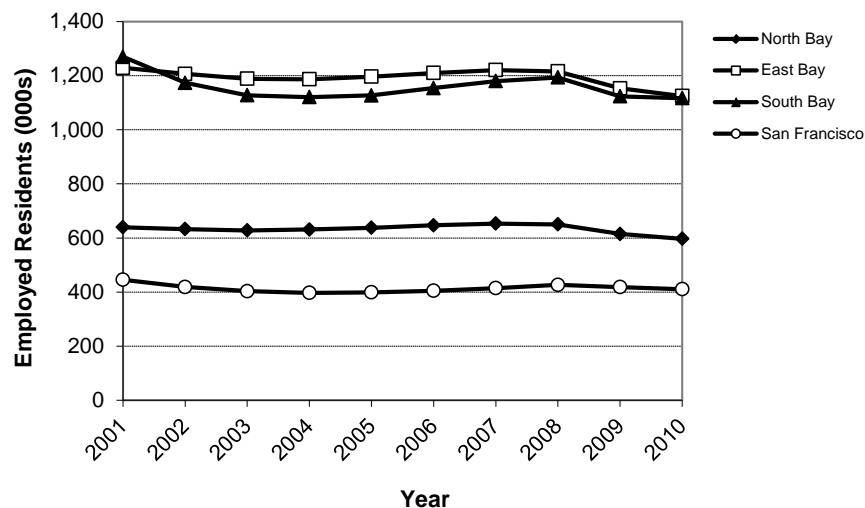
This table presents the number of employed residents in each Bay Area sub-region for the last ten years. Also included is the percentage distribution in any given year across the Bay Area and the annual change within each sub-region. Employment trends are shown in Figure 2.1.3 below.

Employed Residents by Sub-Region (000s)

Sub-Region	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	639.4	632.6	627.7	631.4	637.6	646.7	653.2	650.3	614.7	596.8
East Bay	1,228.8	1,206.2	1,188.4	1,186.4	1,196.2	1,209.7	1,220.6	1,215.5	1,153.0	1,124.4
South Bay	1,269.2	1,173.5	1,127.1	1,120.5	1,126.8	1,153.7	1,179.7	1,193.3	1,123.6	1,116.4
San Francisco	445.4	418.7	403.2	397.1	399.0	404.7	414.6	426.7	418.4	410.7
TOTAL	3,582.8	3,431.0	3,346.4	3,335.4	3,359.6	3,414.8	3,468.1	3,485.8	3,309.7	3,248.3

Annual % Distribution	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	17.8	18.4	18.8	18.9	19.0	18.9	18.8	18.7	18.6	18.4
East Bay	34.3	35.2	35.5	35.6	35.6	35.4	35.2	34.9	34.8	34.6
South Bay	35.4	34.2	33.7	33.6	33.5	33.8	34.0	34.2	33.9	34.4
San Francisco	12.4	12.2	12.0	11.9	11.9	11.9	12.0	12.2	12.6	12.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
North Bay	-1.1	-0.8	0.6	1.0	1.4	1.0	-0.4	-5.5	-2.9
East Bay	-1.8	-1.5	-0.2	0.8	1.1	0.9	-0.4	-5.1	-2.5
South Bay	-7.5	-4.0	-0.6	0.6	2.4	2.3	1.2	-5.8	-0.6
San Francisco	-6.0	-3.7	-1.5	0.5	1.4	2.4	2.9	-1.9	-1.8
TOTAL	-4.2	-2.5	-0.3	0.7	1.6	1.6	0.5	-5.1	-1.9

FIGURE 2.1.3 BAY AREA EMPLOYED RESIDENTS BY SUB-REGION, 2001-2010**Notes:**

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: County of San Francisco

Source:

- CA Employment Development Department, annual averages (not seasonally adjusted).
www.labormarketinfo.edd.ca.gov/?PAGEID=131

TABLE 2.1.4 BAY AREA UNEMPLOYMENT BY SUB-REGION, 2001-2010

This table presents the number of unemployed residents in each Bay Area sub-region for the last ten years. Also included is the percentage distribution in any given year across the Bay Area and the annual change within each sub-region. Finally, this table also includes unemployment rates over the last ten years for each sub-region, as well as for California and the United States to provide context. Unemployment rate trends are shown in Figure 2.1.4 below.

Unemployment by Sub-Region (000s)

Sub-Region	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	25.9	34.8	37.0	34.2	30.7	28.2	31.1	39.9	65.3	69.8
East Bay	57.9	81.8	84.3	72.8	63.5	55.5	60.9	80.1	135.6	140.2
South Bay	63.3	97.5	94.2	73.0	60.7	51.2	55.0	70.9	128.4	122.2
San Francisco	24.0	31.7	29.8	25.2	21.5	17.8	18.7	23.7	41.5	43.2
TOTAL	171.1	245.8	245.3	205.2	176.4	152.7	165.7	214.6	370.8	375.4

Annual % Distribution	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	15.1	14.2	15.1	16.7	17.4	18.5	18.8	18.6	17.6	18.6
East Bay	33.8	33.3	34.4	35.5	36.0	36.3	36.8	37.3	36.6	37.3
South Bay	37.0	39.7	38.4	35.6	34.4	33.5	33.2	33.0	34.6	32.6
San Francisco	14.0	12.9	12.1	12.3	12.2	11.7	11.3	11.0	11.2	11.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
North Bay	34.4	6.3	-7.6	-10.2	-8.1	10.3	28.3	63.7	6.9
East Bay	41.3	3.1	-13.6	-12.8	-12.6	9.7	31.5	69.3	3.4
South Bay	54.0	-3.4	-22.5	-16.8	-15.7	7.4	28.9	81.1	-4.8
San Francisco	32.1	-6.0	-15.4	-14.7	-17.2	5.1	26.7	75.1	4.1
TOTAL	43.7	-0.2	-16.3	-14.0	-13.4	8.5	29.5	72.8	1.2

Average Annual Rate	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	3.9	5.2	5.6	5.1	4.6	4.2	4.5	5.8	9.6	10.4
East Bay	4.5	6.4	6.6	5.8	5.0	4.4	4.8	6.2	10.5	11.1
South Bay	4.8	7.7	7.7	6.1	5.1	4.2	4.5	5.6	10.3	9.9
San Francisco	5.1	7.0	6.9	6.0	5.1	4.2	4.3	5.3	9.0	9.5
Average	4.6	6.7	6.8	5.8	5.0	4.3	4.6	5.8	10.1	10.4

Average Annual Rate	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
California	5.3	6.7	6.7	6.2	5.4	4.9	5.4	7.2	11.4	12.7
United States	4.8	5.8	6	5.5	5.1	4.6	4.6	5.8	9.3	9.6

Notes:

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: County of San Francisco

Sources:

- CA Employment Development Department, annual averages (not seasonally adjusted). www.labormarketinfo.edd.ca.gov/?PAGEID=131
- US Bureau of Labor Statistics; http://www.bls.gov/cps/prev_yrs.htm

FIGURE 2.1.4 BAY AREA UNEMPLOYMENT RATE BY SUB-REGION, 2001-2010

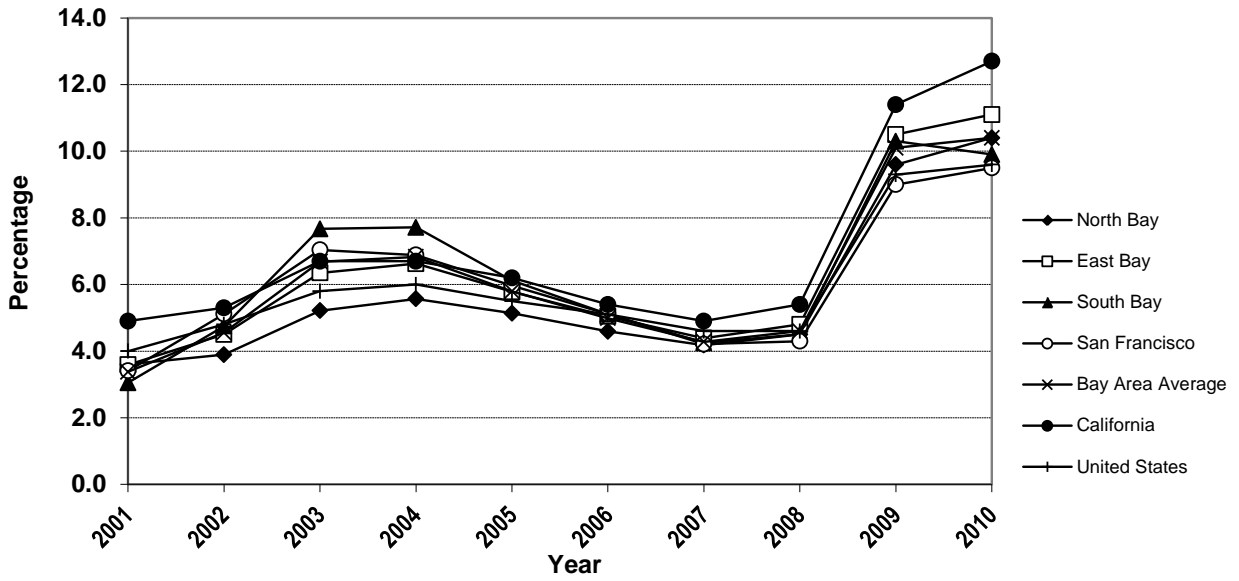


TABLE 2.2.1 BAY AREA EMPLOYMENT BY INDUSTRY GROUP, 2001-2010

This table presents information about those who work in the Bay Area. It conveys the number of people working in each industry group. The breakdown for each Bay Area sub-region is presented in Tables 2.2.2 - 2.2.4. All tables utilize NAICS industrial categories for the entire period of analysis.

Number of Jobs (000s)

Industry Group	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Farm	28.1	27.2	25.8	25.4	22.5	20.2	20.6	20.2	20.1	19.0
Natural Resources, Mining & Construction	198.0	186.8	191.1	187.6	194.2	196.0	194.7	179.6	143.7	131.5
Manufacturing	468.3	409.3	370.8	361.9	353.8	352.0	345.0	344.9	313.9	305.4
Trade, Transportation & Utilities	612.3	584.3	566.4	558.4	562.5	564.1	571.3	563.5	518.6	509.2
Information	146.8	127.0	117.0	114.0	112.4	112.5	113.3	114.5	110.7	110.8
Financial Activities	213.3	211.4	211.5	209.2	213.3	213.4	206.1	193.5	179.3	170.4
Professional & Business Services	619.8	541.5	517.0	518.1	529.7	549.8	572.4	588.6	542.6	546.5
Educational & Health Services	344.0	349.6	355.6	358.6	362.3	373.1	380.0	391.4	394.5	409.7
Leisure & Hospitality	306.3	302.2	302.9	306.7	312.3	322.0	329.9	335.7	322.0	323.1
Other Services	114.8	115.2	112.8	111.2	110.4	109.8	111.5	112.5	107.2	108.8
Government	471.1	484.5	476.6	467.4	471.1	473.2	485.8	477.7	472.5	454.5
TOTAL	3,522.8	3,339.0	3,247.5	3,218.5	3,244.5	3,286.1	3,330.6	3,322.1	3,125.1	3,088.9

Annual Percentage Distribution

Industry Group	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Farm	0.8	0.8	0.8	0.8	0.7	0.6	0.6	0.6	0.6	0.6
Natural Resources, Mining & Construction	5.6	5.6	5.9	5.8	6.0	6.0	5.8	5.4	4.6	4.3
Manufacturing	13.3	12.3	11.4	11.2	10.9	10.7	10.4	10.4	10.0	9.9
Trade, Transportation & Utilities	17.4	17.5	17.4	17.3	17.3	17.2	17.2	17.0	16.6	16.5
Information	4.2	3.8	3.6	3.5	3.5	3.4	3.4	3.4	3.5	3.6
Financial Activities	6.1	6.3	6.5	6.5	6.6	6.5	6.2	5.8	5.7	5.5
Professional & Business Services	17.6	16.2	15.9	16.1	16.3	16.7	17.2	17.7	17.4	17.7
Educational & Health Services	9.8	10.5	10.9	11.1	11.2	11.4	11.4	11.8	12.6	13.3
Leisure & Hospitality	8.7	9.1	9.3	9.5	9.6	9.8	9.9	10.1	10.3	10.5
Other Services	3.3	3.5	3.5	3.5	3.4	3.3	3.3	3.4	3.4	3.5
Government	13.4	14.5	14.7	14.5	14.5	14.4	14.6	14.4	15.1	14.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Farm	-3.2	-5.1	-1.6	-11.4	-10.2	2.0	-1.9	-0.5	-5.5
Natural Resources, Mining & Construction	-5.7	2.3	-1.8	3.5	0.9	-0.7	-7.8	-20.0	-8.5
Manufacturing	-12.6	-9.4	-2.4	-2.2	-0.5	-2.0	0.0	-9.0	-2.7
Trade, Transportation & Utilities	-4.6	-3.1	-1.4	0.7	0.3	1.3	-1.4	-8.0	-1.8
Information	-13.5	-7.9	-2.6	-1.4	0.1	0.7	1.1	-3.3	0.1
Financial Activities	-0.9	0.0	-1.1	2.0	0.0	-3.4	-6.1	-7.3	-5.0
Professional & Business Services	-12.6	-4.5	0.2	2.2	3.8	4.1	2.8	-7.8	0.7
Educational & Health Services	1.6	1.7	0.8	1.0	3.0	1.8	3.0	0.8	3.9
Leisure & Hospitality	-1.3	0.2	1.3	1.8	3.1	2.5	1.8	-4.1	0.3
Other Services	0.3	-2.1	-1.4	-0.7	-0.5	1.5	0.9	-4.7	1.5
Government	2.8	-1.6	-1.9	0.8	0.4	2.7	-1.7	-1.1	-3.8
TOTAL	-5.2	-2.7	-0.9	0.8	1.3	1.4	-0.3	-5.9	-1.2

Source: California Employment Development Department, Industry Employment & Labor Force - by Annual Average; March Benchmark.
<http://www.labormarketinfo.edd.ca.gov/?PAGEID=171>

TABLE 2.2.2 BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUB-REGION, 2001-2010 – NUMBER OF JOBS

This table contains the disaggregation of Table 2.2.1 by Bay Area sub-regions.

Number of Jobs (000s)

TOTAL	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	496.4	493.3	499.2	494.0	497.0	501.9	503.4	497.8	467.3	459.2
East Bay	1,057.8	1,042.9	1,028.6	1,024.1	1,035.7	1,047.8	1,049.5	1,031.1	968.0	949.8
South Bay	1,395.4	1,268.0	1,206.6	1,196.6	1,202.6	1,215.5	1,238.2	1,243.8	1,165.5	1,158.2
San Francisco	573.2	534.8	513.1	503.8	509.2	520.9	539.5	549.4	524.3	521.7
Regional Total	3,522.8	3,339.0	3,247.5	3,218.5	3,244.5	3,286.1	3,330.6	3,322.1	3,125.1	3,088.9
Farm										
North Bay	15.0	14.3	13.3	13.5	12.5	12.7	13.1	12.8	12.9	12.0
East Bay	3.0	3.0	3.0	2.6	1.5	1.5	1.6	1.4	1.5	1.5
South Bay	9.9	9.6	9.2	8.9	8.4	5.7	5.7	5.7	5.4	5.3
San Francisco	0.2	0.3	0.3	0.4	0.1	0.3	0.2	0.3	0.3	0.2
Regional Total	28.1	27.2	25.8	25.4	22.5	20.2	20.6	20.2	20.1	19.0
Natural Resources, Mining & Construction										
North Bay	37.2	37.5	46.0	39.5	41.6	41.0	38.5	34.5	26.8	24.6
East Bay	71.3	67.8	68.0	70.3	75.1	74.6	73.6	65.8	54.7	48.7
South Bay	69.8	63.6	59.8	60.9	60.8	62.9	64.3	60.9	46.9	44.1
San Francisco	19.7	17.9	17.3	16.9	16.7	17.5	18.3	18.4	15.3	14.1
Regional Total	198.0	186.8	191.1	187.6	194.2	196.0	194.7	179.6	143.7	131.5
Manufacturing										
North Bay	54.9	51.1	47.9	47.3	46.8	46.6	45.8	45.5	42.0	41.3
East Bay	113.2	103.6	98.0	99.1	95.4	96.9	93.7	93.3	82.5	78.6
South Bay	282.4	239.5	211.8	203.3	199.8	197.4	194.4	195.3	180.1	176.8
San Francisco	17.8	15.1	13.1	12.2	11.8	11.1	11.1	10.8	9.3	8.7
Regional Total	468.3	409.3	370.8	361.9	353.8	352.0	345.0	344.9	313.9	305.4
Trade, Transportation & Utilities										
North Bay	87.1	87.7	89.3	89.4	90.1	90.6	91.3	89.4	82.3	82.2
East Bay	210.0	204.6	197.2	192.8	195.2	195.4	198.1	195.3	179.0	173.8
South Bay	237.2	217.8	208.7	206.5	207.2	208.4	212.7	210.9	193.7	191.2
San Francisco	78.0	74.2	71.2	69.7	70.0	69.7	69.2	67.9	63.6	62.0
Regional Total	612.3	584.3	566.4	558.4	562.5	564.1	571.3	563.5	518.6	509.2
Information										
North Bay	11.2	10.5	10.0	9.8	9.1	7.7	7.7	7.4	7.0	6.6
East Bay	37.7	35.2	32.6	31.0	30.4	29.8	29.4	27.8	25.1	23.8
South Bay	68.1	57.6	53.9	53.7	55.3	56.9	56.8	60.2	59.1	61.2
San Francisco	29.8	23.7	20.5	19.5	17.6	18.1	19.4	19.1	19.5	19.2
Regional Total	146.8	127.0	117.0	114.0	112.4	112.5	113.3	114.5	110.7	110.8

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Number of Jobs (000s)

Financial Activities	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	26.9	27.7	28.5	27.8	27.9	28.0	26.5	24.3	22.8	21.4
East Bay	58.6	62.5	67.7	67.2	70.5	69.0	62.3	56.7	52.6	48.4
South Bay	59.6	57.7	56.2	56.5	57.4	58.4	58.3	54.8	50.5	49.0
San Francisco	68.2	63.5	59.1	57.7	57.5	58.0	59.0	57.7	53.4	51.6
Regional Total	213.3	211.4	211.5	209.2	213.3	213.4	206.1	193.5	179.3	170.4

Professional & Business Services										
North Bay	55.6	53.7	53.2	55.3	55.4	58.8	60.2	59.9	53.9	56.7
East Bay	159.0	149.6	144.9	146.7	150.6	155.0	155.5	161.4	148.5	148.1
South Bay	275.5	226.6	215.5	215.6	218.9	225.0	239.4	242.2	221.9	221.7
San Francisco	129.7	111.6	103.4	100.5	104.8	111.0	117.3	125.1	118.3	120.0
Regional Total	619.8	541.5	517.0	518.1	529.7	549.8	572.4	588.6	542.6	546.5

Educational & Health Services										
North Bay	60.1	61.5	61.8	61.7	62.1	63.0	64.2	66.2	66.4	67.4
East Bay	112.5	114.7	117.0	117.9	118.6	121.9	124.7	127.7	130.0	139.7
South Bay	119.5	121.7	123.6	125.2	127.0	132.2	133.6	139.4	140.2	144.0
San Francisco	51.9	51.7	53.2	53.8	54.6	56.0	57.5	58.1	57.9	58.6
Regional Total	344.0	349.6	355.6	358.6	362.3	373.1	380.0	391.4	394.5	409.7

Leisure & Hospitality										
North Bay	52.0	52.8	53.6	54.0	54.2	54.9	56.3	57.0	54.6	54.2
East Bay	77.9	79.9	80.4	80.6	82.6	85.7	87.5	89.1	85.2	85.6
South Bay	104.2	99.6	99.3	101.6	103.7	107.4	109.7	111.0	106.5	106.8
San Francisco	72.2	69.9	69.6	70.5	71.8	74.0	76.4	78.6	75.7	76.5
Regional Total	306.3	302.2	302.9	306.7	312.3	322.0	329.9	335.7	322.0	323.1

Other Services										
North Bay	16.6	16.7	16.9	17.2	16.8	17.0	17.0	17.4	16.3	16.5
East Bay	35.8	37.8	37.5	37.0	35.8	35.9	36.2	36.0	34.3	34.5
South Bay	37.5	38.2	36.7	36.0	36.1	35.5	36.4	36.8	35.3	36.3
San Francisco	24.9	22.5	21.7	21.0	21.7	21.4	21.9	22.3	21.3	21.5
Regional Total	114.8	115.2	112.8	111.2	110.4	109.8	111.5	112.5	107.2	108.8

Government										
North Bay	79.8	79.8	78.7	78.5	80.5	81.6	82.8	83.4	82.3	76.3
East Bay	178.8	184.2	182.3	178.9	180.0	182.1	186.9	176.6	174.6	167.1
South Bay	131.7	136.1	131.9	128.4	128.0	125.7	126.9	126.6	125.9	121.8
San Francisco	80.8	84.4	83.7	81.6	82.6	83.8	89.2	91.1	89.7	89.3
Regional Total	471.1	484.5	476.6	467.4	471.1	473.2	485.8	477.7	472.5	454.5

Source:

• California Employment Development Department, Industry Employment & Labor Force - by Annual Average
<http://www.labormarketinfo.edd.ca.gov/?PAGEID=171>

TABLE 2.2.3 BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUB-REGION, 2001-2010 – ANNUAL PERCENTAGE DISTRIBUTION

This table contains the percentage distribution across the Bay Area of the industry group data from Table 2.2.2.

Annual Percentage Distribution

TOTAL	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	14.1	14.8	15.4	15.3	15.3	15.3	15.1	15.0	15.0	14.9
East Bay	30.0	31.2	31.7	31.8	31.9	31.9	31.5	31.0	31.0	30.7
South Bay	39.6	38.0	37.2	37.2	37.1	37.0	37.2	37.4	37.3	37.5
San Francisco	16.3	16.0	15.8	15.7	15.7	15.9	16.2	16.5	16.8	16.9
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Farm										
North Bay	53.4	52.6	51.6	53.1	55.6	62.9	63.6	63.4	64.2	63.2
East Bay	10.7	11.0	11.6	10.2	6.7	7.4	7.8	6.9	7.5	7.9
South Bay	35.2	35.3	35.7	35.0	37.3	28.2	27.7	28.2	26.9	27.9
San Francisco	0.7	1.1	1.2	1.6	0.4	1.5	1.0	1.5	1.5	1.1
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Natural Resources, Mining & Construction										
North Bay	18.8	20.1	24.1	21.1	21.4	20.9	19.8	19.2	18.6	18.7
East Bay	36.0	36.3	35.6	37.5	38.7	38.1	37.8	36.6	38.1	37.0
South Bay	35.3	34.0	31.3	32.5	31.3	32.1	33.0	33.9	32.6	33.5
San Francisco	9.9	9.6	9.1	9.0	8.6	8.9	9.4	10.2	10.6	10.7
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Manufacturing										
North Bay	11.7	12.5	12.9	13.1	13.2	13.2	13.3	13.2	13.4	13.5
East Bay	24.2	25.3	26.4	27.4	27.0	27.5	27.2	27.1	26.3	25.7
South Bay	60.3	58.5	57.1	56.2	56.5	56.1	56.3	56.6	57.4	57.9
San Francisco	3.8	3.7	3.5	3.4	3.3	3.2	3.2	3.1	3.0	2.8
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Trade, Transportation & Utilities										
North Bay	14.2	15.0	15.8	16.0	16.0	16.1	16.0	15.9	15.9	16.1
East Bay	34.3	35.0	34.8	34.5	34.7	34.6	34.7	34.7	34.5	34.1
South Bay	38.7	37.3	36.8	37.0	36.8	36.9	37.2	37.4	37.4	37.5
San Francisco	12.7	12.7	12.6	12.5	12.4	12.4	12.1	12.0	12.3	12.2
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Information										
North Bay	7.6	8.3	8.5	8.6	8.1	6.8	6.8	6.5	6.3	6.0
East Bay	25.7	27.7	27.9	27.2	27.0	26.5	25.9	24.3	22.7	21.5
South Bay	46.4	45.4	46.1	47.1	49.2	50.6	50.1	52.6	53.4	55.2
San Francisco	20.3	18.7	17.5	17.1	15.7	16.1	17.1	16.7	17.6	17.3
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

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Annual Percentage Distribution

Financial Activities	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
North Bay	12.6	13.1	13.5	13.3	13.1	13.1	12.9	12.6	12.7	12.6
East Bay	27.5	29.6	32.0	32.1	33.1	32.3	30.2	29.3	29.3	28.4
South Bay	27.9	27.3	26.6	27.0	26.9	27.4	28.3	28.3	28.2	28.8
San Francisco	32.0	30.0	27.9	27.6	27.0	27.2	28.6	29.8	29.8	30.3
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Professional & Business Services										
North Bay	9.0	9.9	10.3	10.7	10.5	10.7	10.5	10.2	9.9	10.4
East Bay	25.7	27.6	28.0	28.3	28.4	28.2	27.2	27.4	27.4	27.1
South Bay	44.4	41.8	41.7	41.6	41.3	40.9	41.8	41.1	40.9	40.6
San Francisco	20.9	20.6	20.0	19.4	19.8	20.2	20.5	21.3	21.8	22.0
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Educational & Health Services										
North Bay	17.5	17.6	17.4	17.2	17.1	16.9	16.9	16.9	16.8	16.5
East Bay	32.7	32.8	32.9	32.9	32.7	32.7	32.8	32.6	33.0	26.5
South Bay	34.7	34.8	34.8	34.9	35.1	35.4	35.2	35.6	35.5	33.1
San Francisco	15.1	14.8	15.0	15.0	15.1	15.0	15.1	14.8	14.7	23.7
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Leisure & Hospitality										
North Bay	17.0	17.5	17.7	17.6	17.4	17.0	17.1	17.0	17.0	16.8
East Bay	25.4	26.4	26.5	26.3	26.4	26.6	26.5	26.5	26.5	26.5
South Bay	34.0	33.0	32.8	33.1	33.2	33.4	33.3	33.1	33.1	33.1
San Francisco	23.6	23.1	23.0	23.0	23.0	23.0	23.2	23.4	23.5	23.7
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Other Services										
North Bay	14.5	14.5	15.0	15.5	15.2	15.5	15.2	15.5	15.2	15.2
East Bay	31.2	32.8	33.2	33.3	32.4	32.7	32.5	32.0	32.0	31.7
South Bay	32.7	33.2	32.5	32.4	32.7	32.3	32.6	32.7	32.9	33.4
San Francisco	21.7	19.5	19.2	18.9	19.7	19.5	19.6	19.8	19.9	19.8
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Government										
North Bay	16.9	16.5	16.5	16.8	17.1	17.2	17.0	17.5	17.4	16.8
East Bay	38.0	38.0	38.3	38.3	38.2	38.5	38.5	37.0	37.0	36.8
South Bay	28.0	28.1	27.7	27.5	27.2	26.6	26.1	26.5	26.6	26.8
San Francisco	17.2	17.4	17.6	17.5	17.5	17.7	18.4	19.1	19.0	19.6
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source:

- California Employment Development Department, Industry Employment & Labor Force - by Annual Average
<http://www.labormarketinfo.edd.ca.gov/?PAGEID=171>

TABLE 2.2.4 BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUB-REGION, 2000-2010 – PERCENTAGE CHANGE

This table contains the annual percentage change in employment by industry group within each sub-region of the Bay Area.

Percentage Change

TOTAL	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
North Bay	-0.6	1.2	-1.0	0.6	1.0	0.3	-1.1	-6.1	-1.7
East Bay	-1.4	-1.4	-0.4	1.1	1.2	0.2	-1.8	-6.1	-1.9
South Bay	-9.1	-4.8	-0.8	0.5	1.1	1.9	0.5	-6.3	-0.6
San Francisco	-6.7	-4.1	-1.8	1.1	2.3	3.6	1.8	-4.6	-0.5
Regional Total	-5.2	-2.7	-0.9	0.8	1.3	1.4	-0.3	-5.9	-1.2
Farm									
North Bay	-4.7	-7.0	1.5	-7.4	1.6	3.1	-2.3	0.8	-7.0
East Bay	0.0	0.0	-13.3	-42.3	0.0	6.7	-12.5	7.1	0.0
South Bay	-3.0	-4.2	-3.3	-5.6	-32.1	0.0	0.0	-5.3	-1.9
San Francisco	50.0	0.0	33.3	-75.0	200.0	-33.3	50.0	0.0	-33.3
Regional Total	-3.2	-5.1	-1.6	-11.4	-10.2	2.0	-1.9	-0.5	-5.5
Natural Resources, Mining & Construction									
North Bay	0.8	22.7	-14.1	5.3	-1.4	-6.1	-10.4	-22.3	-8.2
East Bay	-4.9	0.3	3.4	6.8	-0.7	-1.3	-10.6	-16.9	-11.0
South Bay	-8.9	-6.0	1.8	-0.2	3.5	2.2	-5.3	-23.0	-6.0
San Francisco	-9.1	-3.4	0.0	0.0	0.0	4.6	0.5	-16.8	-7.8
Regional Total	-5.7	2.3	-1.8	3.5	0.9	-0.7	-7.8	-20.0	-8.5
Manufacturing									
North Bay	-6.9	-6.3	-1.3	-1.1	-0.4	-1.7	-0.7	-7.7	-1.7
East Bay	-8.5	-5.4	1.1	-3.7	1.6	-3.3	-1.4	-11.6	-4.7
South Bay	-15.2	-11.6	-4.0	-1.7	-1.2	-1.5	0.5	-7.8	-1.8
San Francisco	-15.2	-13.2	-6.9	-3.3	-5.9	0.0	-2.7	-13.9	-6.5
Regional Total	-12.6	-9.4	-2.4	-2.2	-0.5	-2.0	0.0	-9.0	-2.7
Trade, Transportation & Utilities									
North Bay	0.7	1.8	0.1	0.8	0.6	0.8	-2.1	-7.9	-0.1
East Bay	-2.6	-3.6	-2.2	1.2	0.1	1.4	-1.4	-8.3	-2.9
South Bay	-8.2	-4.2	-1.1	0.3	0.6	2.1	-0.8	-8.2	-1.3
San Francisco	-4.9	-4.0	-2.1	0.4	-0.4	-0.7	-1.9	-6.3	-2.5
Regional Total	-4.6	-3.1	-1.4	0.7	0.3	1.3	-1.4	-8.0	-1.8
Information									
North Bay	-6.2	-4.8	-2.0	-7.1	-15.4	0.0	-3.9	-5.4	-5.7
East Bay	-6.6	-7.4	-4.9	-1.9	-2.0	-1.3	-5.4	-9.7	-5.2
South Bay	-15.4	-6.4	-0.4	3.0	2.9	-0.2	6.0	-1.8	3.6
San Francisco	-20.5	-13.5	-4.9	-9.7	2.8	7.2	-1.5	2.1	-1.5
Regional Total	-13.5	-7.9	-2.6	-1.4	0.1	0.7	1.1	-3.3	0.1

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Percentage Change

Financial Activities	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
North Bay	3.0	2.9	-2.5	0.4	0.4	-5.4	-8.3	-6.2	-6.1
East Bay	6.7	8.3	-0.7	4.9	-2.1	-9.7	-9.0	-7.2	-8.0
South Bay	-3.2	-2.6	0.5	1.6	1.7	-0.2	-6.0	-7.8	-3.0
San Francisco	-6.9	-6.9	-2.4	-0.3	0.9	1.7	-2.2	-7.5	-3.4
Regional Total	-0.9	0.0	-1.1	2.0	0.0	-3.4	-6.1	-7.3	-5.0
Professional & Business Services									
North Bay	-3.4	-0.9	3.9	0.2	6.1	2.4	-0.5	-10.0	5.2
East Bay	-5.9	-3.1	1.2	2.7	2.9	0.3	3.8	-8.0	-0.3
South Bay	-17.7	-4.9	0.0	1.5	2.8	6.4	1.2	-8.4	-0.1
San Francisco	-14.0	-7.3	-2.8	4.3	5.9	5.7	6.6	-5.4	1.4
Regional Total	-12.6	-4.5	0.2	2.2	3.8	4.1	2.8	-7.8	0.7
Educational & Health Services									
North Bay	2.3	0.5	-0.2	0.6	1.4	1.9	3.1	0.3	1.5
East Bay	2.0	2.0	0.8	0.6	2.8	2.3	2.4	1.8	7.5
South Bay	1.8	1.6	1.3	1.4	4.1	1.1	4.3	0.6	2.7
San Francisco	-0.4	2.9	1.1	1.5	2.6	2.7	1.0	-0.3	1.2
Regional Total	1.6	1.7	0.8	1.0	3.0	1.8	3.0	0.8	3.9
Leisure & Hospitality									
North Bay	1.5	1.5	0.7	0.4	1.3	2.6	1.2	-4.2	-0.7
East Bay	2.6	0.6	0.2	2.5	3.8	2.1	1.8	-4.4	0.5
South Bay	-4.4	-0.3	2.3	2.1	3.6	2.1	1.2	-4.1	0.3
San Francisco	-3.2	-0.4	1.3	1.8	3.1	3.2	2.9	-3.7	1.1
Regional Total	-1.3	0.2	1.3	1.8	3.1	2.5	1.8	-4.1	0.3
Other Services									
North Bay	0.6	1.2	1.8	-2.3	1.2	0.0	2.4	-6.3	1.2
East Bay	5.6	-0.8	-1.3	-3.2	0.3	0.8	-0.6	-4.7	0.6
South Bay	1.9	-3.9	-1.9	0.3	-1.7	2.5	1.1	-4.1	2.8
San Francisco	-9.6	-3.6	-3.2	3.3	-1.4	2.3	1.8	-4.5	0.9
Regional Total	0.3	-2.1	-1.4	-0.7	-0.5	1.5	0.9	-4.7	1.5
Government									
North Bay	0.0	-1.4	-0.3	2.5	1.4	1.5	0.7	-1.3	-7.3
East Bay	3.0	-1.0	-1.9	0.6	1.2	2.6	-5.5	-1.1	-4.3
South Bay	3.3	-3.1	-2.7	-0.3	-1.8	1.0	-0.2	-0.6	-3.3
San Francisco	4.5	-0.8	-2.5	1.2	1.5	6.4	2.1	-1.5	-0.4
Regional Total	2.8	-1.6	-1.9	0.8	0.4	2.7	-1.7	-1.1	-3.8

Source:

• California Employment Development Department, Industry Employment & Labor Force - by Annual Average
<http://www.labormarketinfo.edd.ca.gov/?PAGEID=171>

3.0 EMPLOYMENT

This chapter provides information about the employment trends in San Francisco from 2001 to 2010. The employment data presented in this chapter are based on the payroll jobs in San Francisco provided by the California Employment Development Department (EDD). The data are reported as annual average based on the quarterly average employment data. It is important to note that these employment data differ from the benchmark data provided by EDD on its web site (<http://www.labormarketinfo.edd.ca.gov>). The latter data omit private household employment data (NAICS 814) and are adjusted throughout the year. The NAICS 814 classification counts private households that engage in employing workers on or about the premises in activities primarily concerned with the operation of the household as distinct employment “establishments.” These household employees include cooks, maids, butlers, private caregivers, gardeners, grounds keeper/caretakers, and other household maintenance workers.

Employment data are presented by the major economy sectors under each type of land use category. Up until 2000, the C&I organized economic sectors according to the Standard Industrial Classification system (SIC). In 2001, these economic sectors were reorganized according to North American Industry Classification system (NAICS). The NAICS industry classification system is discussed in Section 1.2 – Data Formats. Tables 1.1 and 1.2 show the NAICS economic sectors.

Employment is defined as number of employees who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. A person holding a job in San Francisco is part of the San Francisco

employment pool regardless of his or her place of residence. A person holding more than one job is counted separately for each job. Moreover, the EDD wage and salary employment data do not include self-employed persons, of which there were approximately 61,000 in 2005 according to the City of San Francisco’s Office of the Treasurer and Tax Collector. The EDD wage and salary employment data also do not include unpaid family workers, volunteers, or persons involved in trade disputes.

Employment data is reported both for the entire city and the city’s ten Commerce and Industry Districts under five Land Use categories - Office, Retail, Production/Distribution/Repair (PDR), Hotel, and Cultural/Institutional/Educational (CIE). Beginning in 2009, numbers are also available for Private Households (Pvt HHs). For an explanation of Land Use Category and Commerce and Industry District, refer to Section 1.2 – Data Formats.

Employment data reported by land use category will not be consistent with C&I Inventories published before 2001. Public administration jobs have been included in different land use categories in previous C&I Inventories. This publication includes public administration jobs in the Office land use category for all years; necessary adjustments were made to data from previous years. Public administration jobs were also classified as Office land uses in the 2001 publication. For C&I Inventories 2000 and earlier, public administration jobs were separated from Office, PDR, and CIE land use categories. Table 3.1 shows employment data by Land Use Category from 2001 to 2010. Tables 3.2.1 through 3.2.4 show employment data by Industry Group within each Land Use Category in San Francisco from 2001 to 2010. Table 3.3 presents San Francisco employment in its geographic context. It shows

employment data by Land Use Category in ten Commerce and Industry Districts in San Francisco in 2010. It also shows Private Household employment as its own land use category. This category represents home-based business establishments and organizations, particularly caregivers. These employees were previously classified under the Cultural/Institutional/Educational land use category. Some data are available this year for Treasure Island, a new C&I District that will be added to C&I 2012. When some data were available, it is discussed in the following text but is not presented in the tables.

Employment by Land Use Category

- *Table 3.1 San Francisco Employment by Land Use Category, 2001-2010* — San Francisco had 545,751 jobs in 2010. Most jobs, or 211,050 jobs, were in the Office land use category (38.7%), followed by CIE (23.1%), Retail (18%), PDR (13.4%), Pvt HHs (3.6%), and Hotel (3.2%). San Francisco lost approximately 3,241 jobs in 2010, a decline of -0.6%. All land use categories lost employment in 2010 except CIE and Pvt HHs, which grew by 1.1% and 1.9%, respectively. However, the employment decline overall and by sector slowed in 2010 compared to 2009 (-3.8%). During the 2001-2010 period, employment declined in 2001-2004, did not change in 2005, grew in 2006-2008, and then declined in 2009-10. The largest decline of -6.7% occurred in 2002.
- *Table 3.2.1 Office Employment by Industry Groups, 2001-2010* — Office Services, by far the largest Office group (125,641 jobs, 59.5%), grew by 1.4% in 2010, as did Real Estate (0.6%) and Agriculture (8.5%). Remaining industry groups posted job losses, Finance (5.2%), Insurance (9.3%), and Public Administration (0.02%).
- *Table 3.2.2 Retail Employment by Industry Group, 2001-2010* — Overall, 2010 employment in the retail industry groups stood at 98,140 jobs, a 0.1% decrease from 2009. Apparel stores had the largest percentage decrease (7.3%) followed by General Merchandise (6.8%). Within the retail land use category, industry groups continue to maintain approximately the same share of employment. The main change in sector shares from 2001 to 2010 has been the decline in Other Retail Stores (26.8% to 20.3%) and increase in Eating & Drinking Places (41.8% to 48.4%). Only Food Stores and Eating & Drinking Places posted job gains in 2010 (1.8% and 3.1%, respectively).
- *Table 3.2.3 PDR Employment by Industry Group, 2001-2010* — In 2010, PDR jobs stood at 72,966, an annual decline of 4.9%. All PDR industry groups lost jobs, except Other Manufacturing, which grew 4.2%. Apparel Manufacturing declined 19.5%, followed by Construction (8.5%), and information (8.4%). Overall, the PDR employment decline slowed in 2010 compared to a 7.7% decline in 2009.
- *Table 3.2.4 Cultural/Institutional/Educational (CIE) and Private Household (Pvt HH) Employment by Industry Group, 2001-2010* — Overall CIE and Pvt HH employment increased to 146,027 jobs or 1.2% in 2010. However, it was a volatile year between sectors. The 2009 decline of 53.9% in Other CIE Services was largely reversed with a 45.9% increase in 2010. Yet, Arts & Recreation had a 47.3% decline in 2010 compared to a small 0.5% decline in 2009. Social assistance declined 2.6%, while Health Care, Educational Services, and Private Households increased (2.1%, 1.1%, and 1.9%, respectively).

Employment by Geographic District

- *Table 3.3 Employment by Commerce and Industry District and Land Use Category, 2010* — Most of San Francisco's jobs are located in the Financial District (30.4%) and South of Market (21.7%) districts. The Mission (2.9%), Bayview (3.2%) North Beach (3.2%), and Van Ness (3.3%) districts have the fewest number of jobs. Most of the Office, Retail, and PDR jobs are in the Financial and South of Market districts. Hotel employment is highest in the Financial and Civic Center districts. CIE jobs are concentrated in the institution-dense North Central district. Employment in the private households category (jobs that are home-based) account for about 3.4% of the total jobs. Treasure Island had 819 jobs in 2010 or 0.2%, which is not included separately in the tables or totals this year but will be included in subsequent years.

TABLE 3.1 SAN FRANCISCO EMPLOYMENT BY LAND USE CATEGORY, 2001-2010

This table contains the number of jobs in each of the five major non-residential land use categories in San Francisco. Employment for an additional land use category, Private Households (Pvt HHs), was added in 2009. These jobs were previously counted under CIE. Data is presented from 2009-2010 (see Section 1.2 - Data Formats for a description of land use categories and the NAICS economic sectors). Also included is the percentage distribution in any given year and the annual change within each land use category. The data include graphs below in Figures 3.1.1a (a snapshot of job distribution in 2010) and 3.1.1b (a look at ten-year trends).

Annual Average Number of Jobs

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	236,959	213,813	201,492	193,180	195,521	206,271	214,661	221,250	211,885	211,050
Retail	101,505	93,735	95,599	95,006	96,033	98,294	102,253	103,443	98,278	98,139
PDR	107,837	97,860	93,726	89,037	84,693	81,699	84,986	84,710	76,727	72,967
Hotel	17,962	16,477	17,438	18,090	18,424	19,087	19,070	19,527	17,828	17,568
CIE	122,222	122,254	124,882	127,962	128,726	130,645	135,361	141,848	124,831	126,208
Pvt HHs	-	-	-	-	-	-	-	-	19,443	19,819
TOTAL	586,485	546,960	533,136	523,274	523,396	535,996	556,330	570,778	548,992	545,751

Annual Percentage Distribution

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	40.4	39.1	37.8	36.9	37.4	38.5	38.6	38.6	38.6	38.7
Retail	17.3	17.6	17.9	18.2	18.3	18.3	18.4	18.1	17.9	18.0
PDR	18.4	17.9	17.6	17.0	16.2	15.2	15.3	14.8	14.0	13.4
Hotel	3.1	3.0	3.3	3.5	3.5	3.6	3.4	3.4	3.3	3.2
CIE	20.8	22.3	23.4	24.5	24.6	24.4	24.3	24.9	22.7	23.1
Pvt HHs	-	-	-	-	-	-	-	-	3.5	3.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	-9.8	-5.8	-4.1	1.2	5.5	4.1	3.1	-4.2	-0.4
Retail	-4.9	-1.0	-0.6	1.1	2.4	4.0	1.2	-5.0	-0.1
PDR	-9.3	-4.2	-5.0	-4.9	-3.5	4.0	-0.3	-9.4	-4.9
Hotel	-8.3	5.8	3.7	1.8	3.6	-0.1	2.4	-8.7	-1.5
CIE	0.0	2.1	2.5	0.6	1.5	3.6	4.8	-12.0*	1.1
Pvt HHs	-	-	-	-	-	-	-	-	1.9
TOTAL	-6.7	-2.5	-1.8	0.0	2.4	3.8	2.6	-3.8	-0.6

Notes:

- Due to rounding, figures may not add to the total shown.
- PDR = Production/Distribution/Repair
- CIE = Cultural, Institutional, or Educational
- Pvt HHs = Private Household employment
- *Prior to 2008, Households were counted as part of CIE.
- The 12% decline in CIE employment between 2008-2009 can be attributed to the treatment of Private Households as a separate land use category in 2009.
- From 2001-2005, annual average includes last quarter of previous year, and first three quarters of current year.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

FIGURE 3.1.1a SAN FRANCISCO EMPLOYMENT BY LAND USE CATEGORY, 2010

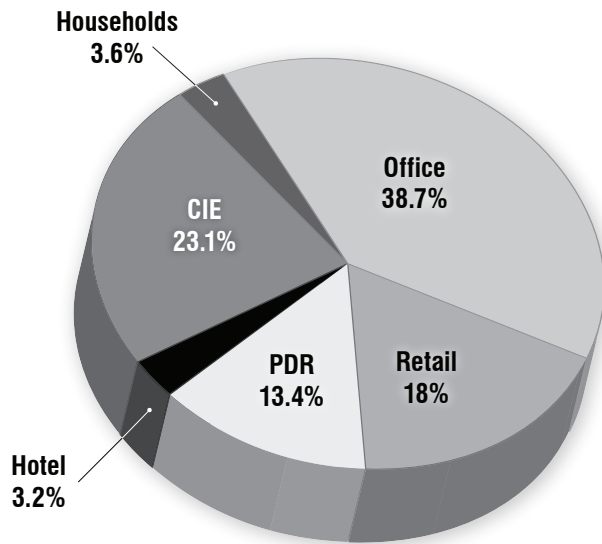


FIGURE 3.1.1b SAN FRANCISCO EMPLOYMENT BY LAND USE CATEGORY, 2001-2010

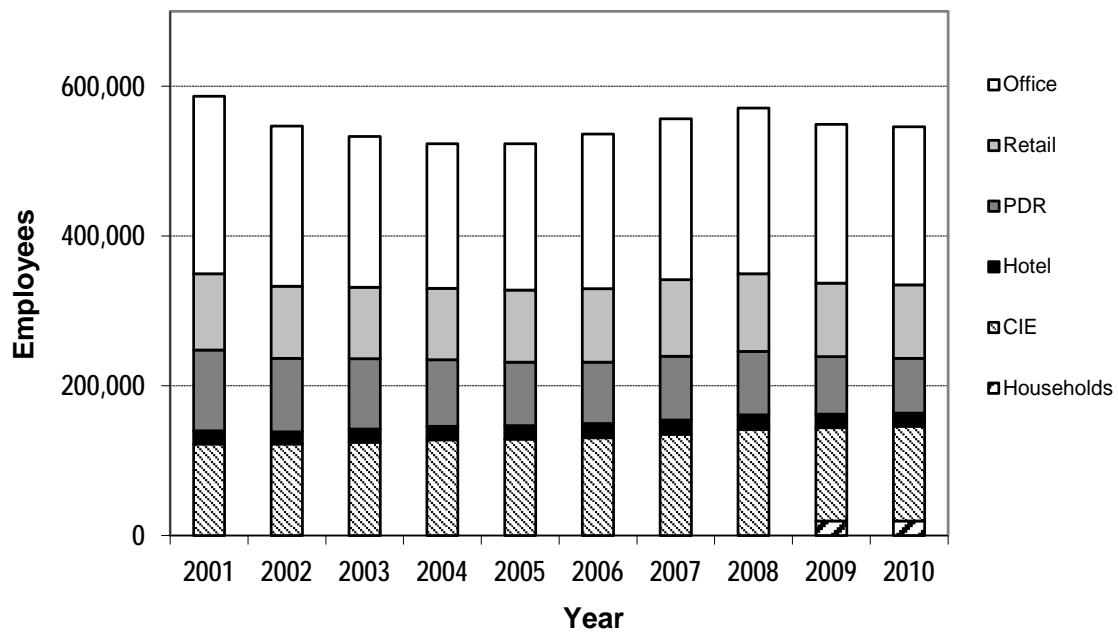


TABLE 3.2.1 OFFICE EMPLOYMENT BY INDUSTRY GROUP, 2001-2010

This table presents job trends in the office land use category. Also included is the percentage distribution in any given year and the annual change within the office land use category. Figure 3.2.1 presents the job trends graphically.

Annual Average Number of Jobs

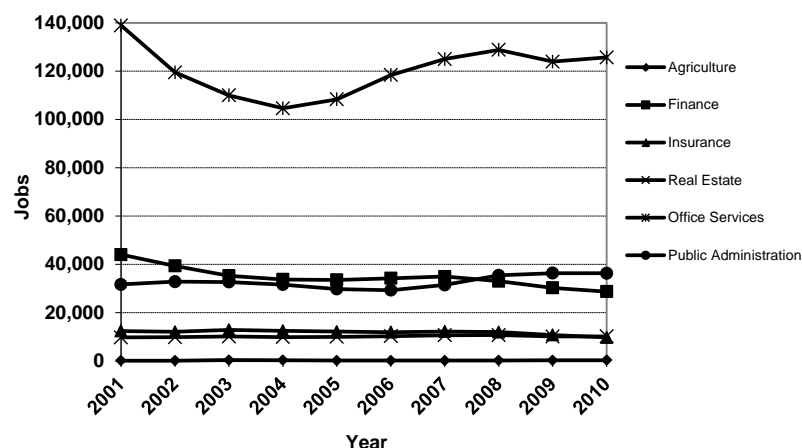
Industry Group	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	172	173	404	385	228	241	220	251	330	357
Finance	44,064	39,381	35,314	33,748	33,554	34,239	34,975	33,033	30,313	28,742
Insurance	12,417	12,070	12,897	12,527	12,174	11,962	12,249	12,003	10,799	9,796
Real Estate	9,763	9,866	10,177	9,910	10,033	10,316	10,704	10,739	10,146	10,206
Office Services	138,862	119,468	109,970	104,611	108,312	118,328	124,973	128,754	123,917	125,641
Public Administration	31,681	32,834	32,718	31,635	29,834	29,339	31,490	35,458	36,380	36,308
TOTAL	236,959	213,791	201,480	192,816	194,136	204,425	214,611	220,237	211,885	211,050

Annual Percentage Distribution

Industry Group	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	0.1	0.1	0.2	0.2	0.1	0.1	0.1	0.1	0.2	0.2
Finance	18.6	18.4	17.5	17.5	17.3	16.7	16.3	15.0	14.3	13.6
Insurance	5.2	5.6	6.4	6.5	6.3	5.9	5.7	5.5	5.1	4.6
Real Estate	4.1	4.6	5.1	5.1	5.2	5.0	5.0	4.9	4.8	4.8
Office Services	58.6	55.9	54.6	54.3	55.8	57.9	58.2	58.5	58.5	59.5
Public Administration	13.4	15.4	16.2	16.4	15.4	14.4	14.7	16.1	17.2	17.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Agriculture	0.9	133.3	-4.9	-40.8	5.8	-8.5	13.7	31.7	8.2
Finance	-10.6	-10.3	-4.4	-0.6	2.0	2.1	-5.6	-8.2	-5.2
Insurance	-2.8	6.8	-2.9	-2.8	-1.7	2.4	-2.0	-10.0	-9.3
Real Estate	1.0	3.2	-2.6	1.2	2.8	3.8	0.3	-5.5	0.6
Office Services	-14.0	-8.0	-4.9	3.5	9.2	5.6	3.0	-3.8	1.4
Public Administration	3.6	-0.4	-3.3	-5.7	-1.7	7.3	12.6	2.6	-0.2
TOTAL	-9.8	-5.8	-4.3	0.7	5.3	5.0	2.6	-3.8	-0.4

FIGURE 3.2.1 OFFICE EMPLOYMENT BY INDUSTRY GROUP, 2001-2010**Notes:**

- Due to rounding, figures may not add to the total shown.
- For years before 2009, sum are less than in Table 3.1 due to increased data suppression warranted by the smaller industrial scale of analysis.
- Agriculture refers to those working in offices whose line of work is related to agriculture.
- Office Services consists of the following:
 - Management of companies and enterprises
 - Professional, scientific, and technical Services
 - Administrative and support
 - Internet publishing & broadcasting
 - Internet, web search, & data processing services
 - Other information services

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

TABLE 3.2.2 RETAIL EMPLOYMENT BY INDUSTRY GROUP, 2001-2010

This table presents job trends in the retail land use category. Also included is the percentage distribution in any given year and the annual change within the retail land use category. Figure 3.2.2 presents the job trends graphically.

Annual Average Number of Jobs

Industry Group	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
General Merchandise	4,736	4,631	5,543	4,662	4,401	4,921	5,486	5,337	5,598	5,219
Food Stores	8,311	8,210	8,051	8,144	8,394	7,940	8,382	8,694	8,575	8,727
Apparel Stores	9,348	9,209	8,871	9,285	9,509	9,698	10,313	10,117	8,434	7,815
Eating & Drinking Places	42,415	41,214	41,358	41,378	42,139	44,183	46,260	47,662	46,049	47,483
Other Retail Stores	27,165	20,762	23,356	23,859	22,794	22,247	22,033	21,926	20,486	19,886
Personal & Repair Services	9,531	9,349	8,419	7,678	8,795	9,306	9,780	9,707	9,136	9,009
TOTAL	101,505	93,375	95,599	95,006	96,033	98,294	102,253	103,443	98,278	98,139

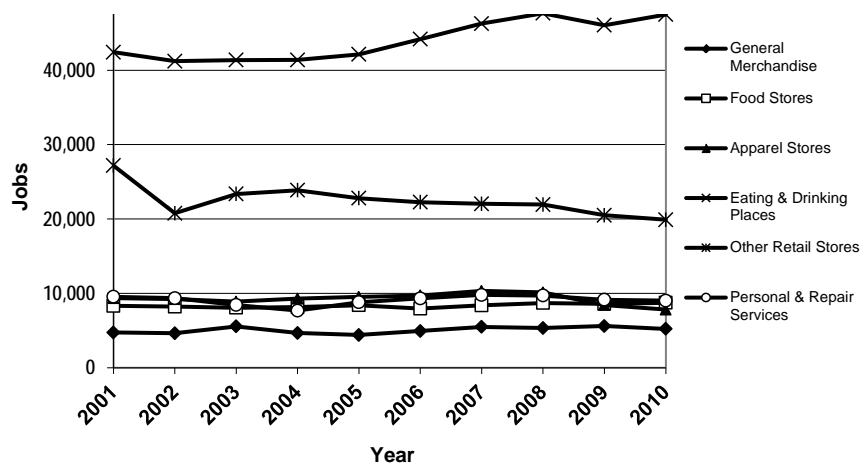
Annual Percentage Distribution

Industry Group	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
General Merchandise	4.7	5.0	5.8	4.9	4.6	5.0	5.4	5.2	5.7	5.3
Food Stores	8.2	8.8	8.4	8.6	8.7	8.1	8.2	8.4	8.7	8.9
Apparel Stores	9.2	9.9	9.3	9.8	9.9	9.9	10.1	9.8	8.6	8.0
Eating & Drinking Places	41.8	44.1	43.3	43.6	43.9	44.9	45.2	46.1	46.9	48.4
Other Retail Stores	26.8	22.2	24.4	25.1	23.7	22.6	21.5	21.2	20.8	20.3
Personal & Repair Services	9.4	10.0	8.8	8.1	9.2	9.5	9.6	9.4	9.3	9.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
General Merchandise	-2.2	19.7	-15.9	-5.6	11.8	11.5	-2.7	4.9	-6.8
Food Stores	-1.2	-1.9	1.2	3.1	-5.4	5.6	3.7	-1.4	1.8
Apparel Stores	-1.5	-3.7	4.7	2.4	2.0	6.3	-1.9	-16.6	-7.3
Eating & Drinking Places	-2.8	0.3	0.0	1.8	4.9	4.7	3.0	-3.4	3.1
Other Retail Stores	-23.6	12.5	2.2	-4.5	-2.4	-1.0	-0.5	-6.6	-2.9
Personal & Repair Services	-1.9	-9.9	-8.8	14.6	5.8	5.1	-0.7	-5.9	-1.4
TOTAL	-8.0	2.4	-0.6	1.1	2.4	4.0	1.2	-5.0	-0.1

FIGURE 3.2.2 RETAIL EMPLOYMENT BY INDUSTRY GROUP, 2001-2010



Notes:

- Due to rounding, figures may not add to the total shown.

• Other Retail Stores include:

- Motor vehicle parts and dealers
- Electronics and appliance stores
- Furniture and home furnishings stores
- Miscellaneous retail stores
- Rental and leasing services
- Building material and garden equipment supply dealers
- Health and personal care stores
- Gasoline stations
- Sporting goods, hobby, book, and music stores
- Non-store retailers

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

**TABLE 3.2.3 PRODUCTION/DISTRIBUTION/REPAIR (PDR) EMPLOYMENT
BY INDUSTRY GROUP, 2001-2010**

This table presents job trends in the PDR land use category. Also included is the percentage distribution in any given year and the annual change within the PDR land use category. Figure 3.2.3 presents the job trends graphically.

Annual Average Number of Jobs

Industry Group	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Construction	19,803	18,449	18,085	17,527	16,615	17,397	19,415	19,630	15,813	14,474
Transportation	25,118	22,170	21,653	21,099	20,222	19,204	19,071	17,484	17,044	16,305
Utilities	10,548	10,624	10,311	10,517	10,503	9,541	7,061	7,837	7,936	7,874
Information	10,897	10,603	9,415	8,226	6,930	6,189	8,350	8,359	7,165	6,565
Wholesale	13,872	12,792	12,754	12,306	12,087	11,729	12,274	12,377	10,943	10,499
Food Manufacturing	3,025	2,615	2,607	2,533	2,572	2,052	1,974	2,008	1,920	1,865
Apparel Manufacturing	6,220	5,396	4,779	4,256	3,387	3,172	2,864	2,426	1,847	1,487
Printing & Publishing	9,424	8,413	7,960	7,804	7,494	7,419	7,738	7,379	8,096	7,687
Other Manufacturing	8,931	6,411	6,171	4,747	4,815	4,921	6,050	5,626	5,963	6,211
TOTAL	107,837	97,473	93,735	89,014	84,623	81,625	84,796	83,125	76,727	72,967

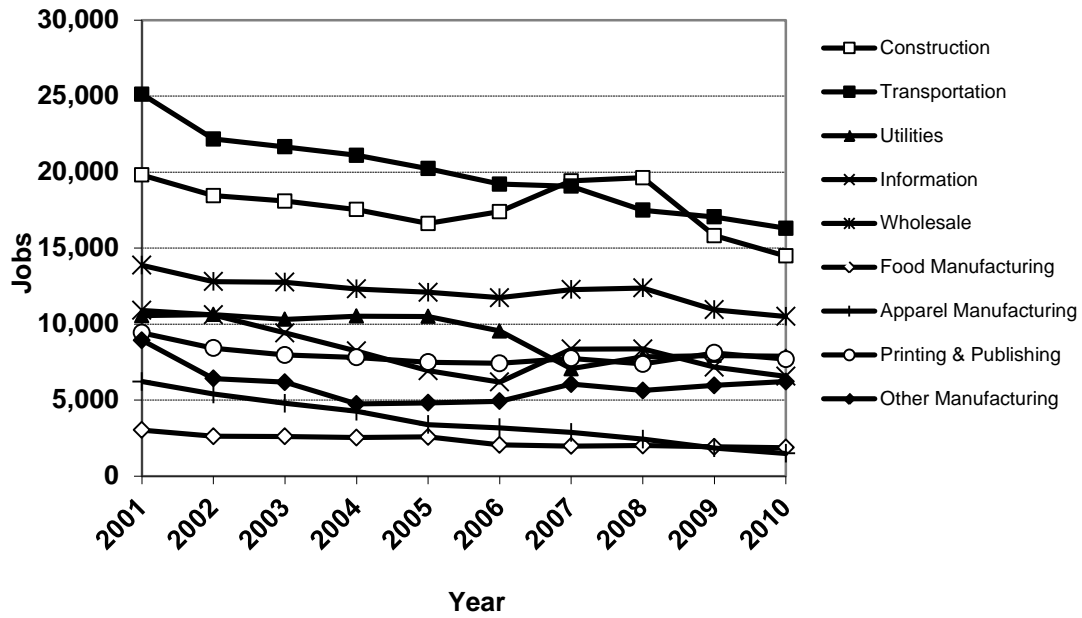
Annual Percentage Distribution

Industry Group	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Construction	18.4	18.9	19.3	19.7	19.6	21.3	22.9	23.6	20.6	19.8
Transportation	23.3	22.7	23.1	23.7	23.9	23.5	22.5	21.0	22.2	22.3
Utilities	9.8	10.9	11.0	11.8	12.4	11.7	8.3	9.4	10.3	10.8
Information	10.1	10.9	10.0	9.2	8.2	7.6	9.8	10.1	9.3	9.0
Wholesale	12.9	13.1	13.6	13.8	14.3	14.4	14.5	14.9	14.3	14.4
Food Manufacturing	2.8	2.7	2.8	2.8	3.0	2.5	2.3	2.4	2.5	2.6
Apparel Manufacturing	5.8	5.5	5.1	4.8	4.0	3.9	3.4	2.9	2.4	2.0
Printing & Publishing	8.7	8.6	8.5	8.8	8.9	9.1	9.1	8.9	10.6	10.5
Other Manufacturing	8.3	6.6	6.6	5.3	5.7	6.0	7.1	6.8	7.8	8.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Construction	-6.8	-2.0	-3.1	-5.2	4.7	11.6	1.1	-19.4	-8.5
Transportation	-11.7	-2.3	-2.6	-4.2	-5.0	-0.7	-8.3	-2.5	-4.3
Utilities	0.7	-2.9	2.0	-0.1	-9.2	-26.0	11.0	1.3	-0.8
Information	-2.7	-11.2	-12.6	-15.8	-10.7	34.9	0.1	-14.3	-8.4
Wholesale	-7.8	-0.3	-3.5	-1.7	-3.0	4.6	0.8	-11.6	-4.1
Food Manufacturing	-13.6	-0.3	-2.9	1.6	-20.2	-3.8	1.7	-4.4	-2.9
Apparel Manufacturing	-13.2	-11.4	-10.9	-20.4	-6.4	-9.7	-15.3	-23.9	-19.5
Printing & Publishing	-10.7	-5.4	-2.0	-4.0	-1.0	4.3	-4.6	9.7	-5.1
Other Manufacturing	-28.2	-3.7	-23.1	1.4	2.2	22.9	-7.0	6.0	4.2
TOTAL	-9.6	-3.8	-5.0	-4.9	-3.5	3.9	-2.0	-7.7	-4.9

FIGURE 3.2.3 PRODUCTION/DISTRIBUTION/REPAIR (PDR) EMPLOYMENT BY INDUSTRY GROUP, 2001-2010



Notes:

- PDR = Production/Distribution/Repair
- Due to rounding, figures may not add to the total shown.
- Sum is less than in Table 3.1 due to increased data suppression warranted by the smaller industrial scale of analysis.
- Information Establishments include:
 - Broadcasting except internet
 - Telecommunications
- Other Manufacturing includes:
 - Lumber, furniture & fixtures, paper products
 - Chemicals and petroleum production
 - Rubber, leather, stone/clay/glass/concrete
 - Metal, industrial machinery & equipment
 - Electric and electronic manufacturing
 - Transportation equipment
 - Instruments, miscellaneous
 - Motion picture production & sound recording

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

TABLE 3.2.4 CULTURAL/INSTITUTIONAL/EDUCATIONAL (CIE) EMPLOYMENT
BY INDUSTRY GROUP, 2001-2010

This table presents job trends in the cultural/institutional/educational (CIE) land use category. Also included is the percentage distribution in any given year and the annual change within the CIE land use category. Figure 3.2.4 presents the job trends graphically.

Annual Average Number of Jobs

Industry Group	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Art & Recreation	10,983	10,531	10,179	10,253	10,006	9,875	10,645	10,477	10,420	5,491
Health Care	33,766	34,190	34,336	35,720	36,222	36,910	37,530	36,995	37,211	37,999
Educational Services	41,697	42,587	44,145	45,529	46,507	48,539	50,732	52,424	52,022	52,595
Social Assistance	10,658	10,788	10,854	10,964	10,439	9,876	10,138	11,117	10,977	10,690
Other CIE Services	25,118	24,158	25,369	25,495	25,553	25,446	26,316	30,835	14,201	19,433
Pvt HHs	-	-	-	-	-	-	-	-	19,443	19,819
TOTAL	122,222	122,254	124,882	127,962	128,726	130,645	135,361	141,848	144,274	146,027

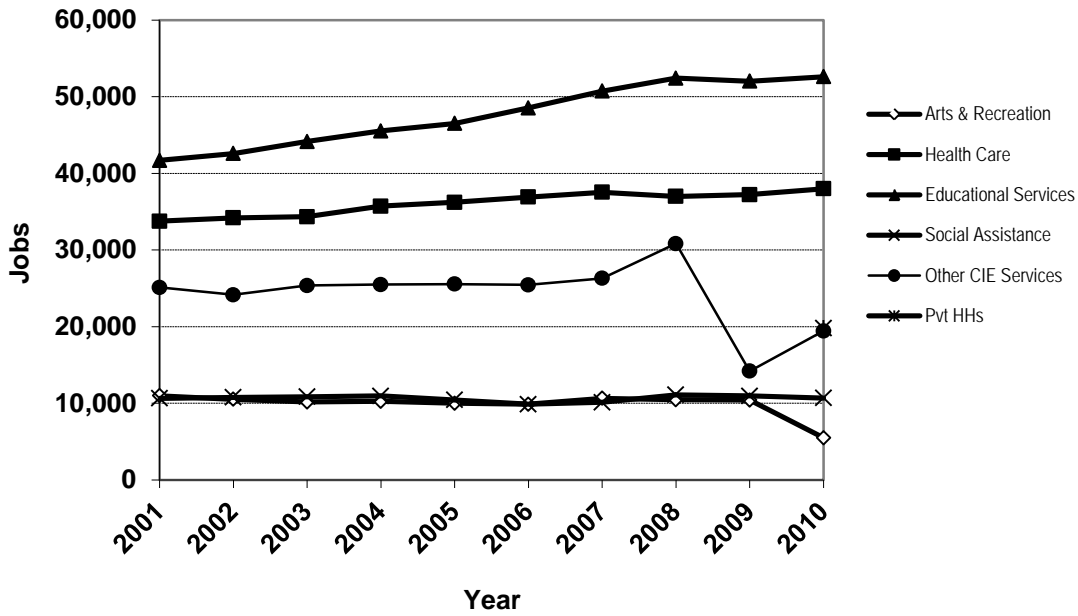
Annual Percentage Distribution

Industry Group	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Art & Recreation	9.0	8.6	8.2	8.0	7.8	7.6	7.9	7.4	7.2	3.8
Health Care	27.6	28.0	27.5	27.9	28.1	28.3	27.7	26.1	25.8	26.0
Educational Services	34.1	34.8	35.3	35.6	36.1	37.2	37.5	37.0	36.1	36.0
Social Assistance	8.7	8.8	8.7	8.6	8.1	7.6	7.5	7.8	7.6	7.3
Other CIE Services	20.6	19.8	20.3	19.9	19.9	19.5	19.4	21.7	9.8	14.2
Pvt HHs	-	-	-	-	-	-	-	-	13.5	12.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Art & Recreation	-4.1	-3.3	0.7	-2.4	-1.3	7.8	-1.6	-0.5	-47.3
Health Care	1.3	0.4	4.0	1.4	1.9	1.7	-1.4	0.6	2.1
Educational Services	2.1	3.7	3.1	2.1	4.4	4.5	3.3	-0.8	1.1
Social Assistance	1.2	0.6	1.0	-4.8	-5.4	2.6	9.7	-1.3	-2.6
Other CIE Services	-3.8	5.0	0.5	0.2	-0.4	3.4	17.2	-53.9*	45.9
Pvt HHs	-	-	-	-	-	-	-	-	-4.7
TOTAL	0.0	2.1	2.5	0.6	1.5	3.6	4.8	1.7	1.2

FIGURE 3.2.4 CULTURAL/INSTITUTIONAL/EDUCATIONAL EMPLOYMENT BY INDUSTRY GROUP, 2001-2010



Notes:

- Other CIE Services include:
 - Museums, historical sites, zoos, and parks
 - Membership associations and organizations
 - Private household employment (prior to 2009)
- *Pvt HHs = Private Household employment
- Prior to 2009, private households were counted as part of Other CIE Services and constituted the majority of Other CIE Services.
- The 54% decline in "Other CIE Services" employment between 2008-2009 can be attributed to the treatment of Private Households as a separate land use category in 2009.
- Due to rounding, figures may not add to the total shown.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

TABLE 3.3 EMPLOYMENT BY COMMERCE & INDUSTRY DISTRICT AND LAND USE CATEGORY, 2010

This table presents the geographic distribution of jobs within San Francisco's eleven Commerce & Industry Districts, by land use category (see Section 1.2 – Data Formats for more on these districts). The Treasure Island District was added this year.

Employment by Land Use Category and C&I District

C&I District	Office	Retail	PDR	Hotel	CIE	Pvt HHs	Total
Bayview	1,938	2,168	11,180	7	986	973	17,252
Civic Center	13,679	7,591	784	4,698	14,243	1,370	42,365
Financial	110,630	16,836	18,428	6,284	12,010	1,589	165,777
Mission	2,592	5,376	2,714	30	4,186	1,141	16,039
North Beach	2,922	7,687	1,499	1,210	2,558	1,349	17,225
North Central	4,277	10,549	979	542	41,165	2,406	59,918
Northwest	3,295	5,568	2,754	48	10,206	1,856	23,727
South of Market	49,069	20,035	26,437	3,384	16,932	2,168	118,025
Southwest	7,221	13,274	4,013	110	16,286	5,100	46,004
Van Ness	4,022	5,137	1,079	914	5,273	1,384	17,809
Unclassified	11,405	3,918	3,100	341	2,363	483	21,610
TOTAL	211,050	98,139	72,967	17,568	126,208	19,819	545,751

Percentage Distribution by Commerce and Industry District

C&I District	Office	Retail	PDR	Hotel	CIE	Pvt HHs	Total
Bayview	0.9	2.2	15.3	0.0	0.8	4.9	3.2
Civic Center	6.5	7.7	1.1	26.7	11.3	6.9	7.8
Financial	52.4	17.2	25.3	35.8	9.5	7.1	30.4
Mission	1.2	5.5	3.7	0.2	3.3	5.6	2.9
North Beach	1.4	7.8	2.1	6.9	2.0	6.8	3.2
North Central	2.0	10.7	1.3	3.1	32.6	12.1	11.0
Northwest	1.6	5.7	3.8	0.3	8.1	9.4	4.3
South of Market	23.3	20.4	36.2	19.3	13.4	10.9	21.6
Southwest	3.4	13.5	5.5	0.6	12.9	25.7	8.4
Van Ness	1.9	5.2	1.5	5.2	4.2	7.0	3.3
Unclassified	5.4	4.0	4.2	1.9	1.9	2.4	4.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Category

C&I District	Office	Retail	PDR	Hotel	CIE	Pvt HHs	Total
Bayview	11.2	12.6	64.8	0.0	5.7	5.6	100.0
Civic Center	32.3	17.9	1.9	11.1	33.6	3.2	100.0
Financial	66.7	10.2	11.1	3.8	7.2	1.0	100.0
Mission	16.2	33.5	16.9	0.2	26.1	7.1	100.0
North Beach	17.0	44.6	8.7	7.0	14.9	7.8	100.0
North Central	7.1	17.6	1.6	0.9	68.7	4.0	100.0
Northwest	13.9	23.5	11.6	0.2	43.0	7.8	100.0
South of Market	41.6	17.0	22.4	2.9	14.3	1.8	100.0
Southwest	15.7	28.9	8.7	0.2	35.4	11.1	100.0
Van Ness	22.6	28.8	6.1	5.1	29.6	7.8	100.0
Unclassified	52.8	18.1	14.3	1.6	10.9	2.2	100.0
TOTAL	38.7	18.0	13.4	3.2	23.1	3.6	100.0

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Pvt HHs = Private Household employment
- Prior to 2008, Households (NAICS 814) were counted under the CIE land use category; In 2009, they were counted as Other.
- See Map 1.1 for San Francisco C & I district boundaries

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department



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4.0 ESTABLISHMENTS

This chapter provides information about the number and distribution of establishments in San Francisco. This data is gathered from the California Employment Development Department (EDD). Prior to 2002, this data was collected from different sources (primarily the San Francisco Office of the Treasurer and Tax Collector) that utilized substantially different criteria and methodologies. Therefore, data is not presented for years prior to 2002.

This chapter reports establishment data by the locations of business, production, or operations. A single company or owner may conduct operations or services at multiple locations; each location is included. The data does not include San Francisco businesses that are exempt from paying local business tax. Government agencies and various non-profit organizations are exempt from local business tax. Businesses that fail to file taxes are also not included.

Establishment data is reported both for the entire City and the City's ten Commerce and Industry Districts by five Land Use categories - Office, Retail, Production/Distribution/Repair (PDR), Hotel, and Cultural/Institutional/Educational (CIE). Beginning in 2009, establishment data are also reported for Private Households (Pvt HHs). This category includes home-based business establishments and organizations, such as cooks, maids, butlers, private caregivers and outside workers, such as gardeners, caretakers, and other maintenance workers. These

household establishments were previously counted under the CIE land use category. For an explanation of Land Use Category and Commerce and Industry District, refer to Section 1.2 - Data Formats. In addition, some data are reported for a new Commerce and Industry District, Treasure Island. Because the magnitude is still small and incomplete, data for Treasure Island are discussed in the text when present, but are omitted from the tables.

Table 4.1 shows establishment data by Land Use Category from 2002 to 2009. Tables 4.2.1 through 4.2.4 show establishment data by Industry Group within each Land Use Category in San Francisco from 2002 to 2009. Tables 4.3 and 4.4 present San Francisco establishments for 2009 in geographic context. Table 4.3 shows the distribution of establishments throughout the City data by Land Use Category type. Table 4.4 shows the distribution of establishments throughout the City data by employer size.

The tables show a number of establishments for whom the geographical location is not known or which are at the San Francisco International Airport, Treasure Island, or Yerba Buena Island. These have been placed under an Unclassified category. Other establishments that have not registered a physical address with the State and thus cannot be classified under a specific geographic district are also included in this category.

Establishments by Land Use Category

- *Table 4.1 San Francisco Establishments by Land Use Category, 2002-2010* — The total number of establishments in San Francisco increased in 2010 for the fifth year in a row. They are at their highest level in for the nine-year period. The sharp decrease in CIE establishments (81%) in 2009 results from reporting Private Households separately from CIE for the first time. In 2010, CIE establishments increased 1.2% and Pvt HH establishments increased 5.7%. All other land use categories saw gains in establishments except for PDR which decreased 2.2%. The Private household land use category accounts for nearly 45% of all employing establishments, while Office accounts for 21.6% and Retail accounts for 14.3%.
- *Table 4.2.1 Office Establishments by Industry Groups, 2002-2010* — Overall, the number of Office establishments increased 0.1% from 2009 to 2010. Within Office establishments, the number of Finance and Insurance firms decreased while all others increased.
- *Table 4.2.2 Retail Establishments by Industry Groups, 2002-2010* — Overall, retail establishments increased by 0.6% in 2010. The following groups lost establishments, Apparel Store (4.1%), Other Retail Services (2.4%), and Food Stores (0.2%). The number of Eating and Drinking establishments continued to grow (3.5%) for the fifth year in a row.
- *Table 4.2.3 PDR Establishments by Industry Groups, 2002-2010* — Overall, PDR establishments continued to decline in 2010 (2.2%), slightly larger than the 1.9% decrease in 2009. All PDR groups with the exception of Utilities, Food Manufacturing, and the Other Manufacturing group lost establishments. Apparel manufacturing led groups who lost establishments with a 5.8% decline.
- *Table 4.2.4 Cultural/Institutional/Educational Establishments by Industry Group, 2002-2010* — Overall the number of CIE establishments (including Pvt HHs) continued to grow, increasing by 4.9% in 2010. Private Households account for about 83.4% of all CIE establishments. Prior to 2009, Private Households were counted under the Other CIE Services industry group.

Establishments by Geographic District

- *Table 4.3 Establishments by Commerce and Industry District and Land Use Category, 2010* — About 46% of all establishments are private household establishments representing jobs that are home based. When comparing the 2010 geographic distribution with earlier Inventory reports (2008, 2007, etc.), it should be noted that private household establishments were previously categorized in the Unclassified Commerce and Industry district under the CIE land use category. This refinement of being able to report them separately is possible because address reporting of establishments has improved. Accordingly, the Southwest geographic area contains the largest number of establishments in 2010 (11,114 or 21%). Most of San Francisco's Office establishments are located in the Financial district (39.4%). Although not indicated separately in the Table, the Unclassified district's 1,761 establishments includes approximately 80 establishments (0.2%) on Treasure Island, mostly in the Pvt HH land use category (about 50 establishments).

Establishments by Size

- *Table 4.4 Establishments by Commerce and Industry District and Establishment Size, 2010* — The vast majority of businesses (74.4%) have four or fewer employees. Almost a quarter of these small establishments are in the Southwest Commerce and Industry district, the District with the most home-based employers. Larger firms, with 50 employees or more are concentrated in the Financial and South of Market districts. Although not separately listed in the Table, Treasure Island is the location for about 80 of the Unclassified district's 1,761 establishments this year are small, with 0-4 employees (69 or 85%).

TABLE 4.1 SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2002-2010

This table contains the number of establishments in each of the five major non-residential land use categories in San Francisco. Data is presented from 2002-2010. Also included is the percentage distribution in any given year and the annual change within each land use category. The data is also presented graphically below in Figures 4.1.1 (a snapshot of establishment distribution in 2010) and 4.1.2 (a look at nine year trends).

Number of Establishments

Land Use Category	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	11,873	11,314	10,983	10,778	11,280	11,179	11,292	11,419	11,430
Retail	7,805	7,761	7,651	7,450	7,517	7,395	7,473	7,496	7,541
PDR	5,341	5,122	4,984	4,826	4,847	4,839	4,812	4,718	4,614
Hotel	324	339	329	320	311	291	288	292	299
CIE	17,649	18,736	19,254	19,481	20,235	20,710	24,888	4,739	4,794
Pvt HHs	-	-	-	-	-	-	-	22,864	24,161
TOTAL	42,992	43,272	43,201	42,855	44,190	44,414	48,753	51,528	52,839

Annual Percentage Distribution

Land Use Category	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	27.6	26.1	25.4	25.1	25.5	25.2	23.2	22.2	21.6
Retail	18.2	17.9	17.7	17.4	17.0	16.7	15.3	14.5	14.3
PDR	12.4	11.8	11.5	11.3	11.0	10.9	9.9	9.2	8.7
Hotel	0.8	0.8	0.8	0.7	0.7	0.7	0.6	0.6	0.6
CIE	41.1	43.3	44.6	45.5	45.8	46.6	51.0	9.2	9.1
Pvt HHs	-	-	-	-	-	-	-	44.4	45.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	-4.7	-2.9	-1.9	4.7	-0.9	1.0	1.1	0.1
Retail	-0.6	-1.4	-2.6	0.9	-1.6	1.1	0.3	0.6
PDR	-4.1	-2.7	-3.2	0.4	-0.2	-0.6	-2.0	-2.2
Hotel	4.6	-2.9	-2.7	-2.8	-6.4	-1.0	1.4	2.4
CIE	6.2	2.8	1.2	3.9	2.3	20.2	-81.0*	1.2
Pvt HHs	-	-	-	-	-	-	-	5.7
TOTAL	0.7	-0.2	-0.8	3.1	0.5	9.8	5.7	2.5

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Pvt HHs = Private Household employment
- *The 81% decline in CIE establishments between 2008-2009 can be attributed to the treatment of Private Households as a separate land use category in 2009.
- Prior to 2009, private households were counted as part of CIE.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

FIGURE 4.1.1a SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2010

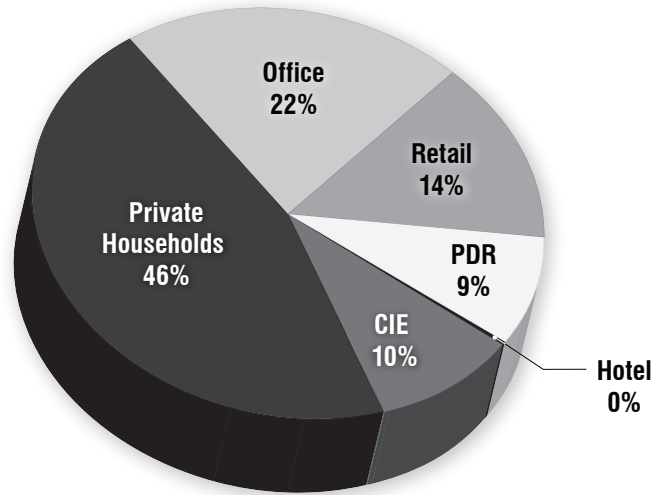


FIGURE 4.1.1b SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2002-2010

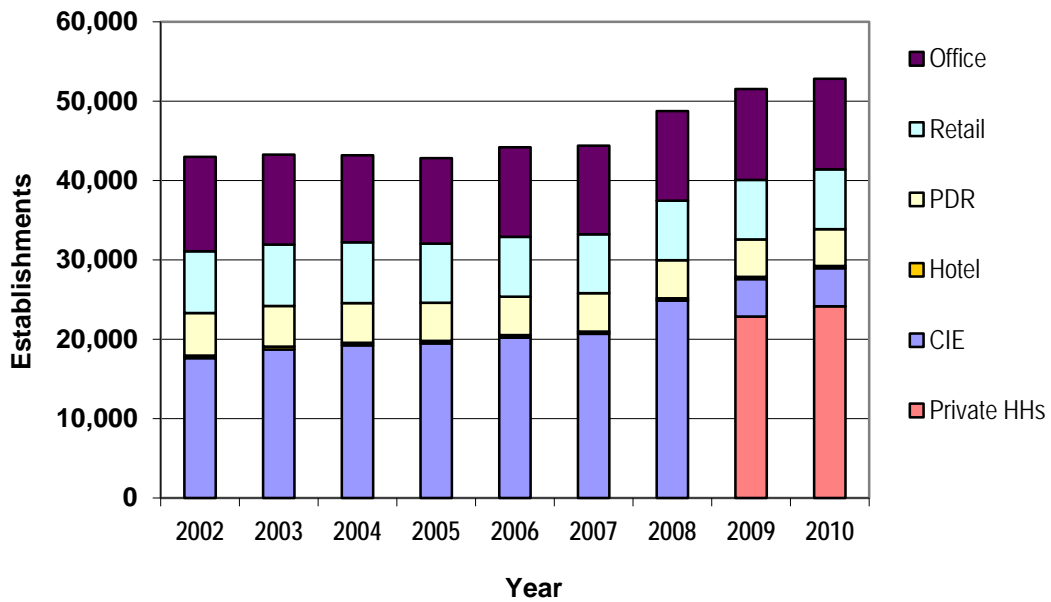


TABLE 4.2.1 OFFICE ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2010

This table presents establishment trends in the office land use category. Also included is the percentage distribution in any given year and the annual change within the office land use category. Figure 4.2.1 presents the establishment trends graphically.

Number of Establishments

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	29	42	41	38	37	36	34	39	43
Finance	1,494	1,485	1,455	1,438	1,464	1,455	1,436	1,434	1,399
Insurance	586	579	558	547	552	559	537	525	498
Real Estate	1,447	1,426	1,404	1,418	1,472	1,443	1,393	1,391	1,412
Office Services	7,913	7,384	7,132	6,937	7,371	7,297	7,343	7,429	7,456
Public Administration	396	393	394	401	380	384	540	601	622
TOTAL	11,865	11,307	10,983	10,778	11,275	11,173	11,283	11,419	11,430

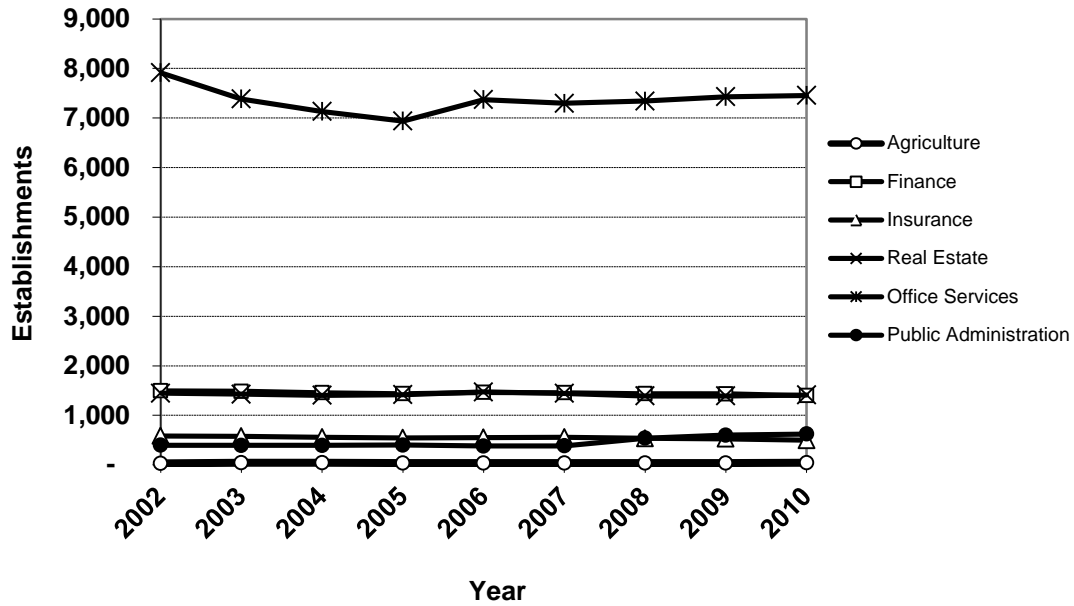
Annual Percentage Distribution

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	0.2	0.4	0.4	0.4	0.3	0.3	0.3	0.3	0.4
Finance	12.6	13.1	13.2	13.3	13.0	13.0	12.7	12.6	12.2
Insurance	4.9	5.1	5.1	5.1	4.9	5.0	4.8	4.6	4.4
Real Estate	12.2	12.6	12.8	13.2	13.1	12.9	12.3	12.2	12.4
Office Services	66.7	65.3	64.9	64.4	65.4	65.3	65.1	65.1	65.2
Public Administration	3.3	3.5	3.6	3.7	3.4	3.4	4.8	5.3	5.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100

Percentage Change

Industry Group	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Agriculture	44.8	-2.4	-7.9	-2.6	-1.4	-6.2	14.7	10.3
Finance	-0.6	-2.0	-1.2	1.8	-0.6	-1.3	-0.1	-2.4
Insurance	-1.2	-3.6	-1.9	0.9	1.2	-3.8	-2.3	-5.1
Real Estate	-1.5	-1.5	1.0	3.8	-2.0	-3.4	-0.1	1.5
Office Services	-6.7	-3.4	-2.7	6.3	-1.0	0.6	1.2	0.4
Public Administration	-0.9	0.3	1.8	-5.2	1.2	40.5	11.4	3.5
TOTAL	-4.7	-2.9	-1.9	4.6	-0.9	1.0	1.2	0.1

FIGURE 4.2.1 OFFICE ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2010



Notes:

- Due to rounding, figures may not add to the total shown.
- Office Service consists of the following:
 - Management of companies and enterprises
 - Professional, scientific, and technical services
 - Administrative and support
 - Internet publishing & broadcasting
 - Internet, web search, & data processing services
 - Other information services
- Prior to 2009, sums are less than in Table 4.1 due to increased data suppression warranted by the smaller industrial scale of analysis.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

TABLE 4.2.2 RETAIL ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2010

This table presents establishment trends in the retail land use category. Also included is the percentage distribution in any given year and the annual change within the retail land use category. Figure 4.2.2 presents the establishment trends graphically.

Number of Establishments

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010
General Merchandise	53	55	54	55	69	68	71	72	76
Food Stores	615	607	626	629	608	612	594	598	597
Apparel Stores	712	680	662	654	661	647	650	630	604
Eating & Drinking Places	2,827	2,900	2,866	2,780	2,858	2,867	2,921	2,972	3,078
Other Retail Services	2,296	2,204	2,163	2,097	2,068	1,965	1,995	1,962	1,914
Personal & Repair Services	1,301	1,256	1,280	1,235	1,255	1,237	1,242	1,262	1,272
TOTAL	7,805	7,701	7,651	7,450	7,517	7,395	7,473	7,496	7,541

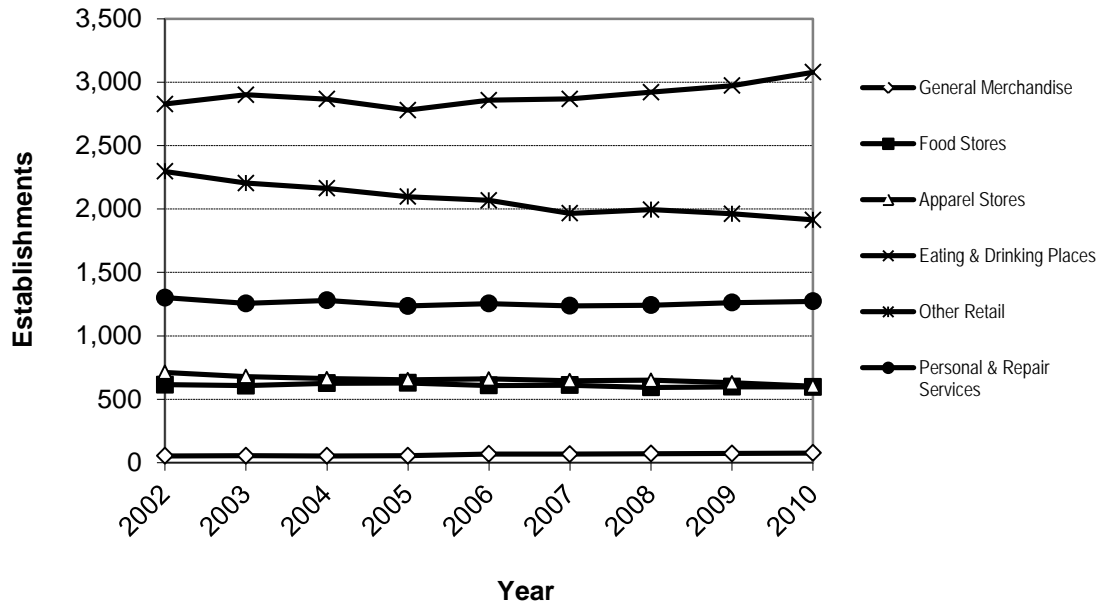
Annual Percentage Distribution

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010
General Merchandise	0.7	0.7	0.7	0.7	0.9	0.9	1.0	1.0	1.0
Food Stores	7.9	7.9	8.2	8.4	8.1	8.3	7.9	8.0	7.9
Apparel Stores	9.1	8.8	8.7	8.8	8.8	8.7	8.7	8.4	8.0
Eating & Drinking Places	36.2	37.7	37.5	37.3	38.0	38.8	39.1	39.6	40.8
Other Retail Services	29.4	28.6	28.3	28.2	27.5	26.6	26.7	26.2	25.4
Personal & Repair Services	16.7	16.3	16.7	16.6	16.7	16.7	16.6	16.8	16.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
General Merchandise	3.3	-1.8	1.9	25.1	-1.1	4.8	1.4	5.6
Food Stores	-1.4	3.1	0.6	-3.4	0.6	-2.9	0.8	-0.2
Apparel Stores	-4.6	-2.5	-1.2	1.0	-2.2	0.5	-3.1	-4.1
Eating & Drinking Places	2.6	-1.2	-3.0	2.8	0.3	1.9	1.8	3.6
Other Retail Services	-4.0	-1.9	-3.0	-1.4	-4.9	1.5	-1.7	-2.4
Personal & Repair Services	-3.5	1.9	-3.5	1.6	-1.4	0.4	1.6	0.8
TOTAL	-1.3	-0.6	-2.6	0.9	-1.6	1.1	0.3	0.6

FIGURE 4.2.2 RETAIL ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2010



Notes:

- Due to rounding, figures may not add to the total shown.
- Other Retail Stores include:
 - Motor vehicle parts and dealers
 - Electronics and appliance stores
 - Furniture and home furnishings stores
 - Miscellaneous retail stores
 - Rental and leasing services
 - Building material and garden equipment supply dealers
 - Health and personal care stores
 - Gasoline stations
 - Sporting goods, hobby, book, and music stores
 - Non-store retailers

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

TABLE 4.2.3 PDR ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2010

This table presents establishment trends in the PDR land use category. Also included is the percentage distribution in any given year and the annual change within the PDR land use category. Figure 4.2.3 presents the establishment trends graphically.

Number of Establishments

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010
Construction	1,722	1,697	1,678	1,647	1,708	1,687	1,676	1,641	1,598
Transportation	562	544	517	527	502	494	503	418	417
Utilities	22	23	26	26	25	26	25	22	25
Information	235	213	202	185	187	249	249	247	240
Wholesale	1,341	1,322	1,296	1,255	1,293	1,295	1,302	1,253	1,210
Food Manufacturing	179	168	160	155	152	147	143	140	144
Apparel Manufacturing	272	242	226	206	179	168	163	155	146
Printing & Publishing	463	424	406	376	358	358	343	342	328
Other Manufacturing	546	490	468	450	446	416	410	500	506
TOTAL	5,342	5,122	4,978	4,826	4,849	4,839	4,812	4,718	4,614

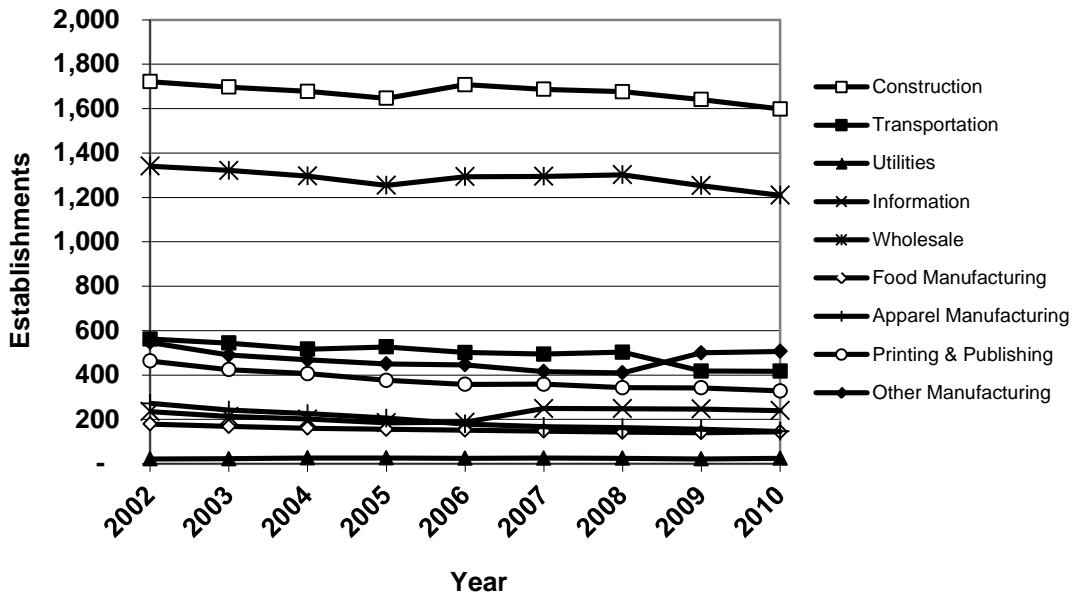
Annual Percentage Distribution

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010
Construction	32.2	33.1	33.7	34.1	35.2	34.9	34.8	34.8	34.6
Transportation	10.5	10.6	10.4	10.9	10.3	10.2	10.4	8.9	9.0
Utilities	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Information	4.4	4.2	4.0	3.8	3.9	5.1	5.2	5.2	5.2
Wholesale	25.1	25.8	26.0	26.0	26.7	26.8	27.1	26.6	26.2
Food Manufacturing	3.4	3.3	3.2	3.2	3.1	3.0	3.0	3.0	3.1
Apparel Manufacturing	5.1	4.7	4.5	4.3	3.7	3.5	3.4	3.3	3.2
Printing & Publishing	8.7	8.3	8.2	7.8	7.4	7.4	7.1	7.2	7.1
Other Manufacturing	10.2	9.6	9.4	9.3	9.2	8.6	8.5	10.6	11.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Construction	-1.4	-1.1	-1.8	3.7	-1.2	-0.6	-2.1	-2.6
Transportation	-3.2	-5.1	2.0	-4.8	-1.5	1.7	-16.8	-0.2
Utilities	5.0	14.3	1.0	-4.8	3.0	-2.9	-12.0	13.6
Information	-9.4	-5.4	-8.2	1.1	33.2	-0.2	-0.6	-2.8
Wholesale	-1.4	-1.9	-3.2	3.1	0.2	0.5	-3.7	-3.4
Food Manufacturing	-6.1	-4.6	-3.1	-2.1	-3.1	-3.2	-1.8	2.9
Apparel Manufacturing	-11.2	-6.3	-9.2	-12.9	-6.3	-3.1	-4.6	-5.8
Printing & Publishing	-8.4	-4.2	-7.5	-4.7	0.1	-4.3	-0.3	-4.1
Other Manufacturing	-10.3	-4.5	-3.7	-0.9	-6.8	-1.3	22.0	1.2
TOTAL	-4.1	-2.8	-3.1	0.5	-0.2	-0.6	-1.9	-2.2

FIGURE 4.2.3 PDR ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2010



Notes:

- PDR = Production/Distribution/Repair
- Due to rounding, figures may not add to the total shown.
- Information Establishments include:
 - Broadcasting except internet
 - Telecommunications
- Other Manufacturing includes:
 - Lumber, furniture & fixtures, paper products
 - Chemicals and petroleum production
 - Rubber, leather, stone/clay/glass/concrete
 - Instruments, miscellaneous
 - Metal, industrial machinery & equipment
 - Electric and electronic manufacturing
 - Transportation equipment
 - Motion picture production & sound recording

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

TABLE 4.2.4 CULTURAL/INSTITUTIONAL/EDUCATIONAL (CIE) AND PRIVATE HOUSEHOLD (Pvt HH) ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2010

This table presents establishment trends in the cultural/institutional/educational (CIE) and in the private households (Pvt HHs) land use categories. Also included is the percentage distribution in any given year and the annual change within the CIE land use category. Figure 4.2.4 presents the establishment trends graphically.

Number of Establishments

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010
Art & Recreation	425	412	405	402	424	424	416	416	246
Health Care	2,059	2,070	2,066	2,025	2,086	2,075	2,055	2,071	2,111
Educational Services	962	972	910	699	699	694	697	703	705
Social Assistance	546	592	595	586	574	590	600	623	628
Other CIE Services	13,491	14,625	15,209	15,706	16,389	16,684	21,122	926	1,104
Pvt HHs	-	-	-	-	-	-	-	22,864	24,161
TOTAL	17,483	18,671	19,185	19,418	20,172	20,466	24,888	27,603	28,955

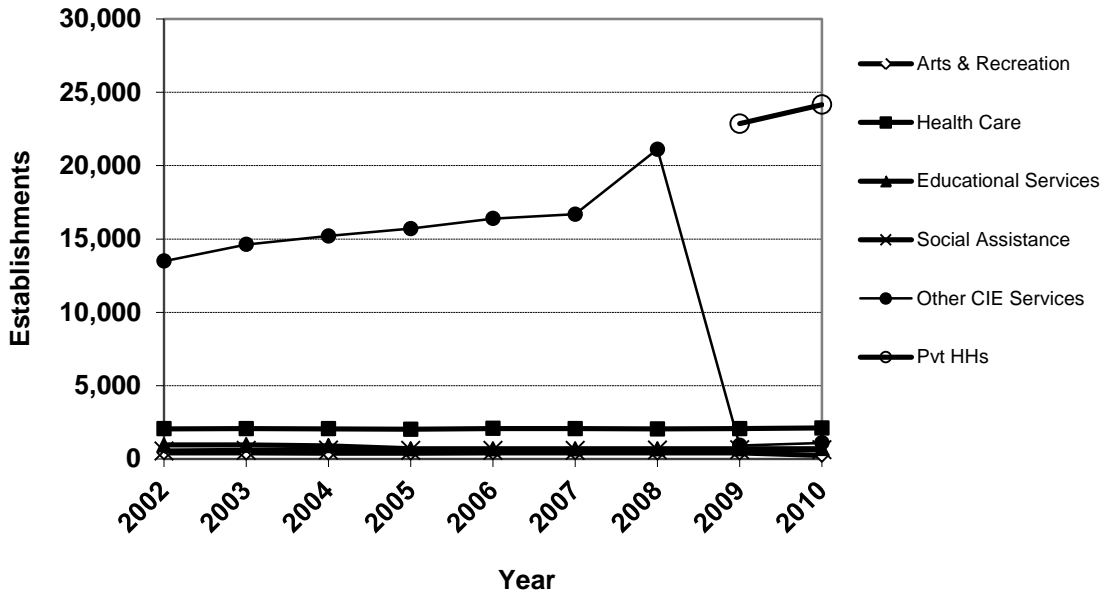
Annual Percentage Distribution

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010
Art & Recreation	2.4	2.2	2.1	2.1	2.1	2.1	1.7	1.5	0.8
Health Care	11.8	11.1	10.8	10.4	10.3	10.1	8.3	7.5	7.3
Educational Services	5.5	5.2	4.7	3.6	3.5	3.4	2.8	2.5	2.4
Social Assistance	3.1	3.2	3.1	3.0	2.8	2.9	2.4	2.3	2.2
Other CIE Services	77.2	78.3	79.3	80.9	81.2	81.5	84.9	3.4	3.8
Pvt HHs	-	-	-	-	-	-	-	82.8	83.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Art & Recreation	-3.1	-1.7	-0.7	5.5	-0.1	-1.8	0.0	-40.8
Health Care	0.5	-0.2	-2.0	3.0	-0.6	-1.0	0.8	1.9
Educational Services	1.1	-6.4	-23.2	0.0	-0.7	0.4	0.9	0.3
Social Assistance	8.5	0.4	-1.4	-2.1	2.8	1.6	3.9	0.8
Other CIE Services	8.4	4.0	3.3	4.4	1.8	26.6	-95.6*	19.2
Pvt HHs	-	-	-	-	-	-	-	5.7
TOTAL	6.8	2.8	1.2	3.9	1.5	21.6	10.9	4.9

FIGURE 4.2.4 CULTURAL/INSTITUTIONAL/EDUCATIONAL ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2010



Notes:

- Other CIE Services include:
 - Museums, historical sites, zoos, and parks
 - Membership associations and organizations
 - Private household employment (prior to 2009)
- Pvt HHs = Private Household employment
- *The 95.6% decline in Other CIE Services establishments between 2008-2009 can be attributed to the treatment of Private Households as a separate land use category in 2009.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

TABLE 4.3 ESTABLISHMENTS BY COMMERCE & INDUSTRY DISTRICT AND LAND USE CATEGORY, 2010

This table presents the geographic distribution of establishments within San Francisco's eleven Commerce & Industry Districts by land use category (see Section 1.2 – Data Formats for more on these Districts).

Number of Establishments

C&I District	Office	Retail	PDR	Hotel	CIE	Pvt HHs	TOTAL
Bayview	158	238	652	2	84	1,268	2,402
Civic Center	813	440	98	56	308	1,810	3,525
Financial	4,506	1,207	707	52	790	1,560	8,822
Mission	393	533	272	8	296	1,499	3,001
North Beach	362	513	138	23	141	1,595	2,772
North Central	788	906	232	44	674	2,693	5,337
Northwest	534	550	282	7	465	2,159	3,997
South of Market	1,604	1,130	1,040	34	432	2,659	6,899
Southwest	1,296	1,344	868	24	1,160	6,422	11,114
Van Ness	510	484	112	40	326	1,737	3,209
Unclassified	466	196	213	9	118	759	1,761
TOTAL	11,430	7,541	4,614	299	4,794	24,161	52,839

Percentage Distribution by Commerce and Industry District

C&I District	Office	Retail	PDR	Hotel	CIE	Pvt HHs	TOTAL
Bayview	1.4	3.2	14.1	0.7	1.8	5.2	4.5
Civic Center	7.1	5.8	2.1	18.7	6.4	7.5	6.7
Financial	39.4	16.0	15.3	17.4	16.5	6.5	16.7
Mission	3.4	7.1	5.9	2.7	6.2	6.2	5.7
North Beach	3.2	6.8	3.0	7.7	2.9	6.6	5.2
North Central	6.9	12.0	5.0	14.7	14.1	11.1	10.1
Northwest	4.7	7.3	6.1	2.3	9.7	8.9	7.6
South of Market	14.0	15.0	22.5	11.4	9.0	11.0	13.1
Southwest	11.3	17.8	18.8	8.0	24.2	26.6	21.0
Van Ness	4.5	6.4	2.4	13.4	6.8	7.2	6.1
Unclassified	4.1	2.6	4.6	3.0	2.5	3.1	3.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Category

C&I District	Office	Retail	PDR	Hotel	CIE	Pvt HHs	TOTAL
Bayview	6.6	9.9	27.1	0.1	3.5	52.8	100.0
Civic Center	23.1	12.5	2.8	1.6	8.7	51.3	100.0
Financial	51.1	13.7	8.0	0.6	9.0	17.7	100.0
Mission	13.1	17.8	9.1	0.3	9.9	50.0	100.0
North Beach	13.1	18.5	5.0	0.8	5.1	57.5	100.0
North Central	14.8	17.0	4.3	0.8	12.6	50.5	100.0
Northwest	13.4	13.8	7.1	0.2	11.6	54.0	100.0
South of Market	23.2	16.4	15.1	0.5	6.3	38.5	100.0
Southwest	11.7	12.1	7.8	0.2	10.4	57.8	100.0
Van Ness	15.9	15.1	3.5	1.2	10.2	54.1	100.0
Unclassified	26.5	11.1	12.1	0.5	6.7	43.1	100.0
TOTAL	21.6	14.3	8.7	0.6	9.1	45.7	100.0

Notes:

- Due to rounding, figures may not add to the total shown.
- PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational; Pvt HHs = Private Household employment
- Prior to 2009, Private households (NAICS 814) were counted under the CIE land use category.
- Tables 4.2.1-4.2.4 provide detailed information of various components of Office, Retail, PDR and CIE respectively.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

TABLE 4.4 ESTABLISHMENTS BY COMMERCE & INDUSTRY DISTRICT AND SIZE CLASS, 2010

This table presents the geographic distribution of establishments within San Francisco's eleven Commerce & Industry Districts, by the size of the establishment (see Section 1.2 – Data Formats for more on these Districts).

Number of Employees

C&I District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bayview	1,783	258	192	118	30	18	2	0	1	2,402
Civic Center	2,601	344	254	203	72	32	9	6	4	3,525
Financial	5,008	1,377	992	812	350	196	52	24	11	8,822
Mission	2,348	318	175	112	32	13	2	1	0	3,001
North Beach	2,193	238	166	114	39	17	4	1	0	2,772
North Central	4,246	483	324	189	54	29	3	2	7	5,337
Northwest	3,262	344	224	112	25	19	7	2	2	3,997
South of Market	4,631	802	691	452	176	84	35	16	12	6,899
Southwest	9,362	887	498	251	74	32	7	2	1	11,114
Van Ness	2,605	256	187	101	34	21	4	0	1	3,209
Unclassified	1,280	178	118	105	41	25	9	4	1	1,761
TOTAL	39,319	5,485	3,821	2,569	927	486	134	58	40	52,839

Percentage Distribution by C&I District

C&I District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bayview	4.5	4.7	5.0	4.6	3.2	3.7	1.5	0.0	2.5	4.5
Civic Center	6.6	6.3	6.6	7.9	7.8	6.6	6.7	10.3	10.0	6.7
Financial	12.7	25.1	26.0	31.6	37.8	40.3	38.8	41.4	27.5	16.7
Mission	6.0	5.8	4.6	4.4	3.5	2.7	1.5	1.7	0.0	5.7
North Beach	5.6	4.3	4.3	4.4	4.2	3.5	3.0	1.17	0.0	5.2
North Central	10.8	8.8	8.5	7.4	5.8	6.0	2.2	3.4	17.5	10.1
Northwest	8.3	6.3	5.9	4.4	2.7	3.9	5.2	3.4	5.0	7.6
South of Market	11.8	14.6	18.1	17.6	19.0	17.3	26.1	27.6	30.0	13.1
Southwest	23.8	16.2	13.0	9.8	8.0	6.6	5.2	3.4	2.5	21.0
Van Ness	6.6	4.7	4.9	3.9	3.7	4.3	3.0	0.0	2.5	6.1
Unclassified	3.3	3.2	3.1	4.1	4.4	5.1	6.7	6.9	2.5	3.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Size Class

C&I District	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bayview	74.2	10.7	8.0	4.9	1.2	0.7	0.1	0.0	0.0	100.0
Civic Center	73.8	9.8	7.2	5.8	2.0	0.9	0.3	0.2	0.1	100.0
Financial	56.8	15.6	11.2	9.2	4.0	2.2	0.6	0.3	0.1	100.0
Mission	78.2	10.6	5.8	3.7	1.1	0.4	0.1	0.0	0.0	100.0
North Beach	79.1	8.6	6.0	4.1	1.4	0.6	0.1	0.0	0.0	100.0
North Central	79.6	9.1	6.1	3.5	1.0	0.5	0.1	0.0	0.1	100.0
Northwest	81.6	8.6	5.6	2.8	0.6	0.5	0.2	0.1	0.1	100.0
South of Market	67.1	11.6	10.0	6.6	2.6	1.2	0.5	0.2	0.2	100.0
Southwest	84.2	8.0	4.5	2.3	0.7	0.3	0.1	0.0	0.0	100.0
Van Ness	81.2	8.0	5.8	3.1	1.1	0.7	0.1	0.0	0.0	100.0
Unclassified	72.7	10.1	6.7	6.0	2.3	1.4	0.5	0.2	0.1	100.0
TOTAL	74.4	10.4	7.2	4.9	1.8	0.9	0.3	0.1	0.1	100.0

Notes:

- Due to rounding, figures may not add to the total shown.
- There are more establishments within each C & I district for 2008 than in previous years due to more accurate address reporting. This is particularly noticeable in the 0-4 size class. These establishments were previously counted in the Unclassified C & I district.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

5.0 MONETARY TRANSACTIONS

This chapter presents information about trends in monetary transactions that occur in San Francisco. While the Employment and Establishments chapters provide information regarding the quantity and growth of jobs and establishments in San Francisco, this chapter supplies complementary information regarding the city's economic health in monetary terms. The chapter is divided into three sections, each relating to a key source of revenue in the city's economy such as annual wages, retail sales and permits, and government revenues.

Section 5.1 describes total annual wages received by individuals for work in San Francisco from 2001 to 2010, using data supplied by the California Employment Development Department (EDD). Section 5.2 presents the State Board of Equalization's data on San Francisco's taxable retail sales and sales tax permits in 2010. Section 5.3 reports city government revenues and expenditures in fiscal year 2010 (July 1, 2009 to June 30, 2010). This data is obtained

from the City Controller's office. The tables in each section report each indicator's quantity in specific units and annual percentage distribution.

Previous C&I inventories from 1987-2000 also reported businesses' gross receipts by Commerce & Industry District. Since 2001, this data is no longer reported in the C&I inventories; as of May 25, 2001, the San Francisco Board of Supervisors repealed the gross receipts business tax.

Nominal or current dollars reported for a specified period of time have been adjusted for inflation to obtain constant dollars. The adjustments have been made to control for inflated monetary values, thus enabling better measurement of an indicator's economic performance over time. The adjustments have been made by dividing nominal or current values by the Consumer Price Index (CPI) provided by the United States Department of Labor, Bureau of Labor Statistics.

5.1 WAGES BY LAND USE CATEGORY

This section describes total annual earnings received by persons for work in San Francisco from 2001 to 2010. Persons who received wages include workers who commute into the city and San Francisco residents employed in the city. The California Employment Development Department (EDD) prepares the measure of total annual wages. It includes each employee's total wages as reported by businesses in their payroll records. The earnings of sole proprietors are not reported in these data. Total annual wages are presented in thousands of dollars, annual percentage distribution, and percentage change.

This section complements Chapter 3, Employment. The employment and wages data in this inventory are derived from the same source, and are organized by Land Use Category. For an explanation of the Land Use Categories and C&I Districts, refer to Section 1.2, Data Formats.

- Table 5.1.1 Total Annual Wages by Land Use Category, 2001-2010* — In 2010, total annual wages for San Francisco workers increased 1.6% to \$41.7 billion dollars in inflation-adjusted real terms, reversing a 7.3% decline in 2009. The office sector had the highest share at \$24 billion followed by CIE at \$7 billion. Previous declines include 2003 (-3.8%) and 2002 (-12.2%). Between 2009-10, wages fell in the Private Household (17.3%), hotel (1.9%), and PDR (1.8%) sectors, but rose in the CIE (2.6%), Retail (2.5%) and Office (2.2%) sectors. The total change for the ten-year period from 2001-10 is 3.1% decrease in inflation-adjusted real terms. This decrease includes some larger sector changes over the past 10 years: decreases of 21.3% in PDR, 6.4% in Retail, and 5.4% in Office, with increases of 23.6% in CIE and 7.0% in Hotel.
- Table 5.1.2 Annual Wages per Worker by Land Use Category, 2001-2010* — In 2010, Workers in Office land uses earned the most, averaging \$113,851 annually, followed by PDR at \$80,427, CIE at 59,754, Hotel at \$39,366, Retail at \$31,989, and Private Household workers who earned the least at an average of \$15,870. From 2009-2010, annual average wages per worker increased 2.2%, with increases of 1.5 to 3.2% in all sectors except Hotel,

which decreased 0.4%, and Private Household, which decreased 18.9%. Overall, annual wages per worker increased 4.2% from 2001-2010 in real terms. All sectors, except for retail, which decreased 3.2%, showed increases over the period (CIE at 19.7%, PDR at 16.3%, Hotel at 9.4%, and Office at 6.2%).

5.2 TAXABLE SALES AND PERMITS

Section 5.2 reports taxable sales in retail stores and the number of sales tax permits issued for retail stores located in San Francisco from 2001-2010. Taxable sales and permits in California are reported by the California State Board of Equalization (SBE). Taxable sales revenues and sales tax permits issued for outlets that are not retail stores, including business and personal services, have not been included. Such outlets include the following: non-store retailers (vending machines, sales by telephone), public utilities, government agencies, educational institutions, health services, and advertising agencies.

Taxable sales are measured by transactions subject to sales and use tax, and are reported quarterly by type of business for all cities and counties in California. Businesses are classified by the SBE according to their principal line of merchandise or service. Taxable sales are reported by type of business, but cannot be broken down by commodity. Those data do not include sales that are not subject to sales or use tax, such as food for home consumption, prescription medicine, sales for resale, and taxable sales disclosed by board audits.

The number of sales tax permits represents the number of businesses operated by all manufacturers, wholesalers, and retailers of tangible personal property, except those dealing in non-taxable commodities. Permits are tabulated semi-annually on January 1 and July 1.

- Table 5.2.1 Taxable Retail Sales and All Outlet Sales, 2001-2010* — Taxable sales at Retail Stores and at All Outlets increased 4.0% and 5.0% to about \$9 and \$13.4 billion, respectively, after declining substantially in 2009 (13.8% and 15.5%, respectively). Inflation-adjusted 2010 sales levels were similar to sales in 2003, the second lowest level of the

2001-10 period. However, 2010 sales were up from 2009, the lowest level of the period.

- *Table 5.2.2 Taxable Retail Sales & Sales Tax Permits by Type of Outlet, 2010* — The Other Retail Stores category accounts for 44% of the Retail Stores 17,240 sales tax permits and 16% of the \$9 billion in retail taxable sales. Eating and Drinking establishments make up 25% of Retail Stores sales tax permits and 31% of the retail taxable sales. Service Stations have the highest sales per establishment, at just over \$4 million, followed by General Merchandise stores, which average almost \$2.6 million.

5.3 CITY REVENUES AND EXPENDITURES

Section 5.3 presents San Francisco city government revenues and expenditures for fiscal year 2009-2010. The fiscal year ends on June 30th. The data in this subsection is from the Comprehensive Annual Financial Report, prepared by the San Francisco Controller's Office. This data covers the general fund, special revenue funds, and debt service funds. Table 5.3.1 describes general governmental revenues by source. Table 5.3.2 describes general governmental expenditures by major function.

The general fund accounts for resources that are not required to be accounted for in other funds. Special revenue funds are used to account for the proceeds of a specific revenue source, other than expendable trusts or major capital projects, which are legally restricted to expenditures for specified purposes. Now included in the general fund are two major funds/activities that were previously accounted for in special revenue funds: hotel tax and work order funds. All other previous special revenue funds remain in the new fund structure as special revenue funds. The debt service funds account for the accumulation of property taxes and other revenue for periodic payment of interest and principal on general obligation and lease revenue bonds and related authorized costs. There are no changes in the fund structure of this fund type.

Other city funds not included are capital project funds, proprietary fund types, and fiduciary fund types. Proprietary funds consist of enterprise and

internal service funds. Fiduciary funds consist of pension trust, non-expendable trust funds, and expendable trust funds.

Table 5.3.1 general governmental revenues are presented by major source while Table 5.3.2 presents them by government function for fiscal year 2009-10. Major revenue sources are property taxes; business taxes; other local taxes; licenses, fines and penalties; interest and investment income; rents and concessions; intergovernmental; and charges for services. The major functions of general governmental expenditures include public protection; public works, transportation, and commerce; human welfare and neighborhood development; community health; culture and recreation; general administration and finance; debt service; and capital outlay.

- *Table 5.3.1 San Francisco Government General Revenue by Source, Fiscal Year 2010* — Total revenue was about \$3.79 billion. Property Taxes and Intergovernmental Transfers were San Francisco's primary sources of revenue, accounting for 35% and 27% respectively. Other significant sources of San Francisco government revenues were Other Local Taxes (17%) and Business Taxes (9%).
- *Table 5.3.2 San Francisco Government General Expenditures by Function, Fiscal Year 2010* — Total expenditures were \$3.77 billion. Public Protection, Human Welfare / Neighborhood Development, and Community Health functions were the largest recipients of San Francisco government expenditures, accounting for 27%, 24%, and 15%, respectively.

TABLE 5.1.1 TOTAL ANNUAL WAGES BY LAND USE CATEGORY, 2001-2010

This table contains the amount of wages paid to workers in each of the five major non-residential land use categories in San Francisco. Data is presented from 2001-2010, (see Section 1.2 - Data Formats for a description of land use categories and discussion of NAICS categories). Also included is the percentage distribution in each year and the annual change within each land use category. The data are also presented graphically below in Figures 5.1.1a (a snapshot of job distribution in 2010) and 5.1.1b (a look at ten-year trends).

Nominal - Non-Adjusted for Inflation (\$ 000s)

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	\$21,199,248	\$18,033,855	\$17,219,114	\$17,619,077	\$19,229,061	\$22,250,471	\$24,711,750	\$25,544,356	\$23,203,283	\$24,028,220
Retail	\$2,799,088	\$2,658,388	\$2,650,198	\$2,664,799	\$2,841,746	\$2,942,479	\$3,210,333	\$3,233,372	\$3,020,532	\$3,139,383
PDR	\$6,225,883	\$5,645,816	\$5,536,894	\$5,550,080	\$5,550,920	\$5,753,421	\$6,340,182	\$6,319,130	\$5,897,953	\$5,868,508
Hotel	\$539,670	\$500,105	\$538,418	\$584,876	\$613,242	\$671,000	\$704,872	\$764,622	\$695,174	\$691,582
CIE	\$5,094,812	\$5,177,070	\$5,403,197	\$5,558,781	\$5,911,782	\$6,380,066	\$6,817,418	\$7,325,473	\$7,249,460	\$7,541,484
Pvt HHs	-	-	-	-	-	-	-	-	\$375,303	\$314,522
TOTAL	\$35,880,136	\$32,019,082	\$31,347,821	\$31,977,613	\$34,149,207	\$37,998,504	\$41,805,696	\$43,316,200	\$40,441,705	\$41,667,560

Inflation-Adjusted (2010 \$ 000s)

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	\$25,393,216	\$21,254,627	\$19,943,048	\$20,159,929	\$21,578,763	\$24,193,559	\$26,018,094	\$26,083,527	\$23,521,146	\$24,028,220
Retail	\$3,352,847	\$3,133,165	\$3,069,439	\$3,049,090	\$3,188,994	\$3,199,440	\$3,380,041	\$3,301,620	\$3,061,910	\$3,139,383
PDR	\$7,457,585	\$6,654,135	\$6,412,789	\$6,350,459	\$6,229,217	\$6,255,856	\$6,675,345	\$6,452,509	\$5,978,749	\$5,868,508
Hotel	\$646,436	\$589,422	\$623,591	\$669,221	\$688,177	\$729,597	\$742,134	\$780,761	\$704,697	\$691,582
CIE	\$6,102,748	\$6,101,673	\$6,257,942	\$6,360,414	\$6,634,175	\$6,937,224	7,177,809	\$7,480,094	\$7,348,771	\$7,541,484
Pvt HHs	-	-	-	-	-	-	-	-	\$380,444	\$314,522
TOTAL	\$42,978,508	\$37,737,557	\$36,306,810	\$36,589,113	\$38,322,082	\$41,316,835	\$44,015,681	\$44,230,486	\$40,995,718	\$41,667,560

Annual Percentage Distribution

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	59.1	56.3	54.9	55.1	56.3	58.6	59.1	59.0	57.4	57.7
Retail	7.8	8.3	8.5	8.3	8.3	7.7	7.7	7.5	7.5	7.5
PDR	17.4	17.6	17.7	17.4	16.3	15.1	15.2	14.6	14.6	14.1
Hotel	1.5	1.6	1.7	1.8	1.8	1.8	1.7	1.8	1.7	1.7
CIE	14.2	16.2	17.2	17.4	17.3	16.8	16.3	16.9	17.9	18.1
Pvt HHs	-	-	-	-	-	-	-	-	0.9	0.8
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	-16.3	-6.2	1.1	7.0	12.1	7.5	0.3	-9.8	2.2
Retail	-6.6	-2.0	-0.7	4.6	0.3	5.6	-2.3	-7.3	2.5
PDR	-10.8	-3.6	-1.0	-1.9	0.4	6.7	-3.3	-7.3	-1.8
Hotel	-8.8	5.8	7.3	2.8	6.0	1.7	5.2	-9.7	-1.9
CIE	0.0	2.6	1.6	4.3	4.6	3.5	4.2	-1.8	2.6
Pvt HHs	-	-	-	-	-	-	-	-	-17.3
TOTAL	-12.2	-3.8	0.8	4.7	7.8	6.5	0.5	-7.3	1.6

Notes:

- Totals from 2000-2008 also include wages from some unclassified land uses.
- Due to rounding, figures may not add to the total shown.
- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Pvt HHs = Private Household employment
- Prior to 2009, Private Households were counted under the CIE land use category.
- CPI-U for the San Francisco-Oakland-San Jose Metropolitan Statistical Area from the US Bureau of Labor Statistics

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

FIGURE 5.1.1a TOTAL ANNUAL WAGES BY LAND USE CATEGORY, 2010

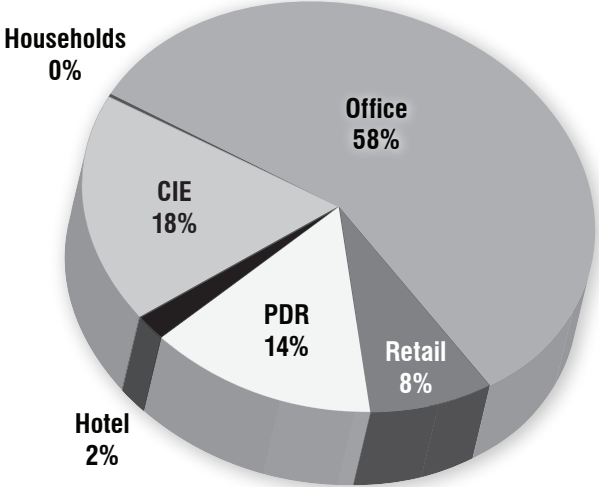


FIGURE 5.1.1b TOTAL ANNUAL WAGES BY LAND USE CATEGORY, 2001-2010

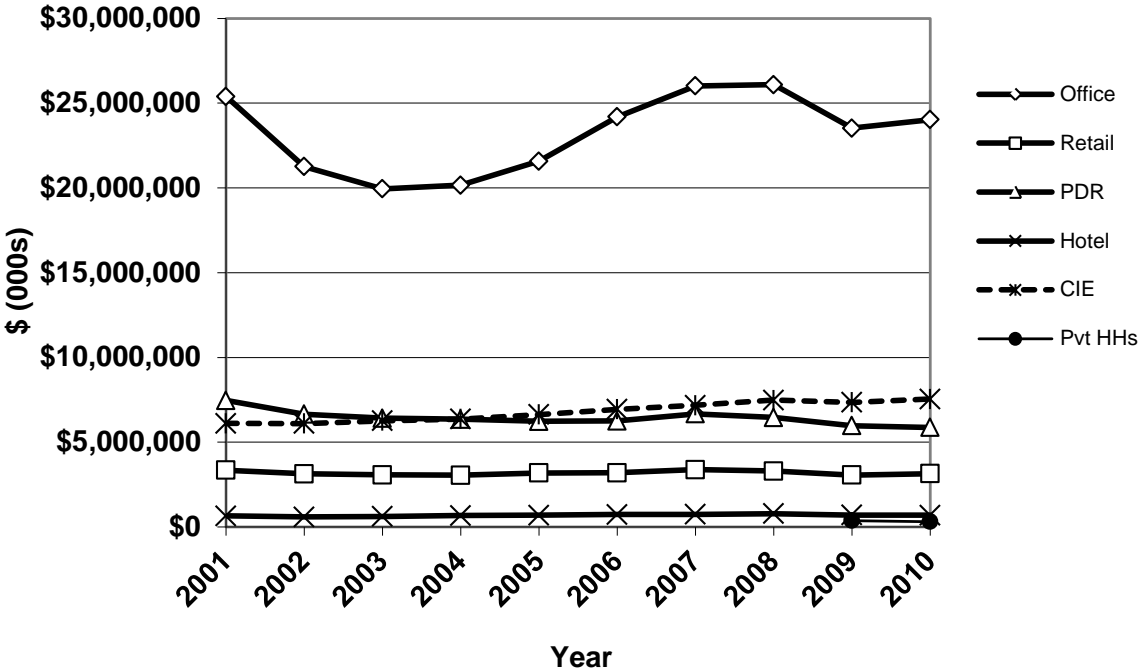


TABLE 5.1.2 ANNUAL WAGES PER WORKER BY LAND USE CATEGORY, 2001-2010

This table conveys the change in pay per worker. It is based on the wages (Table 5.1.1) and employment data (Table 3.1) previously presented in this document. This information is shown graphically in Figure 5.1.2.

Wages per Worker (2010 \$)

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	\$107,163	\$99,408	\$98,977	\$104,358	\$110,365	\$117,290	\$121,206	\$117,892	\$111,009	\$113,851
Retail	\$33,031	\$32,448	\$32,107	\$32,094	\$33,207	\$32,550	\$33,056	\$31,917	\$31,156	\$31,989
PDR	\$69,156	\$67,996	\$68,421	\$71,324	\$73,551	\$76,572	\$78,547	\$76,172	\$77,922	\$80,427
Hotel	\$35,989	\$35,772	\$35,760	\$36,994	\$37,352	\$38,225	\$38,916	\$39,984	\$39,528	\$39,366
CIE	\$49,932	\$49,910	\$50,111	\$49,705	\$51,537	\$52,100	\$53,027	\$52,733	\$58,870	\$59,754
Pvt HHs	-	-	-	-	-	-	-	-	\$19,567	\$15,870
TOTAL	\$73,282	\$68,994	\$68,100	\$69,923	\$73,218	\$77,084	\$79,118	\$77,492	\$74,675	\$76,349

Percentage Change

Land Use Category	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	-7.2	-0.4	5.4	5.8	6.3	3.3	-2.7	-5.8	2.6
Retail	-1.8	-1.0	0.0	3.5	-2.0	1.6	-3.4	-2.4	2.7
PDR	-1.7	0.6	4.2	3.1	4.1	2.6	-3.0	2.3	3.2
Hotel	-0.6	0.0	3.4	1.0	2.3	1.8	2.7	-1.1	-0.4
CIE	0.0	0.4	-0.8	3.7	3.0	-0.1	-0.6	11.6	1.5
Pvt HHs	-	-	-	-	-	-	-	-	-18.9
TOTAL	-5.9	-1.3	2.7	4.7	5.3	2.6	-2.1	-3.6	2.2

Note:

• PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational; Pvt HHs = Private Household employment

Sources:

- Employees from Table 3.1 of this report
- Wages from Table 5.1.1 of this report

FIGURE 5.1.2 ANNUAL WAGES PER WORKER BY LAND USE CATEGORY, 2001-2010

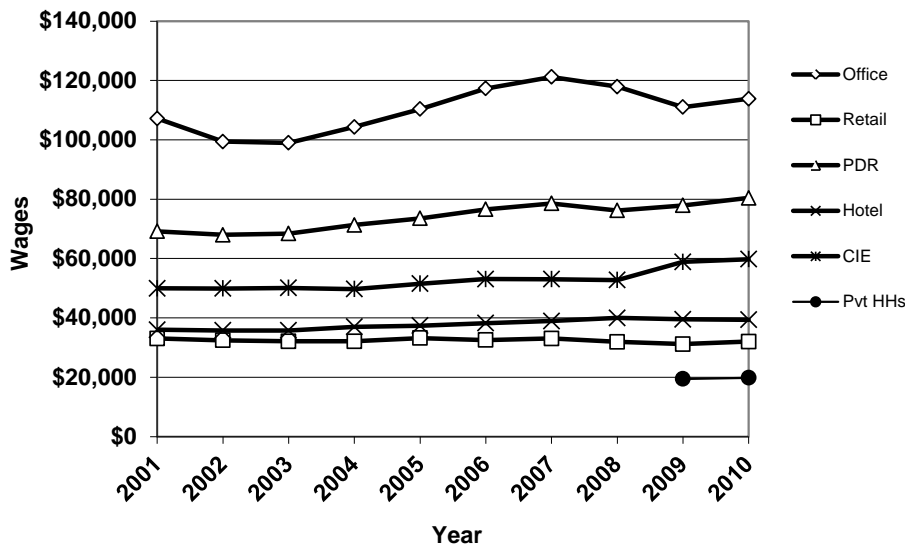


TABLE 5.2.1 TAXABLE RETAIL SALES AND ALL OUTLET SALES, 2001-2010

This is a table of taxable sales in San Francisco for the last ten years. The first table shows the amount of dollars as recorded each year, and the second shows this amount adjusted to reflect inflation. This information is presented graphically in Figure 5.2.1.

Nominal - Non-Adjusted for Inflation (\$ 000s)

Type of Sales	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
All Retail Sales	\$7,990,386	\$7,641,958	\$7,766,688	\$8,414,781	\$9,049,788	\$9,588,520	\$10,006,572	\$9,804,636	\$8,511,146	\$8,971,759
All Outlets	\$12,455,236	\$11,589,440	\$11,496,746	\$12,207,507	\$13,025,974	\$13,892,188	\$14,614,736	\$14,837,689	\$12,633,575	\$13,443,121

Inflation-Adjusted (2010 \$ 000s)

Type of Sales	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
All Retail Sales	\$9,571,170	\$9,006,780	\$8,995,320	\$9,628,279	\$10,155,630	\$10,425,865	\$10,535,552	\$10,011,585	\$8,627,741	\$8,971,759
All Outlets	\$14,919,326	\$12,659,266	\$13,315,445	\$13,967,955	\$14,617,688	\$15,105,364	\$15,387,318	\$15,150,872	\$12,806,643	\$13,443,121

Percentage Change

Type of Sales	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
All Retail Sales	-5.9	-0.1	7.0	5.5	2.7	1.1	-5.0	-13.8	4.0
All Outlets	-8.4	-2.5	4.9	4.7	3.3	1.9	-1.5	-15.5	5.0

Sources:

- California State Board of Equalization, Taxable Sales in California; <http://www.boe.ca.gov/news/tsalescont10.htm>
- CPI-U for the San Francisco-Oakland-San Jose Metropolitan Statistical Area from the US Bureau of Labor Statistics
- Additional calculations by the San Francisco Planning Department

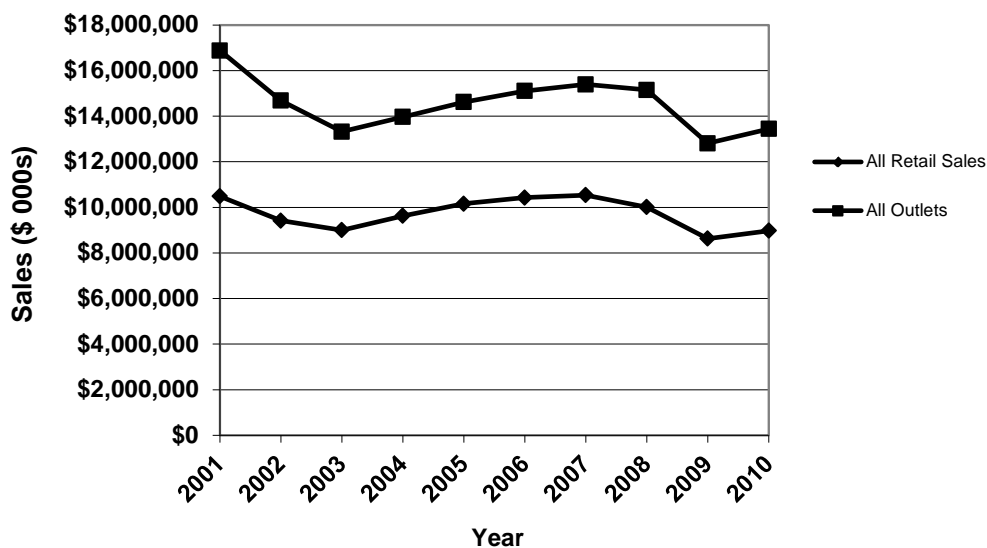
FIGURE 5.2.1 TAXABLE RETAIL SALES AND ALL OUTLET SALES, 2001-2010

TABLE 5.2.2 TAXABLE RETAIL SALES & SALES TAX PERMITS BY TYPE OF OUTLET, 2010

This table looks more closely at the type of retail sales that occurred in 2010, as well as the number of sales permits issued in that time.

Type of Retail Sales	Sales Tax Permits	Taxable Sales Transactions (\$ 000s)
Apparel Stores	2,291	\$1,499,912
General Merchandise	266	\$700,755
Food Stores	1,151	\$617,920
Eating & Drinking	4,219	\$2,812,995
Home Furnishings & Appliances	1,035	\$679,445
Building Materials and Farm Implements	316	\$348,729
Service Stations	127	\$507,626
Automotive Dealers and Supplies	248	\$413,479
Other Retail Stores	7,588	\$1,390,897
Total Retail Stores	17,240	\$8,971,759
Total Outlets	26,644	\$13,443,121

Notes:

- Other Retail Stores include:
 - Packaged liquor stores
 - Second hand merchandise
 - Farm and garden supply stores
 - Fuel and ice dealers
 - Mobile homes, trailers, and campers
 - Boat, motorcycle, and plane dealers
 - Specialty store group.
- In other derivations of BOE data all their retail stores includes farm implements.

Sources:

- California State Board of Equalization, Taxable Sales in California; <http://www.boe.ca.gov/news/tsalescont10.htm>
- Additional calculations by the San Francisco Planning Department

TABLE 5.3.1 SAN FRANCISCO GOVERNMENT GENERAL REVENUE BY SOURCE, FISCAL YEAR 2010

Table 5.3.1 conveys the expenditures by the City and County of San Francisco in Fiscal Year 2010. This data is shown graphically in Figure 5.3.1.

Revenue Source	Amount (\$ 000s)	Percentage Distribution
Property Taxes	\$1,331,957	35.1
Business Taxes	\$354,019	9.3
Other Local Taxes	\$640,225	16.9
Licenses, Permits, Fines & Penalties	\$55,880	1.5
Interest & Investment Income	\$27,038	0.7
Rents & Concessions	\$78,527	2.1
Intergovernmental	\$1,008,928	26.6
<i>Federal -</i>	<i>\$448,890</i>	<i>11.8</i>
<i>State -</i>	<i>\$552,641</i>	<i>14.6</i>
<i>Other -</i>	<i>\$7,397</i>	<i>0.2</i>
Charges for Services	\$243,128	6.4
Other	\$51,023	1.3
TOTAL	\$3,790,725	100.0

Note:
 • Fiscal Year 2009 runs from July 1, 2008 to June 30, 2009

Source:
 • San Francisco Controller, Comprehensive Annual Financial Report.
http://www.sfgov.org/site/uploadedfiles/controller/reports/CAFR/09/CAFR_2010.pdf

FIGURE 5.3.1 SAN FRANCISCO GOVERNMENT GENERAL REVENUE BY SOURCE, FISCAL YEAR 2010

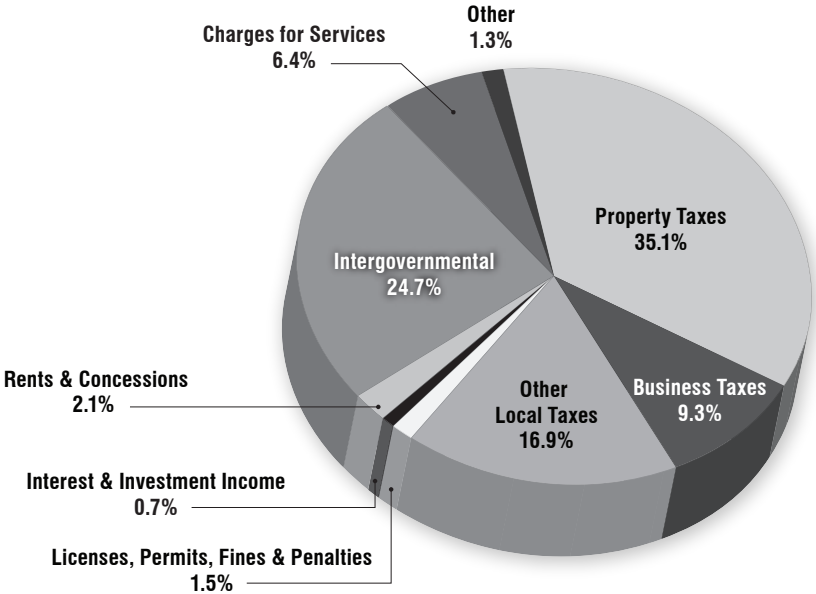


TABLE 5.3.2 SAN FRANCISCO GOVERNMENT GENERAL EXPENDITURES BY FUNCTION, FISCAL YEAR 2010

Table 5.3.1 conveys the revenues for the City and County of San Francisco in Fiscal Year 2010. This data is shown graphically in Figure 5.3.2.

Expenditure Function	Amount (\$ 000s)	Percentage Distribution
Public Protection	\$1,021,505	27.1
Public Works, Transportation & Commerce	\$243,454	6.5
Human Welfare & Neighborhood Development	\$918,301	24.4
Community Health	\$581,392	15.4
Culture & Recreation	303,134	8.0
General Administration & Finance	187,221	5.0
General City Responsibilities	86,498	2.3
Debt Service	246,142	6.5
Capital Outlay	182,448	4.8
TOTAL	\$3,770,095	100.0

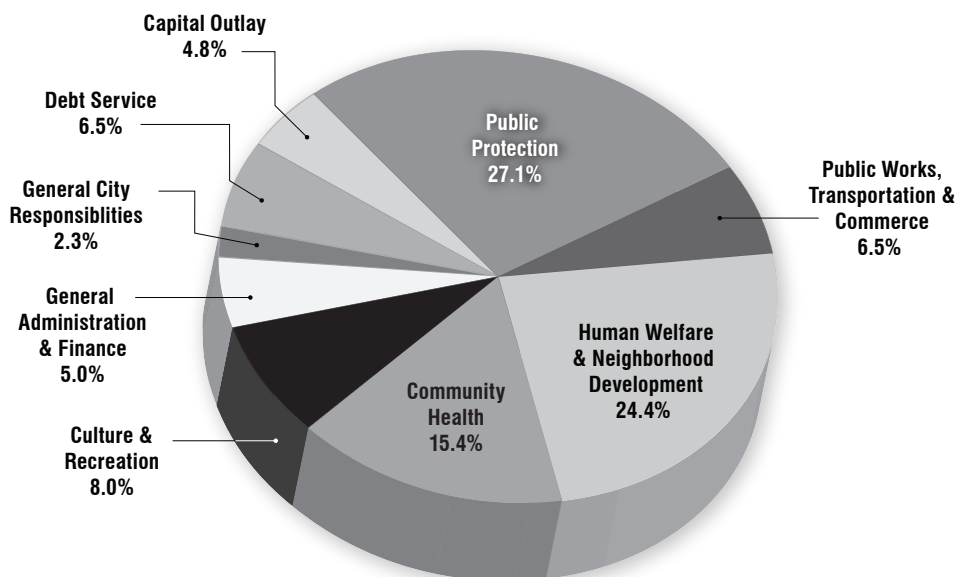
Note:

- Fiscal Year 2010 runs from July 1, 2009 to June 30, 2010

Source:

- San Francisco Controller, Comprehensive Annual Financial Report.
http://www.sfgov.org/site/uploadedfiles/controller/reports/CAFR/09/CAFR_2010.pdf

FIGURE 5.3.2 SAN FRANCISCO GOVERNMENT GENERAL EXPENDITURES BY FUNCTION, FISCAL YEAR 2010



6.0 BUILDING AND LAND USE

The tables and graphs in this chapter present information about building permit applications for 2001 through 2010, as well as land use data for 2010. Building permit applications are filed at the City and County of San Francisco Department of Building Inspection (DBI) for construction of new buildings, demolitions, and alterations to existing structures. The number of permits, status of applications, and cost of projects are measures of construction activity in San Francisco, which accounts for approximately 20% of employment annually over the past 10 years. All information for this section was provided by DBI and has been reviewed and tabulated by Planning Department staff.

6.1 BUILDING

The discussion of building in San Francisco is presented in five sub-sections, 6.1 through 6.5 as follows: (1) All Permits & Costs by Land Use District (10 years); (2) All Permits & Costs by C&I District (10 years); (3) All Permits & Costs by C&I District and Land Use Categories (current year); (4) Permit Status by C&I District and Land Use Categories (current year); (5) Total Office Space (10 years).

Sections 6.1 and 6.2. Data are reported by the year that a project was filed with the Department of Building Inspection. Although all filed applications may not ultimately lead to completed projects, trends in the number of building permit applications filed are an important economic indicator. Construction activity and spending is a gauge of business confidence. Economic health is measured, among other things, by housing starts. Residential construction often leads commercial activity by about a year. Construction activity and its attendant

costs generate jobs and wages, which in turn stimulate spending and consumption throughout the local economy.

In Section 6.1, data are reported by Land Use Category; in Section 6.2, these data are reported by Commerce and Industry (C&I) District. For further information on Land Use Categories and C&I Districts, refer to the Data Formats section in Chapter 1.

Tables in these sections are subdivided into three groups: (1) all building permits, (2) building permits for new construction activity, and (3) building permits for alterations and demolitions. In turn, each group contains tables that report information on permits, total construction cost, and average construction cost by year, land use and C&I District. Annual percentage distributions and annual percentage changes are reported for numbers of permit applications and total construction costs. Construction cost values are adjusted for inflation using Saylor Inc.'s "Materials/Labor Cost Index for Construction," where 1983 is designated as the base year.

- *Table 6.1.1.A All Building Permits by Land Use Category, 2001-2010* — The number of building permits filed in 2010 fell to 21,924 permits or 2.4%, continuing the three-year decline from the ten-year peak of 27,998 permits filed in 2007. The ten-year annual average of filed permits is 25,744 permits. The Residential land use category, which accounts for about 70% of all building permits, decreased 1.2% in 2010, while those for Office, the second largest land use category, increased by 2.1%.

- *Table 6.1.1.B Total Construction Costs for All Building Permits by Land Use Category, 2001-2010* — Total estimated spending increased 44.2% in 2010 to \$932,536 billion and reversing the declining trend in total estimated construction expenditures (28% in 2009 and 35% in 2008) from 2006-2009. These spending estimates declined in the PDR, Hotel, and Other sectors, but increased in Office, Retail, CIE, and Residential.
- *Table 6.1.1.C Average Construction Costs for All Building Permits by Land Use Category, 2001-2010* — Average construction costs per permit reversed the four-year decrease, increasing 47.8% in 2010 to \$34,000. CIE sector spending estimates per permit were highest at \$119,000, followed by Hotel at \$68,800 and Office at \$56,200, while the lowest was Other at \$10,000 followed by Residential at \$28,500 (all figures are in 1983 constant dollars).
- *Table 6.1.2.A Building Permits for New Construction by Land Use Category, 2001-2010* — The number of residential building permits filed for new construction increased to 116 permits or 43.2% in 2010, reversing a four-year decline since 2006. Residential, which accounts for about 79% of all new construction permits, increased 46% in 2010. The 10-year average number of annual permits for new construction is 212, with 175 being Residential, 13 being Retail, 10 being CIE, 8 being PDR, and 5 being Office. The 10-year high was 313 permits in 2001 and the low was 81 permits in 2009.
- *Table 6.1.2.B Total Construction Costs for New Construction by Land Use Category, 2009-2010* — Estimated total new construction expenditures increased 150% in 2010, to \$372 billion in 1983 dollars, reversing a four-year decline. These expenditures have occurred in the Residential, Retail, and CIE sectors, with only one Office project and no Hotel projects.
- *Table 6.1.2.C Average Construction Costs for New Construction by Land Use Category, 2001-2010* — Average new construction costs increased 74.7% in 2010, reversing at four-year decline. Although estimated total construction expenditures declined 58%, they increased 810% in Retail, 75% in CIE, and 54% in Residential.
- *Table 6.1.3.A Building Permits for Alterations and Demolitions by Land Use Category, 2001-2010* — The number of permits for alterations and demolitions decreased for the third year in a row after having remained largely constant since 2001. Permits in each sector declined, with Hotel leading at 52%, except for the Office sector, which increased by 2.1%.
- *Table 6.1.3.B Total Construction Costs for Alterations and Demolitions by Land Use Category, 2001-2010* — Total construction costs for alterations and demolitions increased about 15% in 2010, reversing a two year decrease. Although Office and Retail increased by 33% and 24%, respectively, PDR and Hotel, and Other decreased by 46%, 24%, and 40%, respectively.
- *Table 6.1.3.C Average Construction Costs for Alterations and Demolitions by Land Use Category, 2001-2010* — Average construction costs for demolitions and alteration permits increased 18% in 2010. All categories except PDR and Other increased, while those of PDR and Other declined substantially. Only the PDR and Other categories saw reductions at 37% in both cases.
- *Table 6.2.1.A All Building Permits by Commerce & Industry District, 2009-2010* — There was little change in the share of total permits over the past 10 years across districts. The high concentration of residential land uses in the southwest district and the large share of permits that are residential concentrates permits in the Southwest district, in this case with 35% of all 2010 permits. The North Central and Financial Districts follow with 13.6% and 11.9% shares, respectively. The 2.4% decline in permits overall in 2010 is reflected in declining rates for most districts, with the exception of Van Ness, Mission, and Bayview, which increased 7.2%, 5.0%, and 3.1%, respectively.
- *Table 6.2.1.B Total Construction Costs for All Building Permits by Commerce & Industry District, 2009-2010* — Reflecting the 44.2% average increase in construction costs from 2009, the Civic Center, South of Market, and the Financial Districts had the largest increases at 159%, 124%, and 105%, respectively. However, construction spending declined 49.7% in the Bayview, 12.7% in Van Ness, and 4.8% in the Southwest districts.

- Table 6.2.1.C Average Construction Costs for All Building Permits by Commerce & Industry District, 2000-2009* — Average construction costs fluctuated widely by year and by C&I District from 2001-2010. The variation reflects different types, sizes, and mixes of development by year and district. In 2010, annual construction expenditure in the Bayview, Van Ness, and Southwest Districts was down compared to 2009, with declines in expenditure per permit of 51%, 19%, and 5%, respectively. In contrast, expenditure per permit increased in all other districts, with the highest increases being in the Civic Center (181%), South of Market (133%) and Financial Districts (112%).
- Table 6.2.2.A Building Permits for New Construction by Commerce & Industry District, 2001-2010* — Permits filed for new construction increased 116 permits or 43% over permit levels in 2009. They increased substantially in all districts (25% to 45%) except Bayview, Van Ness, and Unclassified, where they declined 11.1%, 25.0%, and 87.5%, respectively. About 53% of all new construction permits were filed in the Southwest district.
- Table 6.2.2.B Total Construction Costs for New Construction by Commerce & Industry District, 2001-2010* — There were substantial changes by district in the cost for new construction between 2009 and 2010. These big increases and decreases reflect the 150% increase in construction expenditures citywide compared to the large drop and low level in 2009. Every district posted at least double-digit change, if not triple and quadruple digits in some cases. The reductions occurred in Unclassified, Van Ness, Southwest, and Bayview Districts (97.5%, 66.2%, 59.3%, and 26.6%, respectively). The large increases were in the South of Market (2,400%), North Central (1,775%), with the Financial and Civic Center Districts following.
- Table 6.2.2.C Average Construction Costs for New Construction by Commerce & Industry District, 2001-2010* — The fluctuation in average construction expenditures within districts follows changes in total construction costs. The average citywide expenditure per permit for new construction increased 75% in 2010 over 2009 levels, reflecting a rebounding economy and construction sector.
- Table 6.2.3.A Building Permits for Alterations and Demolitions by Commerce & Industry District, 2001-2010* — The geographic distribution of permits filed by C&I District for alterations or demolitions has not changed substantially over the 2001-2010 period. The Southwest District continues to have about 33% of total permits, the North Central about 14%, and the Financial District about 12%. Reflecting the overall 2.8% decline in the number of alteration and demolition permits filed in 2010, North Beach and Civic Center districts each declined approximately 9%, South of Market and South Central each declined about 7%, Financial declined 3.8%, and Southwest declined 0.4%. On the other hand, issued permits increased in Van Ness by 9%, in the Mission by 5%, and in the Bayview by 2.7%.
- Table 6.2.3.B Total Construction Costs for Alterations and Demolitions by Commerce & Industry District, 2001-2010* — Although each district's share of total permits for alterations and demolitions varied through the years, their relative rankings have remained stable. The same is true for total construction costs. As in previous years, the Financial, South of Market, and Southwest districts reported the highest total construction costs with 2010 shares being 30.4%, and 17.1%, and 17.1%, respectively. Although the number of permits decreased, estimated construction expenditures increased 14.8% overall, reversing two years of declines (23.5% in 2009 and 27.5% in 2008).
- Table 6.2.3.C Average Construction Costs for Alterations and Demolitions by Commerce & Industry District, 2001-2010* — Like total costs, average costs per permit also fluctuated from 2009 to 2010 in each district. Overall, the average construction expenditures per permit for alterations and demolitions increased 18.2% in 2010, reversing the two-year decline (12.3% in 2009 and 21.7% in 2008).

Section 6.3. Permit and construction cost data are cross-tabulated by Land Use Category and C&I District. This section includes all permit applications filed in 2010.

- *Table 6.3.A Permit Applications by Commerce & Industry District and Land Use Category, 2010* — The Residential land use category is by far the largest generator of building permits, accounting for 70.8% of the 21,924 permits filed in 2010. The Southwest District generated 44.5% of the Residential permits. Approximately two-thirds of all Office permits were for projects located in the Financial district. Retail permit activity was highest in the South of Market district (20.2%). Most PDR permit applications tended to be for projects in the South of Market (39.0%) and Bayview (25.4%) districts; the residential Southwest district ranked third for PDR permits at 16.6%. Hotel permits were highest in the Financial and Civic Center districts at 22.2% and 19.0%, respectively, followed by a 12.7% share each in the North Beach, South of Market, and Van Ness districts. CIE permits tended to be more widely distributed among the C&I districts, with the Southwest North Central, and South of Market districts leading with two-digit shares at 19.6%, 15.6%, and 13.4%, respectively.
- *Table 6.3.B Total Construction Costs of All Permits by Commerce & Industry District and Land Use Category, 2010* — On the basis of construction expenditures, residential construction accounts for 57.7% of the 2010 total, while office accounts for 22.1%. Construction expenditures for Retail were 10.1% of total costs, followed by CIE at 7.8%, Hotel at 1.2%, and PDR at 0.7%. Expenditures for Residential construction were concentrated at similar levels in the Financial, Southwest, and South of Market districts (22.6%, 21.7%, and 20.9%, respectively). Office construction was concentrated in the Financial and South of Market districts at 63.2% and 21.1%, respectively. Expenditures for Retail uses were concentrated in South of Market at 55.2% of the total, with some construction in each of the other districts varying between 1.5%-9.6%. PDR construction expenditures were concentrated in three districts, South of Market at 42.1%, Bayview at 31.0%, and

Southwest at 16.5%. CIE construction expenditures were highest in North Central at 25.1%, but spread between the Civic Center at 20.8%, Financial at 16.1%, South of Market at 13.6% and Southwest at 11.5%. The value of Hotel construction expenditures were concentrated largely in the Financial district at 44.7% and the Mission at 27.6%.

- *Table 6.3.C Average Construction Costs of All Permits by Commerce & Industry District and Land Use Category, 2010* — The citywide average construction expenditure per permit was \$76,000. Among the districts, construction expenditures were highest for Civic Center, South of Market, and Financial districts at \$201,400, \$201,400, \$190,900, respectively. Among the Land Use Categories, average construction expenditures per permit were highest for CIE permits at \$262,900, followed by Hotel at \$152,200, Office at \$124,200, Retail at \$85,200, Residential at \$61,800, and PDR at \$57,400.

Section 6.4 describes permit applications by application status by Land Use Category and then by C&I District for 2010. These permit status categories are grouped into the following five major categories: (1) building permit applications that were *approved* for construction but not yet issued; (2) building permit applications that were *issued* but not completed; (3) *other* permit applications, which includes those that were not yet been acted upon, that were abandoned, reinstated, appealed, or for which no information was available; (4) building permit applications that were *cancelled*, including applications that have been withdrawn, revoked or disapproved; (5) building permit applications where the authorized work was *completed*.

The construction cost data reported in some tables are project cost estimates but are more usefully understood as estimates of construction expenditure or spending in the local and wider economy for each project, as reported by DBI. Hence, it's a measure of the size of the construction sector of the economy. Total and average construction cost data measure the scope, complexity, and extent of construction activity in San Francisco. While total construction cost indicates the extent of construction activity

in San Francisco for a particular year, average construction cost relates number of applications to total construction cost, revealing a rough estimate of project size. Construction cost data are adjusted for inflation using Saylor Inc.'s *Materials/Labor Cost Index for Construction*, where 1983 is designated as the base year (1983=100).

- *Table 6.4.1.A All Building Permits by Land Use Category and Permit Status, 2010* — Of the 21,924 permits in 2010, residential permits account for 70% of the total, followed by Office at 13.5% and Retail at 9.0%. Overall, 65.4% of the permits had a Completed status, while 28.1% of the permits had an Issued status. The distribution of permit status by land use category reflects the overall pattern, with office permits having a higher Completed and lower Issued status and PDR and Hotel permits having a lower Completed and higher Issued status.
- *Table 6.4.1.B Total Construction Costs of All Building Permits by Land Use Category and Permit Status, 2010* — Estimated construction expenditures for all building permits in 2010 is \$1.7 billion. The largest share is for residential land uses (57.7%) at almost \$1 billion, followed by Office (22.1%). In terms of expenditure, the majority of value is in projects with permits whose status is “Issued at 45.7%, followed by Completed at 31.5%. This pattern holds for the Hotel, CIE, and Residential land uses, but not for the PDR, Retail, and Office land uses, whose Completed permits are higher in value than their Issued permits.
- *Table 6.4.1.C Average Construction Costs of All Permits by Land Use Category and Permit Status, 2010* — Generally, the average construction costs for permits in the Approved and Other categories were considerably higher than those with other status. This disparity may be the result of many factors including building materials, types and size of project, etc. The most expensive average construction cost was for CIE projects in the Issued category where the average cost was over \$583,000.
- *Table 6.4.2.A All Building Permits by Commerce & Industry District and Permit Status, 2010* — Most permits have a status of Completed (65.4%) or Issued (28.4%). About 35.8% of the completed and 32.5% of the Issued permits are located in the Southwest district. About 13.8% of the completed and of the issued permits are in the North Central district, and 12.1% and 11.5% of permits with statuses of Completed and Issued respectively, are in the Financial district.
- *Table 6.4.2.B Total Construction Costs of All Building Permits by Commerce & Industry District and Permit Status, 2010* — Total estimated construction spending on projects related to all permits was \$1.67 billion in 2010. Of these, the Financial district had the highest share at 29.8%, followed by South of Market at 23.8%, and Southwest at 14.5%. Project permits with an Issued status had the largest share of spending at 45.9%, followed by projects with a Completed status at 31.5% and Other status at 21.7%. The Financial, South of Market, and Southwest districts had the three largest shares, respectively, of construction spending in the Issued, Completed, and Other permit status categories. The exception being North Central beating Southwest for the third rank of shares among Issued permits. The Southwest district had the largest share of construction spending of projects with an Approved permit status (35.7%), while North Central had the largest share of projects with the Canceled permits (52.7%).
- *Table 6.4.2.C Average Construction Costs of All Permits by Commerce & Industry District and Permit Status, 2010* — Average construction spending was \$76,000 per permit in 2010. Other permits at \$294,400 per permit, had the highest estimated construction spending, followed by Issued at \$123,100, Approved at \$104,900, Canceled at \$81,400, and Completed at \$36,600. The next cluster of districts are the Civic Center and South of Market, both at \$201,400 per permit, followed by the Financial district at \$190,900 per permit. Spending in other districts ranges mostly from \$32,000 to \$48,000 per permit, with Bayview being the exception at \$70,100 per permit. The highest value was \$773,300 per permit for Other projects in the Civic Center district while the lowest was \$8,600 per permit for Canceled projects in the Financial district.

Section 6.5 reports total office space in San Francisco from 2001 to 2010. It includes absolute numbers as well as percentage changes over time. The source of these data is not DBI, but Cushman &-Wakefield realtors.

- *Table 6.5 Total Existing Office Space in Central and Non-Central Business Districts, 2001-2010* — In 2010, the city had 74.7 million square feet (msf) of office space, with 66% or 49.2 msf in the Central Business District and 34% or 25.5 msf in the Non-Central Business District. Over the ten-year period, developers added approximately 8.7 msf or 865,600 square feet (sf) per year citywide, 5.3 msf in the central district and 3.4 msf in the non-central district. Total office space increased from 72.6 msf to 74.7 msf citywide, or 2.9% between 2009 and 2010 (approximately 2 million square feet) (msf). These additions are higher than twice the 10-year annual average, or 241%, indicating an acceleration in construction, associated increases in demand for space, and the possibility of a recovering economy. The increase was approximately 2.3% in the Central Business District, or 1,120,000 msf, bringing the total to 49,200,000 sf, and 3.9% in the Non-Central Business District, or 970,000 sf, for a total of 25,550,000 sf.

6.2 LAND USE

Section 6.6 reports land use activity in San Francisco. Land use, for this section, is determined by incorporating both the business type on the parcel and the location of that parcel. Business data are culled from the Dun & Bradstreet databases. Dun & Bradstreet is a firm that conducts national surveys of existing businesses, gathering information that includes number of employees, square footage of businesses, and an industry classification system which best classifies those businesses. A parcel has to have 80% or more of its usable building space occupied by one specific land use in order to warrant that particular land use classification. Less than 80% in any one land use results in a Mixed Uses designation. If either the Planning Department or the Department of Building Inspection has a record of a residence on a lot, it is determined to be a Residential land use. If a lot contains a residence and a business establishment, that lot is classified as Mixed Residential. Land Use is also determined by the location of

a given parcel. The impact of location on land use classification is illustrated by the following example. If an establishment with a NAICS (North American Industry Classification System) code of 236 (Construction) is in the Financial District, it will be classified as Office use. If an establishment with the same NAICS code is located in South of Market or Bayview districts, it will be classified as PDR. Construction is generally considered part of the PDR land use classification. In the above scenario, however, the Financial District location of a construction business indicates that the business is conducting management, information, or professional services in more of an office setting and should therefore be assigned an Office land use classification.

The NAICS code for land uses under Office, Retail, PDR, Hotel, and Cultural/Institutional/ Educational (CIE) land use categories are noted in Table 1.2, Chapter 1. The Residential land use category data are gathered from Housing Inventory and the Department of Building Inspection's Permit Tracking System. Data on vacant sites are gathered from information supplied by the Assessor's Office. Table 6.6 provides details on the amount of square footage (building footprint, not total) for each land use, as a predominant use on each parcel of land for 20 plan areas in San Francisco. Map 6.6 shows the location of these 20 plan areas. Table 6.6 is based on the information available in year 2010.

- *Table 6.6 Land Use Square Footage by Plan Area, 2010* — Not including streets or freeways, San Francisco has almost a billion square feet of land area (or 22,683.2 acres or 35.4 square miles). Residential is the largest single land use category accounting for 42.8% of San Francisco's land area followed by public land and open space with 29.3%. The two uses leave little share of total land area for other uses, although other land uses occupy substantial area, as follows. Office at 1.6%, Retail at 1.7%, PDR at 5.8%, CIE at 7.5%, and Hotel at 0.4%. Vacant area accounts for 5.2% of total land area. For instance, 1% of total land area is almost 10 million square feet, 226.8 acres, or almost one-half a square mile.

There are 20 plan areas. The remainder of the City not within a plan area is designated as "Rest of the City" or "RoC." It has 67.8% of the land

area. Bayview with 7.1% of the City's land area and the Presidio with 6.6% are the largest plan areas. Other plan areas are small in comparison, but sizeable in absolute terms. For instance, West SoMa, with 0.9% of the City's land area has about 8.9 million square feet of land area (204 acres or 0.3 square miles). Because the RoC area is so dominant, it also has high or the highest concentrations of each land use's land area for many other categories of land uses, such as Residential (82.8%).

The City's land uses are concentrated in plan areas as follows (share of city's total land use footprint, not total built space):

- **Office:** 18.8% in C-3.
- **Retail:** 10.0% in Bayview
- **PDR:** 31.8% in Hunters Point Shipyard (also, 22.3% in Bayview, 15.1% in Central Waterfront).
- **CIE:** 10.9% in Bayview.
- **Hotel:** 27.5% in the C-3.
- **Mission Bay:** Residential (48.8%), vacant (47.6%).
- **Presidio:** Public/Open Space (OS) (99.8%).
- **Rest of City (RoC):** Residential (52.3%) and Public/OS (30.0%).
- **Rincon Hill:** vacant (22.9%), Residential/Mixed Res. (39.7%), Office (17.2%) and CIE (11.5%).
- **Showplace Square/Potrero Hill:** Residential (40.2%), vacant (17.0%), PDR (10.3%), CIE (9.0%), and mixed uses (9.1%).
- **Transbay:** Office (28.9%), vacant (46.5%).
- **Van Ness:** Residential/Mixed Residential (42.7%), other uses vary frp, 5.9% to 11.7%.
- **Visitacion Valley:** Residential (71.3%).
- **West Soma:** PDR (26.9%), Office (7.6%), Mixed Uses (12.7%), Hotel (1.0%), Public/OS (0.1%), Vacant (15.7%).
- **Yerba Buena:** Mixed Use (30.5%), Public/OS (15.7%), PDR (1.2%), CIE (11%), Hotel (10.7%).

The total land area of each plan area has the following land use concentrations as shares of the area (footprint, not total built space).

- **Balboa Plan:** 37.3% CIE and 32.5% Public/OS.
- **Bayview:** Residential (26.0%), PDR (18.1%), and Public/OS (17.0%).
- **C-3:** Office (32.5%), Mixed Use (21.8%) and Hotel (13.2%).
- **Central Waterfront:** PDR (50.9%).
- **East Soma:** about 15% each of Residential, Mixed Residential, Office and Vacant.
- **Geary:** Residential (62.8%).
- **Hunters Point Shipyard:** PDR (83.5%).
- **Market Octavia:** Residential (46.7%) and mixed use (Office, Retail, PDR, and CIE varying between 3.9%-9%).
- **Mid-Market:** Office (28.2%), residential (13.3%).
- **Mission:** a mixed use neighborhood with 48.8% Residential, share of other uses varies from 2.5% to 11.3% (office, retail, PDR, CIE).

TABLE 6.1.1.A ALL BUILDING PERMITS BY LAND USE CATEGORY, 2001-2010

This table presents the number of building permits filed by land use category (see Section 1.2 – Data Formats for a definition of land use categories). All building permits include new construction, alterations, and demolitions. Also included is the percentage distribution in any given year and the annual change within each land use category.

Number of Permits

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	4,195	3,181	3,581	3,813	4,202	4,133	4,366	3,791	2,907	2,968
Retail	1,787	1,745	1,753	1,887	1,661	2,139	1,852	1,927	2,203	1,967
PDR	315	239	211	176	185	170	198	235	236	205
Hotel	191	184	196	183	144	193	253	310	260	126
CIE	452	512	432	364	356	429	459	602	547	494
Residential	17,388	19,426	19,712	19,930	19,508	19,653	19,939	18,226	15,714	15,533
Other	933	625	766	724	779	689	931	819	600	631
TOTAL	25,261	25,912	26,651	27,077	26,835	27,406	27,998	25,910	22,467	21,924

Annual Percentage Distribution

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	16.6	12.3	13.4	14.1	15.7	15.1	15.6	14.6	12.9	13.5
Retail	7.1	6.7	6.6	7.0	6.2	7.8	6.6	7.4	9.8	9.0
PDR	1.2	0.9	0.8	0.6	0.7	0.6	0.7	0.9	1.1	0.9
Hotel	0.8	0.7	0.7	0.7	0.5	0.7	0.9	1.2	1.2	0.6
CIE	1.8	2.0	1.6	1.3	1.3	1.6	1.6	2.3	2.4	2.3
Residential	68.8	75.0	74.0	73.6	72.7	71.7	71.2	70.3	69.9	70.8
Other	3.7	2.4	2.9	2.7	2.9	2.5	3.3	3.2	2.7	2.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	-24.2	12.6	6.5	10.2	-1.6	5.6	-13.2	-23.3	2.1
Retail	-2.4	0.5	7.6	-12.0	28.8	-13.4	4.0	14.3	-10.7
PDR	-24.1	-11.7	-16.6	5.1	-8.1	16.5	18.7	0.4	-13.1
Hotel	-3.7	6.5	-6.6	-21.3	34.0	31.1	22.5	-16.1	-51.5
CIE	13.3	-15.6	-15.7	-2.2	20.5	7.0	31.2	-9.1	-9.7
Residential	11.7	1.5	1.1	-2.1	0.7	1.5	-8.6	-13.8	-1.2
Other	-33.0	22.6	-5.5	7.6	-11.6	35.1	-12.0	-26.7	5.2
TOTAL	2.6	2.9	1.6	-0.9	2.1	2.2	-7.5	-13.3	-2.4

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.1.1.B TOTAL CONSTRUCTION COSTS FOR ALL BUILDING PERMITS BY LAND USE CATEGORY, 2001-2010

This table presents the total cost of construction associated with building permits filed by land use category. For consistency with previous C&I reports, costs are adjusted for inflation, with 1983 being the base year. Also included is the percentage distribution in any given year and the annual change within each land use category.

Total Construction Costs (Inflation-Adjusted 1983 \$ 000s)

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	\$233,256	\$179,323	\$156,504	\$186,497	\$210,249	\$317,964	\$378,393	\$232,285	\$125,569	\$166,701
Retail	\$76,120	\$66,935	\$85,382	\$56,203	\$49,522	\$75,189	\$94,333	\$72,920	\$40,584	\$75,785
PDR	\$29,060	\$18,942	\$9,708	\$12,622	\$7,951	\$8,804	\$20,449	\$11,925	\$9,784	\$5,319
Hotel	\$21,231	\$86,498	\$4,399	\$2,770	\$16,249	\$33,284	\$29,850	\$17,606	\$11,379	\$8,674
CIE	\$135,717	\$63,152	\$67,649	\$120,892	\$32,409	\$61,103	\$47,499	\$52,246	\$38,796	\$58,753
Residential	\$510,984	\$628,357	\$488,554	\$620,579	\$901,855	\$611,374	\$500,738	\$335,043	\$292,232	\$434,435
Other	\$12,429	\$3,129	\$3,398	\$8,174	\$4,382	\$17,878	\$14,564	\$5,247	\$3,908	\$3,666
TOTAL	\$1,018,798	\$1,046,337	\$815,595	\$1,007,737	\$1,222,617	\$1,125,597	\$1,085,824	\$727,272	\$522,252	\$753,333

Annual Percentage Distribution

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	22.9	17.1	19.2	18.5	17.2	28.2	34.8	31.9	24.0	22.1
Retail	7.5	6.4	10.5	5.6	4.1	6.7	8.7	10.0	7.8	10.1
PDR	2.9	1.8	1.2	1.3	0.7	0.8	1.9	1.6	1.9	0.7
Hotel	13.3	6.0	8.3	12.0	2.7	3.0	2.7	2.4	2.2	1.2
CIE	2.1	8.3	0.5	0.3	1.3	5.4	4.4	7.2	7.4	7.8
Residential	50.2	60.1	59.9	61.6	73.8	54.3	46.1	46.1	56.0	57.7
Other	1.2	0.3	0.4	0.8	0.4	1.6	1.3	0.7	0.7	0.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	-23.1	-12.7	19.2	12.7	51.2	19.0	-38.6	-45.9	32.8
Retail	-12.1	27.6	-34.2	-11.9	51.8	25.5	-22.7	-44.3	86.7
PDR	-34.8	-48.7	30.0	-37.0	10.7	132.3	-41.7	-18.0	-45.6
Hotel	-53.5	7.1	78.7	-73.2	2.7	-10.3	-41.0	-35.4	-23.8
CIE	307.4	-94.9	-37.0	486.5	276.0	-22.3	10.0	-25.7	51.4
Residential	23.0	-22.2	27.0	45.3	-32.2	-18.1	-33.1	-12.8	48.7
Other	-74.8	8.6	140.6	-46.4	308.0	-18.5	-64.0	-25.5	-6.2
TOTAL	2.7	-22.1	23.6	21.3	-7.9	-3.5	-35.4	-28.2	44.2

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational

Sources:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.1.1.C AVERAGE CONSTRUCTION COSTS FOR ALL BUILDING PERMITS
BY LAND USE CATEGORY, 2001-2010**

This table presents the average construction cost for all building permits filed by land use category. It represents the total costs (Table 6.1.1.B) divided by the total permits (Table 6.1.1.A).

Average Construction Costs (Inflation-Adjusted 1983 \$ 000s)

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	\$55.6	\$56.4	\$43.7	\$48.9	\$50.0	\$76.9	\$86.7	\$61.3	\$43.2	\$56.2
Retail	\$42.6	\$38.4	\$48.7	\$29.8	\$29.8	\$35.2	\$50.9	\$37.8	\$18.4	\$38.5
PDR	\$92.3	\$79.3	\$46.0	\$71.7	\$43.0	\$51.8	\$103.3	\$50.7	\$41.5	\$25.9
Hotel	\$111.2	\$470.1	\$22.4	\$15.1	\$112.8	\$172.5	\$118.0	\$56.8	\$43.8	\$68.8
CIE	\$300.3	\$123.3	\$156.6	\$332.1	\$91.0	\$142.4	\$103.5	\$86.8	\$70.9	\$118.9
Residential	\$29.4	\$32.3	\$24.8	\$31.1	\$46.2	\$31.1	\$25.1	\$18.4	\$18.6	\$28.0
Other	\$13.3	\$5.0	\$4.4	\$11.3	\$5.6	\$25.9	\$15.6	\$6.4	\$6.5	\$5.8
Average	\$40.3	\$40.4	\$30.6	\$37.2	\$45.6	\$41.1	\$38.8	\$28.1	\$23.2	\$34.4

Percentage Change

Land Use Category	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	1.4	-22.5	11.9	2.3	53.8	12.7	-29.3	-29.5	30.0
Retail	-10.0	27.0	-38.8	0.1	17.9	44.9	-25.7	-51.3	109.0
PDR	-14.1	-41.9	55.9	-40.1	20.5	99.4	-50.9	-18.3	-37.4
Hotel	322.9	-95.2	-32.6	645.4	52.8	-31.6	-51.9	-22.9	57.3
CIE	-58.9	27.0	112.1	-72.6	56.5	-27.3	-16.1	-18.3	67.7
Residential	10.1	-23.4	25.6	48.5	-32.7	-19.3	-26.8	1.2	50.4
Other	-62.4	-11.4	154.5	-50.2	361.3	-39.7	-59.0	1.7	-10.8
TOTAL	0.1	-24.2	21.6	22.4	-9.9	-5.6	-30.2	-17.2	47.8

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.1.2.A BUILDING PERMITS FOR NEW CONSTRUCTION BY LAND USE CATEGORY, 2001-2010

This table presents the number of building permits filed for new construction by land use category. Also included is the percentage distribution in any given year and the annual change within each land use category.

Number of Permits

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	5	8	4	2	6	5	11	9	0	1
Retail	28	23	16	16	10	10	8	5	6	10
PDR	10	8	5	7	4	13	7	13	4	5
Hotel	1	2	0	0	0	1	0	0	0	0
CIE	17	6	11	9	5	18	11	5	5	8
Residential	250	216	252	189	260	179	150	101	63	92
Other	2	2	0	2	0	4	1	0	3	0
TOTAL	313	265	288	225	285	230	188	133	81	116

Annual Percentage Distribution

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	1.6	3.0	1.4	0.9	2.1	2.2	5.9	6.8	0.0	0.9
Retail	8.9	8.7	5.6	7.1	3.5	4.3	4.3	3.8	7.4	8.6
PDR	3.2	3.0	1.7	3.1	1.4	5.7	3.7	9.8	4.9	4.3
Hotel	0.3	0.8	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0
CIE	5.4	2.3	3.8	4.0	1.8	7.8	5.9	3.8	6.2	6.9
Residential	79.9	81.5	87.5	84.0	91.2	77.8	79.8	75.9	77.8	79.3
Other	0.6	0.8	0.0	0.9	0.0	1.7	0.5	0.0	3.7	0.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	60.0	-50.0	-50.0	200.0	-16.7	120.0	-18.2	-100.0	-
Retail	-17.9	-30.4	0.0	-37.5	0.0	-20.0	-37.5	20.0	66.7
PDR	-20.0	-37.5	40.0	-42.9	225.0	-46.2	85.7	-69.2	25.0
Hotel	100.0	-100.0	-	-	-	-100.0	-	-	-
CIE	-64.7	83.3	-18.2	-44.4	260.0	-38.9	-54.5	0.0	60.0
Residential	-13.6	16.7	-25.0	37.6	-31.2	-16.2	-32.7	-37.6	46.0
Other	0.0	-100.0	-	-100.0	-	-75.0	-100.0	-	-100.0
TOTAL	-15.3	8.7	-21.9	26.7	-19.3	-18.3	-29.3	-39.1	43.2

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational

Sources:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.1.2.B TOTAL CONSTRUCTION COSTS FOR NEW CONSTRUCTION
BY LAND USE CATEGORY, 2001-2010**

This table presents the total cost of new construction associated with building permits filed by land use category over the last ten years. For consistency with previous C&I reports, costs are adjusted for inflation, with 1983 being the base year. Also included is the percentage distribution in any given year and the annual change within each land use category.

Total Construction Costs (Inflation-Adjusted 1983 \$ 000s)

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	\$13,458	\$27,341	\$1,218	\$17,636	\$13,625	\$110,039	\$92,421	\$65,762	\$0	\$305
Retail	\$24,204	\$20,471	\$34,792	\$9,488	\$4,274	\$527	\$22,101	\$25,437	\$1,833	\$27,786
PDR	\$13,110	\$9,725	\$1,685	\$2,500	\$460	\$1,932	\$14,569	\$5,403	\$507	\$261
Hotel	\$2,879	\$76,341	\$0	\$0	\$0	\$5,727	\$0	\$0	\$0	\$0
CIE	\$105,377	\$30,200	\$20,783	\$15,867	\$7,791	\$16,563	\$9,001	\$9,867	\$9,707	\$27,197
Residential	\$284,073	\$338,534	\$199,517	\$369,527	\$633,955	\$375,230	\$203,202	\$85,590	\$101,146	\$227,714
Other	\$0	\$0	\$0	\$108	\$0	\$0	\$129	\$129	\$9	\$0
TOTAL	\$443,100	\$502,611	\$257,995	\$415,126	\$660,105	\$510,018	\$341,423	\$192,059	\$113,202	\$283,263

Annual Percentage Distribution

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	3.0	5.4	0.5	4.2	2.1	21.6	27.1	34.2	0.0	0.1
Retail	5.5	4.1	13.5	2.3	0.6	0.1	6.5	13.2	13.2	9.8
PDR	3.0	1.9	0.7	0.6	0.1	0.4	4.3	2.8	0.4	0.1
Hotel	0.6	15.2	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.0
CIE	23.8	6.0	8.1	3.8	1.2	3.2	2.6	5.1	8.6	9.6
Residential	64.1	67.4	77.3	89.0	96.0	73.6	59.5	44.6	89.4	80.4
Other	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	103.2	-95.5	1348.0	-22.7	707.6	-16.0	-28.8	-100.0	-
Retail	-15.4	70.0	-72.7	-55.0	-87.7	4,090.9	15.1	-92.8	1,415.9
PDR	-25.8	-82.7	48.4	-81.6	319.8	654.2	-62.9	-90.6	-48.5
Hotel	2551.9	-100.0	-	-	-	-100.0	-	-	-
CIE	-71.3	-31.2	-23.7	-50.9	112.6	-45.7	9.6	-1.6	180.2
Residential	19.2	-41.1	85.2	71.6	-40.8	-45.8	-57.9	18.2	125.1
Other	-	-	-	-	-	-	-100.0	-	-100.0
TOTAL	13.4	-48.7	60.9	59.0	-22.7	-33.1	-43.7	-41.1	150.2

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.1.2.C AVERAGE CONSTRUCTION COSTS FOR NEW CONSTRUCTION BY LAND USE CATEGORY, 2001-2010

This table presents the average cost of new construction for all building permits filed by land use category. It represents the total costs (Table 6.1.2.B) divided by the total permits (Table 6.1.2.A).

Average Construction Costs (Inflation-Adjusted 1983 \$ 000s)

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	\$2,691.6	\$3,417.6	\$304.5	\$8,818.0	\$2,270.8	\$22,007.7	\$8,401.9	\$7,306.9	-	\$305.0
Retail	\$864.4	\$890.0	\$2,174.5	\$593.0	\$427.4	\$52.7	\$2,762.7	\$5,087.4	\$305.5	\$2,778.6
PDR	\$1,311.0	\$1,215.6	\$337.0	\$357.1	\$115.0	\$148.6	\$2,081.3	\$415.6	\$126.8	\$52.2
Hotel	\$2,878.8	\$38,170.3	-	-	-	\$5,726.8	-	-	-	-
CIE	\$6,198.7	\$5,033.3	\$1,889.4	\$1,763.0	\$1,558.3	\$920.2	\$818.3	\$1,973.4	\$1,941.4	\$3,399.6
Residential	\$1,136.3	\$1,567.3	\$791.7	\$1,955.2	\$2,438.3	\$2,096.3	\$1,354.7	\$847.4	\$1,605.5	\$2,475.2
Other	-	-	-	\$54.0	-	-	\$129.0	-	\$3.0	-
TOTAL	\$1,415.7	\$1,896.6	\$895.8	\$1,845.0	\$2,316.2	\$2,217.5	\$1,816.1	\$1,444.1	\$1,397.6	\$2,441.9

Percentage Change

Land Use Category	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	27.0	-91.1	2,796.1	-74.2	869.2	-61.8	-13.0	-100.0	-
Retail	3.0	144.3	-72.7	-27.9	-87.7	5,138.6	84.1	-94.0	809.5
PDR	-7.3	-72.3	6.0	-67.8	29.2	1,300.6	-80.0	-96.5	-58.8
Hotel	1,225.9	-	-	-	-	-	-	-	-
CIE	-18.8	-62.5	-6.7	-11.6	-40.9	-11.1	141.2	-1.6	75.1
Residential	37.9	-49.5	146.9	24.7	-14.0	-35.4	-37.4	89.5	54.2
Other	-	-	-	-100.0	-	-	-100.0	-	-100.0
TOTAL	34.0	-52.8	106.0	25.5	-4.3	-18.1	-20.5	-3.2	74.7

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational

Sources:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.1.3.A BUILDING PERMITS FOR ALTERATIONS AND DEMOLITIONS
BY LAND USE CATEGORY, 2001-2010**

This table presents the number of building permits filed for alterations and demolitions by land use category. Also included is the percentage distribution in any given year and the annual change within each land use category.

Number of Permits

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	4,189	3,173	3,577	3,811	4,196	4,128	4,355	3,782	2,907	2,967
Retail	1,760	1,722	1,737	1,871	1,651	2,129	1,844	1,922	2,197	1,955
PDR	305	231	206	169	181	157	191	222	232	200
Hotel	190	182	196	183	144	192	253	310	260	126
CIE	435	506	421	355	351	411	448	597	542	486
Residential	17,138	19,210	19,460	19,741	19,249	19,474	19,789	18,125	15,651	15,441
Other	444	284	267	273	379	264	335	270	218	212
TOTAL	24,461	25,308	25,864	26,403	26,151	26,755	27,215	25,228	22,007	21,387

Annual Percentage Distribution

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	17.1	12.5	13.8	14.4	16.0	15.4	16.0	15.0	13.2	13.9
Retail	7.2	6.8	6.7	7.1	6.3	8.0	6.8	7.6	10.0	9.1
PDR	1.2	0.9	0.8	0.6	0.7	0.6	0.7	0.9	1.1	0.9
Hotel	0.8	0.7	0.8	0.7	0.6	0.7	0.9	1.2	1.2	0.6
CIE	1.8	2.0	1.6	1.3	1.3	1.5	1.6	2.4	2.5	2.3
Residential	70.1	75.9	75.2	74.8	73.6	72.8	72.7	71.8	71.1	72.2
Other	1.8	1.1	1.0	1.0	1.4	1.0	1.2	1.1	1.0	1.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	-24.3	12.7	6.5	10.1	-1.6	5.5	-13.2	-23.1	2.1
Retail	-2.2	0.9	7.7	-11.8	29.0	-13.4	4.2	14.3	-11.0
PDR	-24.3	-10.8	-18.0	7.1	-13.3	21.7	16.2	4.5	-13.8
Hotel	-4.2	7.7	-6.6	-21.3	33.3	31.8	22.5	-16.1	-51.5
CIE	16.3	-16.8	-15.7	-1.1	17.1	9.0	33.3	-9.2	-10.3
Residential	12.1	1.3	1.4	-2.5	1.2	1.6	-8.4	-13.6	-1.3
Other	-36.0	-6.0	2.2	38.8	-30.3	26.9	-1.4	-19.3	-2.8
TOTAL	3.5	2.2	2.1	-1.0	2.3	1.7	-7.3	-12.8	-2.8

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.1.3.B TOTAL CONSTRUCTION COSTS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE CATEGORY, 2001-2010

This table presents the total cost of construction associated with building permits filed for alterations and demolitions by land use category. For consistency with previous C&I reports, costs are adjusted for inflation, with 1983 being the base year. Also included is the percentage distribution in any given year and the annual change within each land use category.

Total Construction Costs (Inflation-Adjusted 1983 \$ 000s)

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	\$219,798	\$151,983	\$155,286	\$168,861	\$196,625	\$207,926	\$285,972	\$166,523	\$125,569	\$166,396
Retail	\$51,916	\$46,464	\$50,590	\$46,714	\$45,248	\$74,662	\$72,232	\$47,483	\$38,750	\$47,997
PDR	\$15,951	\$9,217	\$8,023	\$10,122	\$7,491	\$6,872	\$5,880	\$6,522	\$9,278	\$5,059
Hotel	\$18,352	\$10,157	\$4,399	\$2,770	\$16,249	\$27,521	\$29,850	\$17,606	\$11,379	\$8,674
CIE	\$30,340	\$32,952	\$46,866	\$105,026	\$24,618	\$44,540	\$38,498	\$42,379	\$29,090	\$31,556
Residential	\$226,912	\$289,823	\$289,037	\$251,052	\$267,900	\$236,145	\$297,536	\$249,453	\$191,086	\$206,720
Other	\$1,711	\$625	\$779	\$500	\$1,491	\$3,720	\$4,043	\$2,549	\$2,134	\$1,303
TOTAL	\$564,979	\$541,222	\$554,981	\$585,046	\$559,622	\$601,385	\$734,009	\$532,515	\$407,286	\$467,705

Annual Percentage Distribution

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	38.9	28.1	28.0	28.9	35.1	34.6	39.0	31.3	30.8	35.6
Retail	9.2	8.6	9.1	8.0	8.1	12.4	9.8	8.9	9.5	10.3
PDR	2.8	1.7	1.4	1.7	1.3	1.1	0.8	1.2	2.3	1.1
Hotel	3.2	1.9	0.8	0.5	2.9	4.6	4.1	3.3	2.8	1.9
CIE	5.4	6.1	8.4	18.0	4.4	7.4	5.2	8.0	7.1	6.7
Residential	40.2	53.5	52.1	42.9	47.9	39.3	40.5	46.8	46.9	44.2
Other	0.3	0.1	0.1	0.1	0.3	0.6	0.6	0.5	0.5	0.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	-30.9	2.2	8.7	16.4	5.7	37.5	-41.8	-24.6	32.5
Retail	-10.5	8.9	-7.7	-3.1	65.0	-3.3	-34.3	-18.4	23.9
PDR	-42.2	-13.0	26.2	-26.0	-8.3	-14.4	10.9	42.3	-45.5
Hotel	-44.7	-56.7	-37.0	486.5	69.4	8.5	-41.0	-35.4	-23.8
CIE	8.6	42.2	124.1	-76.6	80.9	-13.6	10.1	-31.4	8.5
Residential	27.7	-0.3	-13.1	6.7	-11.9	26.0	-16.2	-23.4	8.2
Other	-63.5	24.6	-35.7	198.0	149.4	8.7	-37.0	-16.3	-38.9
TOTAL	-4.2	2.5	5.4	-4.3	7.5	22.1	-27.5	-23.5	14.8

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.1.3.C AVERAGE CONSTRUCTION COSTS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE CATEGORY, 2001-2010

This table presents the average construction cost for all building permits filed for alterations and demolitions by land use category. It represents the total costs (Table 6.1.3.B) divided by the total permits (Table 6.1.3.A).

Average Construction Costs (Inflation-Adjusted 1983 \$ 000s)

Land Use Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Office	\$52.5	\$47.9	\$43.4	\$44.3	\$46.9	\$50.4	\$65.7	\$44.0	\$43.2	\$56.1
Retail	\$29.5	\$27.0	\$29.1	\$25.0	\$27.4	\$35.1	\$39.2	\$24.7	\$17.6	\$24.6
PDR	\$52.3	\$39.9	\$38.9	\$59.9	\$41.4	\$43.8	\$30.8	\$29.4	\$40.0	\$25.3
Hotel	\$96.6	\$55.8	\$22.4	\$15.1	\$112.8	\$143.3	\$118.0	\$56.8	\$43.8	\$68.8
CIE	\$69.7	\$65.1	\$111.3	\$295.8	\$70.1	\$108.4	\$85.9	\$71.0	\$53.7	\$64.9
Residential	\$13.2	\$15.1	\$14.9	\$12.7	\$13.9	\$12.1	\$15.0	\$13.8	\$12.2	\$13.4
Other	\$3.9	\$2.2	\$2.9	\$1.8	\$3.9	\$14.1	\$12.1	\$9.4	\$9.8	\$6.1
TOTAL	\$23.1	\$21.4	\$21.5	\$22.2	\$21.4	\$22.5	\$27.0	\$21.1	\$18.5	\$21.9

Percentage Change

Land Use Category	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Office	-8.7	-9.4	2.1	5.8	7.5	30.4	-32.9	-1.9	29.8
Retail	-8.5	7.9	-14.3	9.8	28.0	11.7	-36.9	-28.6	39.2
PDR	-23.7	-2.4	53.8	-30.9	5.8	-29.7	-4.6	36.0	-36.7
Hotel	-42.2	-59.8	-32.6	645.4	27.0	-17.7	-51.9	-22.9	57.3
CIE	-6.6	70.9	165.8	-76.3	54.5	-20.7	-17.4	-22.4	21.0
Residential	13.9	-1.6	-14.4	9.4	-12.9	24.0	-8.5	-11.3	9.7
Other	-42.9	32.5	-37.1	114.6	258.1	-14.3	-21.8	3.7	-37.2
TOTAL	-7.4	0.3	3.3	-3.4	5.0	20.0	-21.7	-12.3	18.2

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.2.1.A ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT, 2001-2010

This table presents the number of building permits filed by Commerce & Industry District (see Section 1.2 - Data Formats for a definition of Commerce & Industry Districts). All building permits include new construction, alterations, and demolitions. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Number of Permits

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	1,023	831	765	651	702	702	715	635	552	569
Civic Center	853	738	858	850	801	766	999	897	752	694
Financial	3,301	2,604	2,965	3,363	3,724	3,486	3,733	3,369	2,687	2,601
Mission	1,867	2,127	2,129	2,042	2,004	2,070	1,988	1,984	1,807	1,897
North Beach	714	888	814	788	842	840	803	838	713	650
North Central	2,914	3,581	3,781	3,575	3,602	3,844	4,052	3,499	3,197	2,982
Northwest	2,117	2,285	2,461	2,575	2,477	2,490	2,422	2,485	1,900	1,908
South of Market	2,113	2,053	2,035	2,038	2,116	2,512	2,259	2,254	2,051	1,971
Southwest	8,865	9,574	9,549	9,902	9,372	9,432	9,381	8,670	7,585	7,569
Van Ness	1,086	1,032	1,144	1,140	1,063	1,175	1,509	1,192	991	1,062
Unclassified	408	199	150	153	132	89	137	87	232	21
TOTAL	25,261	25,912	26,651	27,077	26,835	27,406	27,998	25,910	22,467	21,924

Annual Percentage Distribution

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	4.0	3.2	2.9	2.4	2.6	2.6	2.6	2.5	2.5	2.6
Civic Center	3.4	2.8	3.2	3.1	3.0	2.8	3.6	3.5	3.3	3.2
Financial	13.1	10.0	11.1	12.4	13.9	12.7	13.3	13.0	12.0	11.9
Mission	7.4	8.2	8.0	7.5	7.5	7.6	7.1	7.7	8.0	8.7
North Beach	2.8	3.4	3.1	2.9	3.1	3.1	2.9	3.2	3.2	3.0
North Central	11.5	13.8	14.2	13.2	13.4	14.0	14.5	13.5	14.2	13.6
Northwest	8.4	8.8	9.2	9.5	9.2	9.1	8.7	9.6	8.5	8.7
South of Market	8.4	7.9	7.6	7.5	7.9	9.2	8.1	8.7	9.1	9.0
Southwest	35.1	36.9	35.8	36.6	34.9	34.4	33.5	33.5	33.8	34.5
Van Ness	4.3	4.0	4.3	4.2	4.0	4.3	5.4	4.6	4.4	4.8
Unclassified	1.6	0.8	0.6	0.6	0.5	0.3	0.5	0.3	1.0	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

C&I District	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Bayview	-18.8	-7.9	-14.9	7.8	0.0	1.9	-11.2	-13.1	3.1
Civic Center	-13.5	16.3	-0.9	-5.8	-4.4	30.4	-10.2	-16.2	-7.7
Financial	-21.1	13.9	13.4	10.7	-6.4	7.1	-9.8	-20.2	-3.2
Mission	13.9	0.1	-4.1	-1.9	3.3	-4.0	-0.2	-8.9	5.0
North Beach	24.4	-8.3	-3.2	6.9	-0.2	-4.4	4.4	-14.9	-8.8
North Central	22.9	5.6	-5.4	0.8	6.7	5.4	-13.6	-8.6	-6.7
Northwest	7.9	7.7	4.6	-3.8	0.5	-2.7	2.6	-23.5	0.4
South of Market	-2.8	-0.9	0.1	3.8	18.7	-10.1	-0.2	-9.0	-3.9
Southwest	8.0	-0.3	3.7	-5.4	0.6	-0.5	-7.6	-12.5	-0.2
Van Ness	-5.0	10.9	-0.3	-6.8	10.5	28.4	-21.0	-16.9	7.2
Unclassified	-51.2	-24.6	2.0	-13.7	-32.6	53.9	-36.5	166.7	-90.9
TOTAL	2.6	2.9	1.6	-0.9	2.1	2.2	-7.5	-13.3	-2.4

Sources: San Francisco Planning Department; Department of Building Inspection

TABLE 6.2.1.B TOTAL CONSTRUCTION COSTS FOR ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT, 2001-2010

This table presents the total cost of construction associated with building permits filed by Commerce & Industry District. For consistency with previous C&I reports, costs are adjusted for inflation, with 1983 being the base year. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Total Construction Costs (Inflation-Adjusted 1983 \$ 000s)

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	\$39,034	\$22,039	\$24,288	\$26,638	\$68,911	\$31,846	\$59,991	\$9,481	\$35,822	\$18,034
Civic Center	\$91,014	\$76,318	\$51,815	\$44,643	\$37,247	\$70,427	\$46,157	\$32,085	\$24,417	\$63,219
Financial	\$199,284	\$269,136	\$189,814	\$335,011	\$334,856	\$256,927	\$206,042	\$192,645	\$109,450	\$224,587
Mission	\$43,060	\$46,891	\$43,451	\$38,903	\$50,569	\$51,277	\$94,178	\$27,648	\$25,622	\$28,062
North Beach	\$17,654	\$69,510	\$23,739	\$24,274	\$16,853	\$22,985	\$15,062	\$16,613	\$14,205	\$14,146
North Central	\$67,449	\$68,143	\$75,805	\$75,600	\$64,020	\$186,443	\$98,961	\$87,220	\$45,239	\$65,185
Northwest	\$61,017	\$42,026	\$38,631	\$41,461	\$40,921	\$43,595	\$63,908	\$41,473	\$24,219	\$31,263
South of Market	\$223,719	\$252,158	\$136,431	\$164,524	\$385,033	\$262,220	\$276,617	\$168,748	\$80,117	\$179,588
Southwest	\$166,320	\$164,656	\$168,559	\$208,312	\$149,324	\$135,044	\$136,945	\$122,339	\$115,100	\$109,582
Van Ness	\$51,155	\$32,851	\$41,485	\$37,462	\$73,567	\$45,162	\$86,344	\$27,607	\$21,572	\$18,830
Unclassified	\$59,091	\$2,608	\$21,577	\$10,909	\$1,316	\$19,635	\$1,619	\$1,411	\$26,489	\$836
TOTAL	\$1,018,798	\$1,046,337	\$815,595	\$1,007,737	\$1,222,617	\$1,125,561	\$1,085,824	\$727,270	\$522,252	\$753,332

Annual Percentage Distribution

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	3.8	2.1	3.0	2.6	5.6	2.8	5.5	1.3	6.9	2.4
Civic Center	8.9	7.3	6.4	4.4	3.0	6.3	4.3	4.4	4.7	8.4
Financial	19.6	25.7	23.3	33.2	27.4	22.8	19.0	26.5	21.0	29.8
Mission	4.2	4.5	5.3	3.9	4.1	4.6	8.7	3.8	4.9	3.7
North Beach	1.7	6.6	2.9	2.4	1.4	2.0	1.4	2.3	2.7	1.9
North Central	6.6	6.5	9.3	7.5	5.2	16.6	9.1	12.0	8.7	8.7
Northwest	6.0	4.0	4.7	4.1	3.3	3.9	5.9	5.7	4.6	4.1
South of Market	22.0	24.1	16.7	16.3	31.5	23.3	25.5	23.2	15.3	23.8
Southwest	16.3	15.7	20.7	20.7	12.2	12.0	12.6	16.8	22.0	14.5
Van Ness	5.0	3.1	5.1	3.7	6.0	4.0	8.0	3.8	4.1	2.5
Unclassified	5.8	0.2	2.6	1.1	0.1	1.7	0.1	0.2	5.1	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

C&I District	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	
Bayview	-43.5	10.2	9.7	158.7	-53.8	88.4	-84.2	277.8	-49.7	
Civic Center	-16.1	-32.1	-13.8	-16.6	89.1	-34.5	-30.5	-23.9	158.9	
Financial	35.1	-29.5	76.5	-0.0	-23.3	-19.8	-6.5	-43.2	105.2	
Mission	8.9	-7.3	-10.5	30.0	1.4	83.7	-70.6	-7.3	9.5	
North Beach	293.7	-65.8	2.3	-30.6	36.4	-34.5	10.3	-14.5	-0.4	
North Central	1.0	11.2	-0.3	-15.3	191.2	-46.9	-11.9	-48.1	44.1	
Northwest	-31.1	-8.1	7.3	-1.3	6.5	46.6	-5.1	-41.6	29.1	
South of Market	12.7	-45.9	20.6	134.0	-31.9	5.5	-39.0	-52.5	124.2	
Southwest	-1.0	2.4	23.6	-28.3	-9.6	1.4	-10.7	-5.9	-4.8	
Van Ness	-35.8	26.3	-9.7	96.4	-38.6	91.2	-68.0	-21.9	-12.7	
Unclassified	-95.6	727.4	-49.4	-87.9	1,392.2	-91.8	-12.8	1,777.3	-96.8	
TOTAL		2.7	-22.1	23.6	21.3	-7.9	-3.5	-33.0	-28.2	44.2

Sources: San Francisco Planning Department; Department of Building Inspection

**TABLE 6.2.1.C AVERAGE CONSTRUCTION COSTS FOR ALL BUILDING PERMITS
BY COMMERCE & INDUSTRY DISTRICT, 2001-2010**

This table presents the average construction cost for all building permits filed by Commerce & Industry District. It represents the total costs (Table 6.2.1.B) divided by the total permits (Table 6.2.1.A).

Average Construction Costs (Inflation-Adjusted 1983 \$ 000s)

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	\$38.2	\$26.5	\$31.7	\$40.9	\$98.2	\$45.4	\$83.9	\$14.9	\$64.9	\$31.7
Civic Center	\$106.7	\$103.4	\$60.4	\$52.5	\$46.5	\$91.9	\$46.2	\$35.8	\$32.5	\$91.1
Financial	\$60.4	\$103.4	\$64.0	\$99.6	\$89.9	\$73.7	\$55.2	\$57.2	\$40.7	\$86.3
Mission	\$23.1	\$22.0	\$20.4	\$19.1	\$25.2	\$24.8	\$47.4	\$13.9	\$14.2	\$14.8
North Beach	\$24.7	\$78.3	\$29.2	\$30.8	\$20.0	\$27.4	\$18.8	\$19.8	\$19.9	\$21.8
North Central	\$23.1	\$19.0	\$20.0	\$21.1	\$17.8	\$48.5	\$24.4	\$24.9	\$14.2	\$21.9
Northwest	\$28.8	\$18.4	\$15.7	\$16.1	\$16.5	\$17.5	\$26.4	\$16.7	\$12.7	\$16.4
South of Market	\$105.9	\$122.8	\$67.0	\$80.7	\$182.0	\$104.4	\$122.5	\$74.9	\$39.1	\$91.1
Southwest	\$18.8	\$17.2	\$17.7	\$21.0	\$15.9	\$14.3	\$14.6	\$14.1	\$15.2	\$14.5
Van Ness	\$47.1	\$31.8	\$36.3	\$32.9	\$69.2	\$38.4	\$57.2	\$23.2	\$21.8	\$17.7
Unclassified	\$144.8	\$13.1	\$143.8	\$71.3	\$10.0	\$220.6	\$11.8	\$16.2	\$114.2	\$39.8
Citywide Average	\$40.3	\$40.4	\$30.6	\$37.2	\$45.6	\$41.1	\$38.8	\$28.1	\$23.2	\$34.4

Percentage Change

C&I District	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Bayview	-30.5	19.7	28.9	139.9	-53.8	85.0	-82.2	334.6	-51.2
Civic Center	-3.1	-41.6	-13.0	-11.5	97.7	-49.7	-22.6	-9.2	180.6
Financial	71.2	-38.1	55.6	-9.7	-18.0	-25.1	3.6	-28.8	112.0
Mission	-4.4	-7.4	-6.7	32.5	-1.8	91.2	-70.6	1.7	4.3
North Beach	216.6	-62.7	5.6	-35.0	36.7	-31.5	5.7	0.5	9.2
North Central	-17.8	5.4	5.5	-16.0	172.9	-49.6	2.1	-43.2	54.5
Northwest	-36.2	-14.7	2.6	2.6	6.0	50.7	-36.8	-23.6	28.5
South of Market	16.0	-45.4	20.4	125.4	-42.6	17.3	-38.9	-47.8	133.3
Southwest	-8.3	2.6	19.2	-24.3	-10.1	2.0	-3.3	7.5	-4.6
Van Ness	-32.4	13.9	-9.4	110.6	-44.5	48.9	-59.5	-6.0	-18.5
Unclassified	-91.0	997.7	-50.4	-86.0	2,113.1	-94.6	37.2	604.0	-65.1
Citywide Average	0.1	-24.2	21.6	22.4	-9.9	-5.6	-27.6	-17.2	47.8

Sources:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.2.2.A BUILDING PERMITS FOR NEW CONSTRUCTION
BY COMMERCE & INDUSTRY DISTRICT, 2001-2010**

This table presents the number of building permits filed for new construction by Commerce & Industry District. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Number of Permits

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	38	30	8	23	34	27	15	16	9	8
Civic Center	4	7	4	4	4	3	2	4	3	9
Financial	5	1	3	6	9	6	6	3	1	3
Mission	21	26	33	22	30	28	31	8	4	5
North Beach	3	23	6	5	4	1	0	1	0	0
North Central	20	13	17	16	41	23	18	14	2	11
Northwest	31	17	16	8	10	16	12	7	2	7
South of Market	36	25	39	31	38	31	21	20	8	8
Southwest	147	115	109	101	86	74	67	56	40	61
Van Ness	6	4	8	6	23	11	11	2	4	3
Unclassified	2	4	45	3	5	10	5	2	8	1
TOTAL	313	265	288	225	284	230	188	133	81	116

Annual Percentage Distribution

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	12.1	11.3	2.8	10.2	12.0	11.7	8.0	12.0	11.1	6.9
Civic Center	1.3	2.6	1.4	1.8	1.4	1.3	1.1	3.0	3.7	7.8
Financial	1.6	0.4	1.0	2.7	3.2	2.6	3.2	2.3	1.2	2.6
Mission	6.7	9.8	11.5	9.8	10.6	12.2	16.5	6.0	4.9	4.3
North Beach	1.0	8.7	2.1	2.2	1.4	0.4	0.0	0.8	0.0	0.0
North Central	6.4	4.9	5.9	7.1	14.4	10.0	9.6	10.5	2.5	9.5
Northwest	9.9	6.4	5.6	3.6	3.5	7.0	6.4	5.3	2.5	6.0
South of Market	11.5	9.4	13.5	13.8	13.4	13.5	11.2	15.0	9.9	6.9
Southwest	47.0	43.4	37.8	44.9	30.3	32.2	35.6	42.1	49.4	52.6
Van Ness	1.9	1.5	2.8	2.7	8.1	4.8	5.9	1.5	4.9	2.6
Unclassified	0.6	1.5	15.6	1.3	1.8	4.3	2.7	1.5	9.9	0.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

C&I District	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Bayview	-21.1	-73.3	187.5	47.8	-20.6	-44.4	6.7	-43.8	-11.1
Civic Center	75.0	-42.9	0.0	0.0	-25.0	-33.3	100.0	-25.0	200.0
Financial	-80.0	200.0	100.0	50.0	-33.3	0.0	-50.0	-66.7	200.0
Mission	23.8	26.9	-33.3	36.4	-6.7	10.7	-74.2	-50.0	25.0
North Beach	666.7	-73.9	-16.7	-20.0	-75.0	-100.0	-	-100.0	-
North Central	-35.0	30.8	-5.9	156.3	-43.9	-21.7	-22.2	-85.7	450.0
Northwest	-45.2	-5.9	-50.0	25.0	60.0	-25.0	-41.7	-71.4	250.0
South of Market	-30.6	56.0	-20.5	22.6	-18.4	-32.3	-4.8	-60.0	0.0
Southwest	-21.8	-5.2	-7.3	-14.9	-14.0	-9.5	-16.4	-28.6	52.5
Van Ness	-33.3	100.0	-25.0	283.3	-52.2	0.0	-81.8	100.0	-25.0
Unclassified	100.0	1025.0	-93.3	66.7	100.0	-50.0	-60.0	300.0	-87.5
TOTAL	-15.3	8.7	-21.9	26.2	-19.0	-18.3	-29.3	-39.1	43.2

Sources: San Francisco Planning Department; Department of Building Inspection

TABLE 6.2.2.B TOTAL CONSTRUCTION COSTS FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT, 2001-2010

This table presents the total cost of new construction associated with building permits filed by Commerce & Industry District. For consistency with previous C&I reports, costs are adjusted for inflation, with 1983 being the base year. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Total Construction Costs (Inflation-Adjusted 1983 \$ 000s)

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	\$25,716	\$7,908	\$8,488	\$12,786	\$57,640	\$8,256	\$29,012	\$2,088	\$21,952	\$8,942
Civic Center	\$41,941	\$50,685	\$13,011	\$6,579	\$16,590	\$36,173	\$797	\$4,904	\$4,825	\$39,645
Financial	\$35,501	\$106,337	\$21,546	\$192,254	\$151,456	\$105,078	\$37,556	\$4,554	\$7,864	\$82,144
Mission	\$11,632	\$19,940	\$18,060	\$18,335	\$25,690	\$31,414	\$61,184	\$1,699	\$1,510	\$2,047
North Beach	\$1,054	\$50,840	\$3,456	\$3,882	\$2,260	\$457	\$0	\$1,875	\$0	\$0
North Central	\$8,862	\$12,182	\$22,068	\$27,971	\$6,065	\$111,152	\$20,638	\$34,056	\$917	\$17,211
Northwest	\$28,988	\$5,297	\$7,299	\$3,675	\$6,550	\$4,165	\$30,990	\$7,425	\$368	\$1,921
South of Market	\$144,524	\$185,276	\$66,333	\$94,819	\$313,439	\$159,029	\$91,418	\$103,497	\$3,941	\$99,051
Southwest	\$71,340	\$55,350	\$59,611	\$33,341	\$26,144	\$26,366	\$22,409	\$29,019	\$40,083	\$29,403
Van Ness	\$21,781	\$8,325	\$22,021	\$13,106	\$53,606	\$10,277	\$46,826	\$2,234	\$6,757	\$2,287
Unclassified	\$51,762	\$471	\$16,100	\$8,377	\$665	\$17,651	\$594	\$707	\$24,984	\$613
TOTAL	\$443,100	\$502,611	\$257,995	\$415,126	\$660,105	\$510,018	\$341,423	\$192,058	\$113,201	\$283,264

Annual Percentage Distribution

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	5.8	1.6	3.3	3.1	8.7	1.6	8.5	1.1	19.4	3.2
Civic Center	9.5	10.1	5.0	1.6	2.5	7.1	0.2	2.6	4.3	14.0
Financial	8.0	21.2	8.4	46.3	22.9	20.6	11.0	2.4	6.9	29.0
Mission	2.6	4.0	7.0	4.4	3.9	6.2	17.9	0.9	1.3	0.7
North Beach	0.2	10.1	1.3	0.9	0.3	0.1	0.0	1.0	0.0	0.0
North Central	2.0	2.4	8.6	6.7	0.9	21.8	6.0	17.7	0.8	6.1
Northwest	6.5	1.1	2.8	0.9	1.0	0.8	9.1	3.9	0.3	0.7
South of Market	32.6	36.9	25.7	22.8	47.5	31.2	26.8	53.9	3.5	35.0
Southwest	16.1	11.0	23.1	8.0	4.0	5.2	6.6	15.1	35.4	10.4
Van Ness	4.9	1.7	8.5	3.2	8.1	2.0	13.7	1.2	6.0	0.8
Unclassified	11.7	0.1	6.2	2.0	0.1	3.5	0.2	0.4	22.1	0.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

C&I District	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Bayview	-69.2	7.3	50.6	350.8	-85.7	251.4	-92.8	951.3	-59.3
Civic Center	20.8	-74.3	-49.4	152.2	118.0	-97.8	515.1	-1.6	721.7
Financial	199.5	-79.7	792.3	-21.2	-30.6	-64.3	-87.9	72.7	944.6
Mission	71.4	-9.4	1.5	40.1	22.3	94.8	-97.2	-11.1	35.6
North Beach	4,725.7	-93.2	12.3	-41.8	-79.8	-100.0	-	-100.0	-
North Central	37.5	81.2	26.7	-78.3	1,732.7	-81.4	65.0	-97.3	1,776.9
Northwest	-81.7	37.8	-49.6	78.2	-36.4	644.1	-76.0	-95.0	422.0
South of Market	28.2	-64.2	42.9	230.6	-49.3	-42.5	13.2	-96.2	2,413.3
Southwest	-22.4	7.7	-44.1	-21.6	0.8	-15.0	29.5	38.1	-26.6
Van Ness	-61.8	164.5	-40.5	309.0	-80.8	355.6	-95.2	202.5	-66.2
Unclassified	-99.1	3,318.8	-48.0	-92.1	2,555.8	-96.6	19.1	3,433.8	-97.5
TOTAL	13.4	-48.7	60.9	59.0	-22.7	-33.1	-43.7	-41.1	150.2

Sources: San Francisco Planning Department; Department of Building Inspection

TABLE 6.2.2.C AVERAGE CONSTRUCTION COSTS FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT, 2001-2010

This table presents the average cost of new construction for all building permits filed by Commerce & Industry District. It represents the total costs (Table 6.2.2.B) divided by the total permits (Table 6.2.2.A).

Average Construction Costs (Inflation-Adjusted 1983 \$ 000s)

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	\$676.7	\$263.6	\$1,061.0	\$555.9	\$1,695.3	\$305.8	\$1,934.1	\$130.5	\$2,439.1	\$1,117.8
Civic Center	\$10,485.1	\$7,240.7	\$3,252.7	\$1,644.8	\$4,147.5	\$12,057.7	\$398.6	\$1,226.0	\$1,608.3	\$4,405.0
Financial	\$7,100.2	\$106,337.1	\$7,181.9	\$32,042.3	\$16,828.4	\$17,513.0	\$6,259.4	\$1,518.0	\$7,864.0	\$27,381.3
Mission	\$553.9	\$766.9	\$547.3	\$833.4	\$856.3	\$1,121.9	\$1,973.7	\$212.4	\$377.5	\$409.4
North Beach	\$351.2	\$2,210.4	\$576.1	\$776.3	\$564.9	\$457.0	-	\$1,875.0	-	-
North Central	\$443.1	\$937.1	\$1,298.1	\$1,748.2	\$147.9	\$4,832.7	\$1,146.5	\$2,432.6	\$458.5	\$1,564.6
Northwest	\$935.1	\$311.6	\$456.2	\$459.4	\$655.0	\$260.3	\$2,582.5	\$1,060.7	\$184.0	\$274.4
South of Market	\$4,014.5	\$7,411.0	\$1,700.9	\$3,058.7	\$8,248.4	\$5,130.0	\$4,353.2	\$5,174.9	\$192.6	\$12,381.4
Southwest	\$485.3	\$481.3	\$546.9	\$330.1	\$304.0	\$356.3	\$334.5	\$518.2	\$1,002.1	\$482.0
Van Ness	\$3,630.2	\$2,081.2	\$2,752.7	\$2,184.4	\$2,330.7	\$934.3	\$4,256.9	\$1,117.0	\$1,689.3	\$762.3
Unclassified	\$25,880.8	\$117.7	\$357.8	\$2,792.4	\$132.9	\$1,765.1	\$118.7	\$353.5	\$3,123.0	\$613.0
Citywide Average	\$1,415.7	\$1,896.6	\$895.8	\$1,845.0	\$2,324.3	\$2,217.5	\$1,816.1	\$1,444.0	\$1,397.5	\$2,441.9

Percentage Change

C&I District	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Bayview	-61.0	302.5	-47.6	204.9	-82.0	532.5	-93.5	1,769.1	-54.2
Civic Center	-30.9	-55.1	-49.4	152.2	190.7	-96.7	207.5	31.2	173.9
Financial	1,397.7	-93.2	346.2	-47.5	4.1	-64.3	-75.7	418.1	248.2
Mission	38.5	-28.6	52.3	2.8	31.0	75.9	-89.2	77.8	8.5
North Beach	529.4	-73.9	34.8	-27.2	-19.1	-	-	-100.0	-
North Central	111.5	38.5	34.7	-91.5	3,167.0	-76.3	112.2	-81.2	241.3
Northwest	-66.7	46.4	0.7	42.6	-60.3	892.1	-58.9	-82.7	49.1
South of Market	84.6	-77.0	79.8	169.7	-37.8	-15.1	18.9	-90.5	2,413.3
Southwest	-0.8	13.6	-39.6	-7.9	17.2	-6.1	54.9	93.4	-51.9
Van Ness	-42.7	32.3	-20.6	6.7	-59.9	355.6	-73.8	51.2	-54.9
Unclassified	-99.5	203.9	680.5	-95.2	1,227.9	-93.3	197.7	783.5	-80.4
Citywide Average	34.0	-52.8	106.0	26.0	-4.6	-18.1	-20.5	-3.2	74.7

Sources:

- San Francisco Planning Department
- Department of Building Inspection

**TABLE 6.2.3.A BUILDING PERMITS FOR ALTERATIONS AND DEMOLITIONS
BY COMMERCE & INDUSTRY DISTRICT, 2001-2010**

This table presents the number of building permits filed for alterations and demolitions by Commerce & Industry District. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Number of Permits

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	956	788	748	617	656	655	691	603	528	542
Civic Center	819	701	814	819	764	736	956	841	724	658
Financial	3,198	2,526	2,886	3,267	3,629	3,419	3,629	3,237	2,607	2,509
Mission	1,820	2,087	2,062	2,003	1,954	2,025	1,929	1,951	1,778	1,867
North Beach	688	841	774	757	829	823	789	810	689	627
North Central	2,853	3,537	3,703	3,515	3,510	3,780	3,965	3,427	3,160	2,944
Northwest	2,065	2,254	2,400	2,550	2,453	2,443	2,357	2,447	1,878	1,881
South of Market	1,981	1,951	1,917	1,923	2,000	2,367	2,102	2,143	1,983	1,843
Southwest	8,642	9,420	9,355	9,717	9,214	9,285	9,206	8,532	7,480	7,450
Van Ness	1,054	1,008	1,109	1,095	1,025	1,152	1,467	1,153	960	1,046
Unclassified	385	195	96	140	117	70	124	84	220	20
TOTAL	24,461	25,308	25,864	26,403	26,151	26,755	27,215	25,228	22,007	21,387

Annual Percentage Distribution

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	3.9	3.1	2.9	2.3	2.5	2.4	2.5	2.4	2.4	2.5
Civic Center	3.3	2.8	3.1	3.1	2.9	2.8	3.5	3.3	3.3	3.1
Financial	13.1	10.0	11.2	12.4	13.9	12.8	13.3	12.8	11.8	11.7
Mission	7.4	8.2	8.0	7.6	7.5	7.6	7.1	7.7	8.1	8.7
North Beach	2.8	3.3	3.0	2.9	3.2	3.1	2.9	3.2	3.1	2.9
North Central	11.7	14.0	14.3	13.3	13.4	14.1	14.6	13.6	14.4	13.8
Northwest	8.4	8.9	9.3	9.7	9.4	9.1	8.7	9.7	8.5	8.8
South of Market	8.1	7.7	7.4	7.3	7.6	8.8	7.7	8.5	9.0	8.6
Southwest	35.3	37.2	36.2	36.8	35.2	34.7	33.8	33.8	34.0	34.8
Van Ness	4.3	4.0	4.3	4.1	3.9	4.3	5.4	4.6	4.4	4.9
Unclassified	1.6	0.8	0.4	0.5	0.4	0.3	0.5	0.3	1.0	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

C&I District	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Bayview	-17.6	-5.1	-17.5	6.3	-0.2	5.5	-12.7	-12.4	2.7
Civic Center	-14.4	16.1	0.6	-6.7	-3.7	29.9	-12.0	-13.9	-9.1
Financial	-21.0	14.3	13.2	11.1	-5.8	6.1	-10.8	-19.5	-3.8
Mission	14.7	-1.2	-2.9	-2.4	3.6	-4.7	1.1	-8.9	5.0
North Beach	22.2	-8.0	-2.2	9.5	-0.7	-4.1	2.7	-14.9	-9.0
North Central	24.0	4.7	-5.1	-0.1	7.7	4.9	-13.6	-7.8	-6.8
Northwest	9.2	6.5	6.3	-3.8	-0.4	-3.5	3.8	-23.3	0.2
South of Market	-1.5	-1.7	0.3	4.0	18.4	-11.2	2.0	-7.5	-7.1
Southwest	9.0	-0.7	3.9	-5.2	0.8	-0.9	-7.3	-12.3	-0.4
Van Ness	-4.4	10.0	-1.3	-6.4	12.4	27.3	-21.4	-16.7	9.0
Unclassified	-49.4	-50.8	45.8	-16.4	-40.2	77.1	-32.3	161.9	-90.9
TOTAL	3.5	2.2	2.1	-1.0	2.3	1.7	-7.3	-12.8	-2.8

Sources: San Francisco Planning Department; Department of Building Inspection

TABLE 6.2.3.B TOTAL CONSTRUCTION COSTS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE & INDUSTRY DISTRICT, 2001-2010

This table presents the total cost of construction associated with building permits filed for alterations and demolitions by Commerce & Industry District. For consistency with previous C&I reports, costs are adjusted for inflation, with 1983 being the base year. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Total Construction Costs (Inflation-Adjusted 1983 \$ 000s)

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	\$12,591	\$13,980	\$15,632	\$8,229	\$11,028	\$13,149	\$30,918	\$7,321	\$13,338	\$7,898
Civic Center	\$49,009	\$25,538	\$38,673	\$37,850	\$20,561	\$34,178	\$45,171	\$27,064	\$19,536	\$23,514
Financial	\$163,343	\$162,336	\$167,946	\$142,264	\$183,126	\$150,994	\$164,015	\$187,217	\$101,256	\$142,250
Mission	\$31,229	\$26,920	\$35,088	\$20,537	\$24,845	\$19,813	\$32,950	\$25,916	\$24,049	\$25,985
North Beach	\$16,531	\$18,593	\$20,206	\$20,329	\$14,581	\$22,484	\$14,920	\$14,667	\$14,171	\$14,100
North Central	\$58,463	\$55,893	\$53,492	\$27,507	\$57,844	\$75,214	\$78,197	\$52,711	\$44,231	\$47,931
Northwest	\$31,668	\$36,688	\$31,010	\$37,720	\$34,349	\$39,336	\$32,785	\$34,007	\$23,815	\$29,303
South of Market	\$76,097	\$65,617	\$69,516	\$69,449	\$70,364	\$102,406	\$182,266	\$64,476	\$76,584	\$80,013
Southwest	\$94,626	\$109,024	\$108,678	\$174,384	\$122,371	\$108,289	\$114,082	\$93,133	\$74,584	\$79,956
Van Ness	\$29,325	\$24,495	\$19,396	\$24,278	\$19,934	\$33,590	\$37,697	\$25,299	\$14,758	\$16,532
Unclassified	\$2,097	\$2,137	\$5,345	\$2,499	\$620	\$1,933	\$1,009	\$704	\$1,500	\$223
TOTAL	\$564,979	\$541,222	\$564,981	\$565,046	\$559,622	\$601,385	\$734,009	\$532,515	\$407,286	\$467,705

Annual Percentage Distribution

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	2.2	2.6	2.8	1.5	2.0	2.2	4.2	1.4	3.3	1.7
Civic Center	8.7	4.7	6.8	6.7	3.7	5.7	6.2	5.1	4.8	5.0
Financial	28.9	30.0	29.7	25.2	32.7	25.1	22.3	35.2	24.9	30.4
Mission	5.5	5.0	6.2	3.6	4.4	3.3	4.5	4.9	5.9	5.6
North Beach	2.9	3.4	3.6	3.6	2.6	3.7	2.0	2.8	3.5	3.0
North Central	10.3	10.3	9.5	4.9	10.3	12.5	10.7	9.9	10.9	10.2
Northwest	5.6	6.8	5.5	6.7	6.1	6.5	4.5	6.4	5.8	6.3
South of Market	13.5	12.1	12.3	12.3	12.6	17.0	24.8	12.1	18.7	17.1
Southwest	16.7	20.1	19.2	30.9	21.9	18.0	15.5	17.5	18.3	17.1
Van Ness	5.2	4.5	3.4	4.3	3.6	5.6	5.1	4.8	3.6	3.5
Unclassified	0.4	0.4	0.9	0.4	0.1	0.3	0.1	0.1	0.4	0.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

C&I District	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Bayview	11.0	11.8	-47.4	34.0	19.2	135.1	-76.3	82.2	-40.8
Civic Center	-47.9	51.4	-2.1	-45.7	66.2	32.2	-40.1	-27.8	20.4
Financial	-0.6	3.5	-15.3	28.7	-17.5	8.6	14.1	-45.9	40.5
Mission	-13.8	30.3	-41.5	21.0	-20.3	66.3	-21.3	-7.2	8.1
North Beach	12.5	8.7	0.6	-28.3	54.2	-33.6	-1.7	-3.4	-0.5
North Central	-4.4	-4.3	-48.6	110.3	30.0	4.0	-32.6	-16.1	8.4
Northwest	15.9	-15.5	21.6	-8.9	14.5	-16.7	3.7	-30.0	23.0
South of Market	-13.8	5.9	-0.1	1.3	45.5	78.0	-64.6	17.9	5.2
Southwest	15.2	-0.3	60.5	-29.8	-11.5	5.3	-18.4	-19.9	7.2
Van Ness	-16.5	-20.8	25.2	-17.9	68.5	12.2	-32.9	-41.7	12.0
Unclassified	1.9	150.1	-53.2	-75.2	211.8	-47.8	-30.2	113.1	-85.1
TOTAL	-4.2	4.4	0.0	-1.0	7.5	22.1	-27.5	-23.5	14.8

Sources: San Francisco Planning Department; Department of Building Inspection

TABLE 6.2.3.C AVERAGE CONSTRUCTION COSTS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE & INDUSTRY DISTRICT, 2001-2010

This table presents the average construction cost for all building permits filed for alterations and demolitions by Commerce & Industry District. It represents the total costs (Table 6.2.3.B) divided by the total permits (Table 6.2.3.A).

Average Construction Costs (Inflation-Adjusted 1983 \$ 000s)

C&I District	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bayview	\$13.2	\$17.7	\$20.9	\$13.3	\$16.8	\$20.1	\$44.7	\$12.1	\$25.3	\$14.6
Civic Center	\$59.8	\$36.4	\$47.5	\$46.2	\$26.9	\$46.4	\$47.2	\$32.2	\$27.0	\$35.7
Financial	\$51.1	\$64.3	\$58.2	\$43.5	\$50.5	\$44.2	\$45.2	\$57.8	\$38.8	\$56.7
Mission	\$17.2	\$12.9	\$17.0	\$10.3	\$12.7	\$9.8	\$17.1	\$13.3	\$13.5	\$13.9
North Beach	\$24.0	\$22.1	\$26.1	\$26.9	\$17.6	\$27.3	\$18.9	\$18.1	\$20.6	\$22.5
North Central	\$20.5	\$15.8	\$14.4	\$7.8	\$16.5	\$19.9	\$19.7	\$15.4	\$14.0	\$16.3
Northwest	\$15.3	\$16.3	\$12.9	\$14.8	\$14.0	\$16.1	\$13.9	\$13.9	\$12.7	\$15.6
South of Market	\$38.4	\$33.6	\$36.3	\$36.1	\$35.2	\$43.3	\$86.7	\$30.1	\$38.3	\$43.4
Southwest	\$10.9	\$11.6	\$11.6	\$17.9	\$13.3	\$11.7	\$12.4	\$10.9	\$10.0	\$10.7
Van Ness	\$27.8	\$24.3	\$17.5	\$22.2	\$19.4	\$29.2	\$25.7	\$21.9	\$15.4	\$15.8
Unclassified	\$5.4	\$11.0	\$55.7	\$17.9	\$5.3	\$27.6	\$8.1	\$8.4	\$6.8	\$11.2
Citywide Average	\$23.1	\$21.4	\$21.8	\$21.4	\$21.4	\$22.5	\$27.0	\$21.1	\$18.5	\$21.9

Percentage Change

C&I District	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Bayview	34.7	17.8	-36.2	26.0	19.4	122.9	-72.9	108.0	-42.3
Civic Center	-39.1	30.4	-2.7	-41.8	72.6	1.7	-31.9	-16.2	32.4
Financial	25.8	-9.4	-25.2	15.9	-12.5	2.3	28.0	-32.8	46.0
Mission	-24.8	31.9	-39.7	24.0	-23.1	74.6	-22.2	1.8	2.9
North Beach	-8.0	18.1	2.9	-34.5	55.3	-30.8	-4.2	13.6	9.3
North Central	-22.9	-8.6	-45.8	110.6	20.7	-0.9	-22.0	-9.0	16.3
Northwest	6.1	-20.6	14.5	-5.3	15.0	-13.6	-0.1	-8.8	22.8
South of Market	-12.4	7.8	-0.4	-2.6	23.0	100.4	-65.3	27.5	13.2
Southwest	5.7	0.4	54.5	-26.0	-12.2	6.3	-11.9	-8.7	7.6
Van Ness	-12.7	-28.0	26.8	-12.3	49.9	-11.9	-14.6	-29.9	2.8
Unclassified	101.2	408.1	-67.9	-70.3	421.1	-70.5	3.0	-18.6	63.5
Citywide Average	-7.4	2.1	-2.0	-0.0	5.0	20.0	-21.7	-12.3	18.2

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.3.A PERMIT APPLICATIONS BY COMMERCE & INDUSTRY DISTRICT AND LAND USE CATEGORY, 2010

This table presents the permit applications by both Commerce & Industry District and Land Use Category. Also included is the percentage distribution in any given by both land use category and Commerce & Industry District.

Number of Permits

C&I District	Office	Retail	PDR	Hotel	CIE	Residential	Other	TOTAL
Bayview	30	68	52	0	21	330	68	569
Civic Center	195	148	4	24	40	249	34	694
Financial	1,850	276	10	28	46	289	102	2,601
Mission	95	201	15	11	35	1,499	41	1,897
North Beach	67	89	0	16	31	422	25	650
North Central	61	242	2	9	77	2,544	47	2,982
Northwest	44	99	5	0	44	1,684	32	1,908
South of Market	512	397	80	16	66	753	147	1,971
Southwest	74	331	34	6	97	6,915	112	7,569
Van Ness	40	113	3	16	30	838	22	1,062
Unclassified	0	3	0	0	7	10	1	21
TOTAL	2,968	1,967	205	126	494	15,533	631	21,924

Percentage Distribution by C&I District

C&I District	Office	Retail	PDR	Hotel	CIE	Residential	Other	TOTAL
Bayview	1.0	3.5	25.4	0.0	4.3	2.1	10.8	2.6
Civic Center	6.6	7.5	2.0	19.0	8.1	1.6	5.4	3.2
Financial	62.3	14.0	4.9	22.2	9.3	1.9	16.2	11.9
Mission	3.2	10.2	7.3	8.7	7.1	9.7	6.5	8.7
North Beach	2.3	4.5	0.0	12.7	6.3	2.7	4.0	3.0
North Central	2.1	12.3	1.0	7.1	15.6	16.4	7.4	13.6
Northwest	1.5	5.0	2.4	0.0	8.9	10.8	5.1	8.7
South of Market	17.3	20.2	39.0	12.7	13.4	4.8	23.3	9.0
Southwest	2.5	16.8	16.6	4.8	19.6	44.5	17.7	34.5
Van Ness	1.3	5.7	1.5	12.7	6.1	5.4	3.5	4.8
Unclassified	0.0	0.2	0.0	0.0	1.4	0.1	0.2	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Category

C&I District	Office	Retail	PDR	Hotel	CIE	Residential	Other	TOTAL
Bayview	5.3	12.0	9.1	0.0	3.7	58.0	12.0	100.0
Civic Center	28.1	21.3	0.6	3.5	5.8	35.9	4.9	100.0
Financial	71.1	10.6	0.4	1.1	1.8	11.1	3.9	100.0
Mission	5.0	10.6	0.8	0.6	1.8	79.0	2.2	100.0
North Beach	10.3	13.7	0.0	2.5	4.8	64.9	3.8	100.0
North Central	2.0	8.1	0.1	0.3	2.6	85.3	1.6	100.0
Northwest	2.3	5.2	0.3	0.0	2.3	88.3	1.7	100.0
South of Market	26.0	20.1	4.1	0.8	3.3	38.2	7.5	100.0
Southwest	1.0	4.4	0.4	0.1	1.3	91.4	1.5	100.0
Van Ness	3.8	10.6	0.3	1.5	2.8	78.9	2.1	100.0
Unclassified	0.0	14.3	0.0	0.0	33.3	47.6	4.8	100.0
TOTAL	13.5	9.0	0.9	0.6	2.3	70.8	2.9	100.0

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational
Sources: San Francisco Planning Department; Department of Building Inspection

TABLE 6.3.B TOTAL CONSTRUCTION COSTS BY COMMERCE & INDUSTRY DISTRICT AND LAND USE CATEGORY, 2010

This table presents the total construction cost for all permit applications by both Commerce & Industry District and Land Use Category. Also included is the percentage distribution in any given by both land use category and Commerce & Industry District.

Total Construction Costs (2010 \$ 000s)

C&I District	Office	Retail	PDR	Hotel	CIE	Residential	Other	TOTAL
Bayview	\$1,148	\$5,672	\$3,642	\$0	\$1,999	\$24,359	\$3,048	\$39,868
Civic Center	\$27,314	\$8,379	\$137	\$1,329	\$26,992	\$75,251	\$358	\$139,760
Financial	\$232,838	\$16,099	\$406	\$8,579	\$20,963	\$216,944	\$675	\$496,504
Mission	\$4,581	\$10,615	\$434	\$5,286	\$5,542	\$35,447	\$133	\$62,038
North Beach	\$9,610	2,515	\$0	1,206	\$3,535	\$14,306	\$101	\$31,273
North Central	\$3,383	\$13,354	\$25	\$324	\$32,548	93,881	\$593	\$144,108
Northwest	\$3,235	5,311	\$184	\$0	\$2,460	\$57,716	\$210	\$69,116
South of Market	\$77,624	\$92,423	\$4,953	\$1,518	\$17,711	\$200,794	\$2,000	\$397,023
Southwest	\$6,014	\$10,150	\$1,937	\$54	\$14,958	\$208,393	\$750	\$242,256
Van Ness	\$2,786	\$2,993	\$41	\$878	\$1,516	\$33,179	\$236	\$41,629
Unclassified	\$0	\$32	\$0	\$0	\$1,664	\$153	\$0	\$1,849
TOTAL	\$368,533	\$167,543	\$11,759	\$19,174	\$129,888	\$960,423	\$8,104	\$1,665,424

Annual Percentage Distribution by C&I District

C&I District	Office	Retail	PDR	Hotel	CIE	Residential	Other	TOTAL
Bayview	0.3	3.4	31.0	0.0	1.5	2.5	37.6	2.4
Civic Center	7.4	5.0	1.2	6.9	20.8	7.8	4.4	8.4
Financial	63.2	9.6	3.5	44.7	16.1	22.6	8.3	29.8
Mission	1.2	6.3	3.7	27.6	4.3	3.7	1.6	3.7
North Beach	2.6	1.5	0.0	6.3	2.7	1.5	1.2	1.9
North Central	0.9	8.0	0.2	1.7	25.1	9.8	7.3	8.7
Northwest	0.9	3.2	1.6	0.0	1.9	6.0	2.6	4.2
South of Market	21.1	55.2	42.1	7.9	13.6	20.9	24.7	23.8
Southwest	1.6	6.1	16.5	0.3	11.5	21.7	9.3	14.5
Van Ness	0.8	1.8	0.3	4.6	1.2	3.5	2.9	2.5
Unclassified	0.0	0.0	0.0	0.0	1.3	0.0	0.0	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Annual Percentage Distribution by Land Use Category

C&I District	Office	Retail	PDR	Hotel	CIE	Residential	Other	TOTAL
Bayview	2.9	14.2	9.1	0.0	5.0	61.1	7.6	100.0
Civic Center	19.5	6.0	0.1	1.0	19.3	53.8	0.3	100.0
Financial	46.9	3.2	0.1	1.7	4.2	43.7	0.1	100.0
Mission	7.4	17.1	0.7	8.5	8.9	57.1	0.2	100.0
North Beach	30.7	8.0	0.0	3.9	11.3	45.7	0.3	100.0
North Central	2.3	9.3	0.0	0.2	22.6	65.1	0.4	100.0
Northwest	4.7	7.7	0.3	0.0	3.6	83.5	0.3	100.0
South of Market	19.6	23.3	1.2	0.4	4.5	50.6	0.5	100.0
Southwest	2.5	4.2	0.8	0.0	6.2	86.0	0.3	100.0
Van Ness	6.7	7.2	0.1	2.1	3.6	79.7	0.6	100.0
Unclassified	0.0	1.7	0.0	0.0	90.0	8.3	0.0	100.0
TOTAL	22.1	10.1	0.7	1.2	7.8	57.7	0.5	100.0

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational
Sources: San Francisco Planning Department; Department of Building Inspection

**TABLE 6.3.C AVERAGE CONSTRUCTION COSTS FOR ALL PERMITS
BY COMMERCE & INDUSTRY DISTRICT AND LAND USE CATEGORY, 2010**

This table presents the average construction cost for all permit applications by both Commerce & Industry District and Land Use Category. It represents the total costs (Table 6.3.B) divided by the total permits (Table 6.3.A).

Average Construction Costs (2010 \$ 000s)

C&I District	Office	Retail	PDR	Hotel	CIE	Residential	Other	Average
Bayview	\$38.3	\$83.4	\$70.0	--	\$95.2	\$73.8	\$44.8	\$70.1
Civic Center	\$140.1	\$56.6	\$34.3	\$55.4	\$674.8	\$302.2	\$10.5	\$201.4
Financial	125.9	\$58.3	40.6	306.4	\$455.7	\$750.7	\$6.6	\$190.9
Mission	\$48.2	\$52.8	\$28.9	\$480.5	\$158.3	23.6	\$3.2	\$32.7
North Beach	\$143.4	\$28.3	--	\$75.4	\$114.0	\$33.9	\$4.0	\$48.1
North Central	\$55.5	\$55.2	\$12.5	\$36.0	\$422.7	\$36.9	\$12.6	\$48.3
Northwest	\$73.5	\$53.6	\$36.8	--	\$55.9	\$34.3	\$6.6	\$36.2
South of Market	\$151.6	\$232.8	\$61.9	\$94.9	\$268.3	\$266.7	\$13.6	\$201.4
Southwest	\$81.3	\$30.7	\$57.0	\$9.0	\$154.2	\$30.1	\$6.7	\$32.0
Van Ness	\$69.7	\$26.5	\$13.7	\$54.9	\$50.5	\$39.6	\$10.7	\$39.2
Unclassified	--	\$10.7	--	--	\$237.7	\$15.3	\$0.0	\$88.0
Citywide Average	\$124.2	\$85.2	\$57.4	\$152.2	\$262.9	\$61.8	\$12.8	\$76.0

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.4.1.A ALL BUILDING PERMITS BY LAND USE CATEGORY AND PERMIT STATUS, 2010

This table presents the status of building permits by Land Use Category. Also included is the percentage distribution by Land Use Category and by permit status.

Number of Permits

Land Use Category	Approved	Issued	Other	Cancelled	Completed	TOTAL
Office	16	683	121	3	2,145	2,968
Retail	24	601	191	7	1,144	1,967
PDR	1	78	21	0	105	205
Hotel	2	45	13	0	66	126
CIE	6	142	47	2	297	494
Residential	46	4,397	725	20	10,345	15,533
Other	11	219	161	2	238	631
TOTAL	106	6,165	1,279	34	14,340	21,924

Percentage Distribution by Land Use Category

Land Use Category	Approved	Issued	Other	Cancelled	Completed	TOTAL
Office	15.1	11.1	9.5	8.8	15.0	13.5
Retail	22.6	9.7	14.9	20.6	8.0	9.0
PDR	0.9	1.3	1.6	0.0	0.7	0.9
Hotel	1.9	0.7	1.0	0.0	0.5	0.6
CIE	5.7	2.3	3.7	5.9	2.1	2.3
Residential	43.4	71.3	56.7	58.8	72.1	70.8
Other	10.4	3.6	12.6	5.9	1.7	2.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

Land Use Category	Approved	Issued	Other	Cancelled	Completed	TOTAL
Office	0.5	23.0	4.1	0.1	72.3	100.0
Retail	1.2	30.6	9.7	0.4	58.2	100.0
PDR	0.5	38.0	10.2	0.0	51.2	100.0
Hotel	1.6	35.7	10.3	0.0	52.4	100.0
CIE	1.2	28.7	9.5	0.4	60.1	100.0
Residential	0.3	28.3	4.7	0.1	66.6	100.0
Other	1.7	34.7	25.5	0.3	37.7	100.0
TOTAL	0.5	28.1	5.8	0.2	65.4	100.0

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Other represents those permits still in the pipeline.

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.4.1.B TOTAL CONSTRUCTION COSTS BY LAND USE CATEGORY AND PERMIT STATUS, 2010

This table presents the construction cost of building permits by Land Use Category and by permit status. Also included is the percentage distribution by Land Use Category and by permit status.

Total Construction Costs (2010 \$ 000s)

Land Use Category	Approved	Issued	Other	Cancelled	Completed	TOTAL
Office	\$2,090	\$109,793	\$10,408	\$291	\$245,951	\$368,533
Retail	\$725	\$44,553	\$73,759	\$200	\$48,305	\$167,541
PDR	\$0	\$4,516	\$1,225	\$0	\$6,019	\$11,759
Hotel	\$210	\$12,189	\$648	\$0	\$6,129	\$19,175
CIE	\$757	\$82,828	\$20,624	\$36	\$25,644	\$129,889
Residential	\$7,315	\$502,905	\$257,605	\$2,220	\$190,377	\$960,422
Other	\$28	\$4,763	\$697	\$21	\$2,595	\$8,104
TOTAL	\$11,124	\$761,546	\$364,966	\$2,767	\$525,020	\$1,665,423

Percentage Distribution by Land Use Category

Land Use Category	Approved	Issued	Other	Cancelled	Completed	TOTAL
Office	18.8	14.4	2.9	10.5	46.8	22.1
Retail	6.5	5.9	20.2	7.2	9.2	10.1
PDR	0.0	0.6	0.3	0.0	1.1	0.7
Hotel	1.9	1.6	0.2	0.0	1.2	1.2
CIE	6.8	10.9	5.7	1.3	4.9	7.8
Residential	65.8	66.0	70.6	80.2	36.3	57.7
Other	0.3	0.6	0.2	0.8	0.5	0.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

Land Use Category	Approved	Issued	Other	Cancelled	Completed	TOTAL
Office	0.6	29.8	2.8	0.1	66.7	100.0
Retail	0.4	26.6	44.0	0.1	28.8	100.0
PDR	0.0	38.4	10.4	0.0	51.2	100.0
Hotel	1.1	63.6	3.4	0.0	32.0	100.0
CIE	0.6	63.8	15.9	0.0	19.7	100.0
Residential	0.8	52.4	26.8	0.2	19.8	100.0
Other	0.3	58.8	8.6	0.3	32.0	100.0
TOTAL	0.7	45.7	21.9	0.2	31.5	100.0

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Other represents those permits still in the pipeline.

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.4.1.C AVERAGE CONSTRUCTION COSTS BY LAND USE CATEGORY AND PERMIT STATUS, 2010

This table presents the average construction cost for all permit applications by both Land Use Category and permit status. It represents the total costs (Table 6.4.1.B) divided by the total permits (Table 6.4.1.A).

Average Construction Costs (2010 \$ 000s)

Land Use Category	Approved	Issued	Other	Cancelled	Completed	TOTAL
Office	\$130.6	\$160.8	\$86.0	\$96.9	\$114.7	\$124.2
Retail	\$30.2	\$74.1	\$386.2	\$28.5	\$42.2	\$85.2
PDR	\$0.1	\$57.9	\$58.3	--	\$57.3	\$57.4
Hotel	\$105.0	\$270.9	\$49.8	--	\$92.9	\$152.2
CIE	\$126.1	\$583.3	\$438.8	\$18.0	\$86.3	\$262.9
Residential	\$159.0	\$114.4	\$355.3	\$111.0	\$18.4	\$61.8
Other	\$2.5	\$21.7	\$4.3	\$10.5	\$10.9	\$12.8
TOTAL	\$104.9	\$123.5	\$285.4	\$81.4	\$36.6	\$76.0

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Other represents those permits still in the pipeline.

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.4.2.A BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2010

This table presents the status of building permits by Commerce & Industry District. Also included is the percentage distribution by Commerce & Industry District and by permit status.

Number of Permits

C&I District	Approved	Issued	Other	Canceled	Completed	TOTAL
Bayview	6	186	54	0	323	569
Civic Center	6	164	56	1	467	694
Financial	15	717	124	4	1,741	2,601
Mission	8	583	115	3	1,188	1,897
North Beach	1	186	42	0	421	650
North Central	10	859	131	10	1,972	2,982
Northwest	9	580	96	2	1,221	1,908
South of Market	13	602	148	4	1,204	1,971
Southwest	35	2,019	380	4	5,131	7,569
Van Ness	3	313	81	6	659	1,062
Unclassified	0	8	0	0	13	21
TOTAL	106	6,217	1,227	34	14,340	21,924

Percentage Distribution by C&I District

C&I District	Approved	Issued	Other	Canceled	Completed	TOTAL
Bayview	5.7	3.0	4.4	0.0	2.3	2.6
Civic Center	5.7	2.6	4.6	2.9	3.3	3.2
Financial	14.2	11.5	10.1	11.8	12.1	11.9
Mission	7.5	9.4	9.4	8.8	8.3	8.7
North Beach	0.9	2.0	3.4	0.0	2.9	3.0
North Central	9.4	13.8	10.7	29.4	13.8	13.6
Northwest	8.5	9.3	7.8	5.9	8.5	8.7
South of Market	12.3	9.7	12.1	11.8	8.4	9.0
Southwest	33.0	32.5	31.0	11.8	35.8	34.5
Van Ness	2.8	5.0	6.6	17.6	4.6	4.8
Unclassified	0.0	0.1	0.0	0.0	0.1	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

C&I District	Approved	Issued	Other	Canceled	Completed	TOTAL
Bayview	1.1	32.7	9.5	0.0	56.8	100.0
Civic Center	0.9	23.6	8.1	0.1	67.3	100.0
Financial	0.6	27.6	4.8	0.2	66.9	100.0
Mission	0.4	30.7	6.1	0.2	62.6	100.0
North Beach	0.2	28.6	6.5	0.0	64.8	100.0
North Central	0.3	28.8	4.4	0.3	66.1	100.0
Northwest	0.5	30.4	5.0	0.1	64.0	100.0
South of Market	0.7	30.5	7.5	0.2	61.1	100.0
Southwest	0.5	26.7	5.0	0.1	67.8	100.0
Van Ness	0.3	29.5	7.6	0.6	62.1	100.0
Unclassified	0.0	38.1	0.0	0.0	61.9	100.0
TOTAL	0.5	28.4	5.6	0.2	65.4	100.0

Note:

- Other represents those permits still in the pipeline.

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.4.2.B TOTAL CONSTRUCTION COSTS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2010

This table presents the construction cost of building permits by Commerce & Industry District and by permit status. Also included is the percentage distribution by Commerce & Industry District and by permit status.

Total Construction Costs (2010 \$ 000s)

C&I District	Approved	Issued	Other	Canceled	Completed	TOTAL
Bayview	\$345	\$28,170	\$5,110	\$0	\$6,242	\$39,868
Civic Center	\$893	\$69,826	\$43,307	\$226	\$25,508	\$139,760
Financial	\$1,745	\$241,876	\$85,380	\$35	\$167,468	\$496,503
Mission	\$1,429	\$29,428	\$9,626	\$264	\$21,292	\$62,038
North Beach	\$50	\$15,208	\$1,131	\$0	\$14,885	\$31,273
North Central	\$1,294	\$71,676	\$15,286	\$1,459	\$54,392	\$144,107
Northwest	\$1,148	\$27,676	\$9,790	\$75	\$30,426	\$69,115
South of Market	\$202	\$198,060	\$101,155	\$69	\$97,538	\$397,023
Southwest	\$3,974	\$67,193	\$80,059	\$529	\$90,501	\$242,257
Van Ness	\$44	\$14,604	\$10,425	\$112	\$16,443	\$41,629
Unclassified	\$0	\$1,524	\$0	\$0	\$325	\$1,849
TOTAL	\$11,124	\$765,242	\$361,270	\$2,767	\$525,020	\$1,665,423

Percentage Distribution by C&I District

C&I District	Approved	Issued	Other	Canceled	Completed	TOTAL
Bayview	3.1	3.7	1.4	0.0	1.2	2.4
Civic Center	8.0	9.1	12.0	8.2	4.9	8.4
Financial	15.7	31.6	23.6	1.2	31.9	29.8
Mission	12.8	3.8	2.7	9.5	4.1	3.7
North Beach	0.4	2.0	0.3	0.0	2.8	1.9
North Central	11.6	9.4	4.2	52.7	10.4	8.7
Northwest	10.3	3.6	2.7	2.7	5.8	4.2
South of Market	1.8	25.9	28.0	2.5	18.6	23.8
Southwest	35.7	8.8	22.2	19.1	17.2	14.5
Van Ness	0.4	1.9	2.9	4.0	3.1	2.5
Unclassified	0.0	0.2	0.0	0.0	0.1	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

C&I District	Approved	Issued	Other	Canceled	Completed	TOTAL
Bayview	0.9	70.7	12.8	0.0	15.7	100.0
Civic Center	0.6	50.0	31.0	0.2	18.3	100.0
Financial	0.4	48.7	17.2	0.0	33.7	100.0
Mission	2.3	47.4	15.5	0.4	34.3	100.0
North Beach	0.2	48.6	3.6	0.0	47.6	100.0
North Central	0.9	49.7	10.6	1.0	37.7	100.0
Northwest	1.7	40.0	14.2	0.1	44.0	100.0
South of Market	0.1	49.9	25.5	0.0	24.6	100.0
Southwest	1.6	27.7	33.0	0.2	37.4	100.0
Van Ness	0.1	35.1	25.0	0.3	39.5	100.0
Unclassified	0.0	82.4	0.0	0.0	17.6	100.0
TOTAL	0.7	45.9	21.7	0.2	31.5	100.0

Note:
• Other represents those permits still in the pipeline.

Sources:
• San Francisco Planning Department
• Department of Building Inspection

TABLE 6.4.2.C AVERAGE CONSTRUCTION COSTS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2010

This table presents the average construction cost for all permit applications by both Commerce & Industry District and permit status. It represents the total costs (Table 6.4.1.B) divided by the total permits (Table 6.4.1.A).

Average Construction Costs (2010 \$ 000s)

C&I District	Approved	Issued	Other	Canceled	Completed	TOTAL
Bayview	\$57.6	\$151.5	\$94.6	--	\$19.3	\$70.1
Civic Center	\$148.8	\$425.8	\$773.3	\$225.6	\$54.6	\$201.4
Financial	\$116.3	\$337.3	\$688.5	\$8.6	\$96.2	\$190.9
Mission	\$178.6	\$50.5	\$83.7	\$87.8	\$17.9	\$32.7
North Beach	\$50.0	81.8	26.9	--	\$35.4	48.1
North Central	129.4	83.4	116.7	145.9	27.6	48.3
Northwest	127.6	\$47.7	\$102.0	\$37.5	24.9	\$36.2
South of Market	\$15.5	\$329.0	\$683.5	\$17.3	81.0	\$201.4
Southwest	\$113.6	\$33.3	\$210.7	\$132.2	\$17.6	\$32.0
Van Ness	\$14.7	\$46.7	\$128.7	\$18.7	\$25.0	\$39.2
Unclassified	--	\$190.4	00	--	25.0	00
TOTAL	\$104.9	\$123.1	\$294.4	\$81.4	\$36.6	\$76.0

Note:

- Other represents those permits still in the pipeline.

Sources:

- San Francisco Planning Department
- Department of Building Inspection

TABLE 6.5 TOTAL OFFICE SPACE IN CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS, 2001-2010

This table presents the total existing office space in the central and non-central business districts over the last ten years. It also conveys the percent change by year. This information is presented graphically in Figure 6.5.

Building Square Footage (000s)

Location	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Central Business District	43,904	45,663	48,192	48,198	46,719	46,956	47,026	48,084	48,039	49,158
Non-Central Business District	22,137	24,968	22,622	22,686	22,845	22,932	22,996	24,300	24,569	25,539
TOTAL	66,041	70,631	70,814	70,884	69,564	69,888	70,022	72,384	72,608	74,697

Percentage Change

Location	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Central Business District	4.0	5.5	0.0	-3.1	0.5	0.1	2.3	-0.1	2.3
Non-Central Business District	12.8	-9.4	0.3	0.7	0.4	0.3	5.7	1.1	3.9
TOTAL	7.0	0.3	0.1	-1.9	0.5	0.2	3.4	0.3	2.3

Note:

- Office Space includes large commercial buildings of 25,000 rentable square feet or larger in the Central and Non-Central Business Districts, which are defined below. Not included are government, medical, and owner occupied buildings.
- The Central Business District includes the Financial District areas both north and south of Market Street.
- The Non-Central Business District includes Jackson Square, North Waterfront, Yerba Buena, South of Market, West of Kearny, West of Van Ness Corridor, Van Ness, and Union Square.

Sources:

- Cushman & Wakefield of California Research Services
- San Francisco Planning Department

FIGURE 6.5 TOTAL OFFICE SPACE IN CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS, 2001-2010

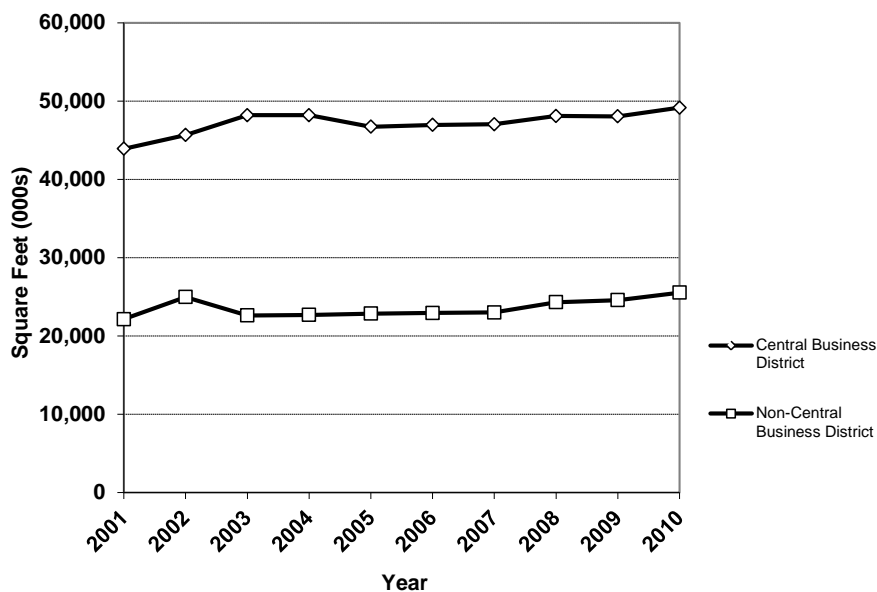


TABLE 6.6 LAND USE SQUARE FOOTAGE BY PLAN AREA, 2010

This table conveys the area square footage for each land use category for the 20 plan areas in San Francisco. These plan areas are shown in Map 6.6.

Plan Area	Residential	Mixed Resid	Office	Retail	PDR	CIE	Hotel	Mixed Uses	Public/ OS	Vacant	Other	TOTAL
Balboa	361.3	192.2	13.2	263.5	63.1	2,904.9	0.0	76.6	2,532.2	1,383.43	0.0	7,790.3
Bayview	18,186.1	1,387.1	1,242.5	1,692.2	12,687.6	8,053.9	10.0	5,651.5	11,884.1	8,669.0	478.7	69,942.8
C-3	198.6	516.4	2,947.6	1,141.8	263.3	196.2	1,197.9	1,976.5	306.6	297.0	30.6	9,072.6
Central Waterfront	471.0	414.5	353.8	247.8	8,601.3	59.1	2.0	1,077.9	2,894.8	2,763.8	2.4	16,888.5
East Soma	1,476.8	1,436.5	1,352.3	370.1	1,049.6	230.2	61.4	924.2	733.7	1,309.3	64.1	9,008.1
Geary	12,513.4	1,035.8	183.5	916.8	130.4	2,758.5	76.8	962.5	832.8	413.7	112.7	19,936.9
Hunters Point Shipyard	0.0	0.0	0.0	0.0	18,141.6	975.8	0.0	0.0	0.0	2,618.9	0.0	21,736.3
Market/Octavia	5,109.7	1,086.4	676.2	736.8	425.1	989.5	78.3	444.5	573.2	814.3	10.2	10,944.3
Mid-Market	310.8	82.9	657.5	227.6	167.0	67.1	142.3	252.0	0.0	423.2	0.0	2,330.4
Mission	12,061.5	2,134.3	618.3	1,493.0	2,751.8	2,041.0	71.5	1,829.7	637.6	955.5	138.0	24,692.2
Mission Bay	3,440.4	343.8	151.6	197.9	426.3	793.1	0.0	254.1	268.0	5,482.9	164.7	11,522.9
Presidio	51.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	65,583.8	69.8	0.0	65,704.8
Rest of the City	350,402.5	15,682.5	4,704.5	7,353.2	6,548.3	51,374.8	2,147.1	7,829.3	201,122.0	19,510.3	2,909.4	669,583.9
Rincon Hill	272.9	375.7	280.1	49.8	29.0	187.5	0.0	56.4	7.0	373.9	0.0	1,632.3
Showplace Sq/Potrero Hill	7,990.4	848.9	682.4	613.4	2,041.8	1,782.5	0.0	1,814.8	683.1	3,374.3	53.0	19,884.5
Transbay	76.6	21.7	510.4	125.9	37.5	16.1	18.6	138.0	0.0	822.5	0.0	1,767.3
Van Ness	744.7	538.1	178.4	354.4	292.6	234.7	236.6	351.0	0.0	78.2	0.0	3,008.7
Visitacion Valley	8,452.9	148.5	281.3	106.6	957.2	372.1	0.0	32.9	625.7	768.7	104.3	11,850.3
West Soma	1,002.9	652.0	657.3	875.0	2,334.6	666.9	83.3	1,100.9	10.2	1,304.5	0.0	8,687.5
Yerba Buena	106.0	153.0	173.1	162.7	25.9	229.9	223.3	640.2	330.0	52.7	0.0	2,096.8
TOTAL	423,229.7	27,050.3	15,664.2	16,888.4	56,974.1	73,933.7	4,394.3	25,413.0	289,024.9	51,485.6	4,068.1	988,081.2

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TABLE 6.6 LAND USE SQUARE FOOTAGE BY PLAN AREA, 2010 (CONTINUED)

Plan Area	Residential	Mixed Resid	Office	Retail	PDR	CIE	Hotel	Mixed Uses	Public/OS	Vacant	Other	TOTAL
Balboa	4.6	2.5	0.2	3.4	0.8	37.3	0.0	1.0	32.5	17.8	0.0	100.0
Bayview	26.0	2.0	1.8	2.4	18.1	11.5	0.0	8.1	17.0	12.4	0.7	100.0
C-3	2.2	5.7	32.5	12.6	2.9	2.2	13.2	21.8	3.4	3.3	0.3	100.0
Central Waterfront	2.8	2.5	2.1	1.5	50.9	0.3	0.0	6.4	17.1	16.4	0.0	100.0
East Soma	16.4	15.9	15.0	4.1	11.7	2.6	0.7	10.3	8.1	14.5	0.7	100.0
Geary	62.8	5.2	0.9	4.6	0.7	13.8	0.4	4.8	4.2	2.1	0.6	100.0
Hunters Point Shipyard	0.0	0.0	0.0	0.0	83.5	4.5	0.0	0.0	0.0	12.0	0.0	100.0
Market/Octavia	46.7	9.9	6.2	6.7	3.9	9.0	0.7	4.1	5.2	7.4	0.1	100.0
Mid-Market	13.3	3.6	28.2	9.8	7.2	2.9	6.1	10.8	0.0	18.2	0.0	100.0
Mission	48.8	8.6	2.5	5.9	11.1	8.3	0.3	7.4	2.6	3.9	0.6	100.0
Mission Bay	29.9	3.0	1.3	1.7	3.7	6.9	0.0	2.2	2.3	47.6	1.4	100.0
Presidio	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	99.8	0.1	0.0	100.0
Rest of the City	52.3	2.3	0.7	1.1	1.0	7.7	0.3	1.2	30.0	2.9	0.4	100.0
Rincon Hill	16.7	23.0	17.2	3.1	1.8	11.5	0.0	3.5	0.4	22.9	0.0	100.0
Showplace Sq/Potrero Hill	40.2	4.3	3.4	3.1	10.3	9.0	0.0	9.1	3.4	17.0	0.3	100.0
Transbay	4.3	1.2	28.9	7.1	2.1	0.9	1.1	7.8	0.0	46.5	0.0	100.0
Van Ness	24.8	17.9	5.9	11.8	9.7	7.8	7.9	11.7	0.0	2.6	0.0	100.0
Visitacion Valley	71.3	1.3	2.4	0.9	8.1	3.1	0.0	0.3	5.3	6.5	0.9	100.0
West Soma	11.5	7.5	7.6	10.1	26.9	7.7	1.0	12.7	0.1	15.0	0.0	100.0
Yerba Buena	5.1	7.3	8.3	7.8	1.2	11.0	10.7	30.5	15.7	2.5	0.0	100.0
TOTAL	42.8	2.7	1.6	1.7	5.8	7.5	0.4	2.6	29.3	5.2	0.4	100.0

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TABLE 6.6 LAND USE SQUARE FOOTAGE BY PLAN AREA, 2010 (CONTINUED)

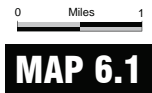
Plan Area	Residential	Mixed Resid	Office	Retail	PDR	CIE	Hotel	Mixed Uses	Public/ OS	Vacant	Other	TOTAL
Balboa	0.1	0.7	0.1	1.6	0.1	3.9	0.0	0.3	0.9	2.7	0.0	0.8
Bayview	4.3	5.1	7.9	10.0	22.3	10.9	0.2	22.2	4.1	16.8	11.8	7.1
C-3	0.0	1.9	18.8	6.8	0.5	0.3	27.5	7.8	0.1	0.6	0.8	0.9
Central Waterfront	0.1	1.5	2.3	1.5	15.1	0.1	0.0	4.2	1.0	5.4	0.1	1.7
East Soma	0.3	5.3	8.6	2.2	1.8	0.3	1.4	3.6	0.3	2.5	1.6	0.9
Geary	3.0	3.8	1.2	5.4	0.2	3.7	1.8	3.8	0.3	0.8	2.8	2.0
Hunters Point Shipyard	0.0	0.0	0.0	0.0	31.8	1.3	0.0	0.0	0.0	5.1	0.0	2.2
Market/Octavia	1.2	4.0	4.3	4.4	0.7	1.3	1.8	1.7	0.2	1.6	0.3	1.1
Mid-Market	0.1	0.3	4.2	1.3	0.3	0.1	3.3	1.0	0.0	0.8	0.0	0.2
Mission	2.8	7.9	3.9	8.6	4.8	2.8	1.6	7.2	0.2	1.9	3.4	2.5
Mission Bay	0.8	1.3	1.0	1.2	0.7	1.1	0.0	1.0	0.1	10.6	4.0	1.2
Presidio	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	22.7	0.1	0.0	6.6
Rest of the City	82.8	58.0	30.0	43.5	11.5	69.5	49.4	30.8	69.6	37.9	71.5	67.8
Rincon Hill	0.1	1.4	1.8	0.3	0.1	0.3	0.0	0.2	0.0	0.7	0.0	0.2
Showplace Sq/Potrero Hill	1.9	3.1	4.4	3.6	3.6	2.4	0.0	7.1	0.2	6.6	1.3	2.0
Transbay	0.0	0.1	3.3	0.7	0.1	0.0	0.4	0.5	0.0	1.6	0.0	0.2
Van Ness	0.2	2.0	1.1	2.1	0.5	0.3	5.4	1.4	0.0	0.2	0.0	0.3
Visitacion Valley	2.0	0.5	1.8	0.6	1.7	0.5	0.0	0.1	0.2	1.5	2.6	1.2
West Soma	0.2	2.4	4.2	5.2	4.1	0.9	1.9	4.3	0.0	2.5	0.1	0.9
Yerba Buena	0.0	0.6	1.1	1.0	0.0	0.3	5.1	2.5	0.1	0.1	0.0	0.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Notes:
 • Public/OS = Public and Open Space; PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

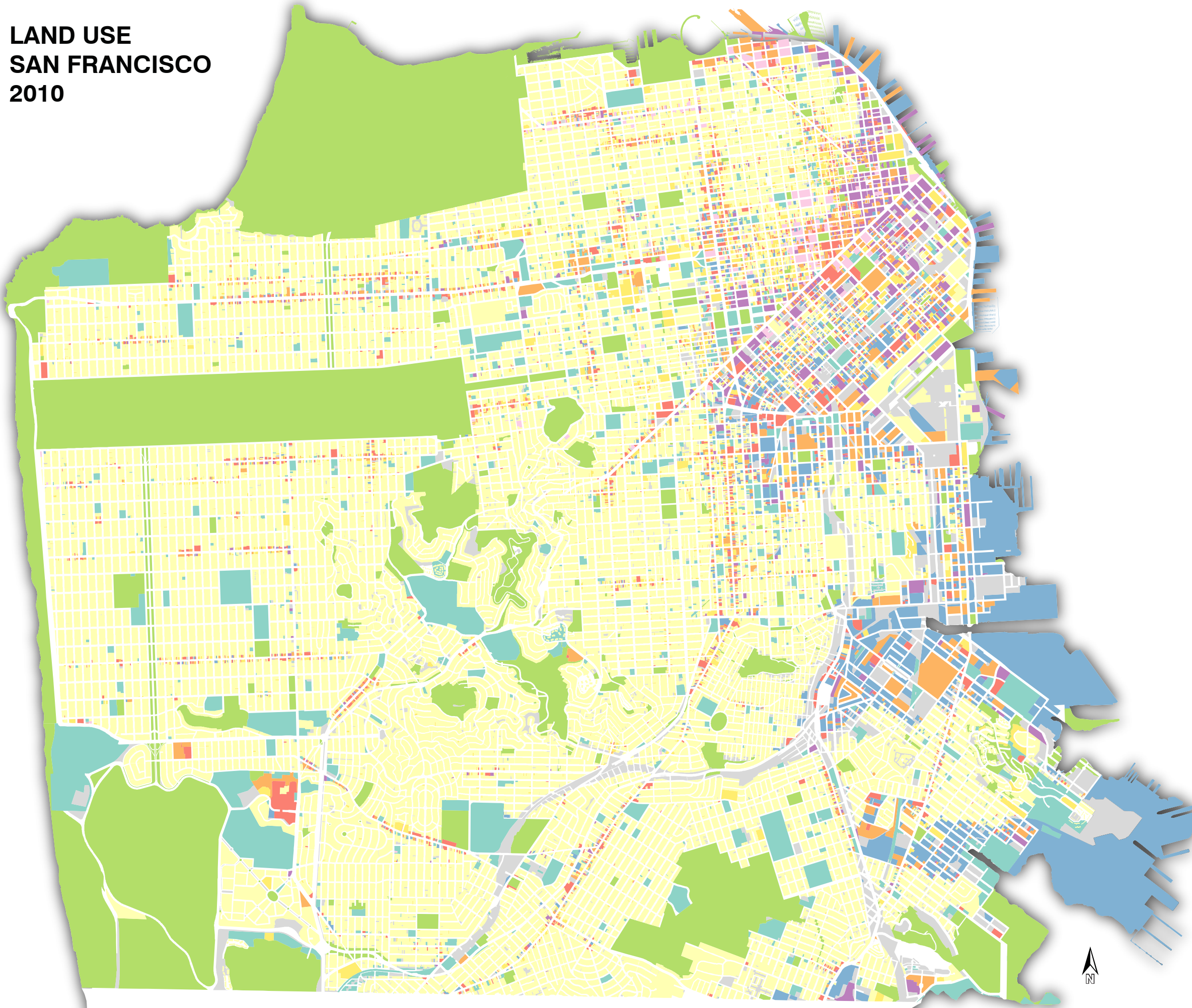
Sources:
 • San Francisco Office of the Assessor-Recorder
 • San Francisco Planning Department
 • Dun & Bradstreet



**Planning Department Plan Areas
San Francisco 2010**



LAND USE SAN FRANCISCO 2010



- Cultural, Institutional, Educational
- Office
- Retail, Entertainment
- Production, Distribution, Repair
- Visitor Services
- Mixed Uses
- Residential Mixed Use
- Residential
- Open Space or Public
- Vacant
- Missing or Unclassified

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MAP 6.2

7.0 TRANSPORTATION

The primary purpose of this chapter on transportation is to systematically track and publish information on transportation trends in San Francisco. While there are a number of ways of measuring trends in urban mobility in this city, for consistency, this chapter presents much of the same type of transportation data collected as part of the *Downtown Plan Monitoring Report*. The *Downtown Plan Monitoring Report* is an assessment of the effectiveness of the *Downtown Plan*, prepared every five years as mandated in Chapter 10E of the San Francisco Administrative Code. This chapter tracks changes in transportation trends and provides recent data in the following areas:

- Mode split;
- Parking entitlements;
- Vehicle occupancy;
- Transit service; and
- Transit Impact Development Fee (TIDF) revenues.

The transportation data presented in this chapter come from a number of government agency sources, primarily the Planning Department and Metropolitan Transportation Agency (MTA), but also the American Community Survey, a service of the U.S. Census Bureau. For the purposes of this chapter, data are reported on an annual or biennial basis, either as part of a larger series of thematic reports or as a stand-alone set of data specifically compiled for this inventory report.

7.1 MODE SPLIT

Daily commuters access San Francisco through a number of different transportation modes, including single occupant vehicle (or drive alone); carpool or vanpool; public transit; walking; bicycle; and other modes (e.g., motorcycles, taxicabs). In addition, an increasing number of commuters regularly work at home at least one day a week.

Local trends in commute mode share over the past eight years are contained in Table 7.1 below. Data is provided for both San Francisco residents working in all locations (residents), as well as San Francisco employees either residing in San Francisco County or another county in the region (employees). This data includes biennial mode splits from 2001 through 2010; however, data for employees was available only from 2004 to 2010.

- *Table 7.1 Mode Split for Commuters, 2001-2010*
— San Francisco’s residents and workers who drive alone to work has decreased from 42.4% in 2002 to 35.3% in 2010. Over the same period, transit use increased from 30.8% to 37.5%, bicycling increased from 1.3 to 3.5%, and walking increased from 5.9% to 9.4%. Car/Vanpool share has remained stable at 7-9% for residents and 11-12% for employees, but it declined about 1 point for each group for the period. Working from home has been relatively stable over the period at 6-7% for residents and 5% for employees.

7.2 PARKING ENTITLEMENTS

Studies have shown that the volume and nature of travel is influenced by the availability and price of parking. Where parking is cheap and available, employees tend to drive to work, rather than seek other alternatives. However, where parking is more expensive and alternatives are available, commuters tend to use alternative modes some of the time.

For the purposes of this chapter, annual parking entitlements were obtained from the Planning Department database. The data are the number of off-street parking spaces approved by the Planning Commission, Zoning Administrator, and Major Environmental Review section of the Department as part of the permit approval process.

The parking entitlement data are included in Table 7.2. The total number of projects and corresponding parking spaces for calendar years 2005 through 2010 are listed by zoning district.

- *Table 7.2 Parking Entitlements by Planning Commission, Zoning Administrator, or Major Environmental Analysis, 2005-2010* — Parking entitlements, similar to building permits, tend to fluctuate greatly based on large projects. Over the period, the number of projects has fluctuated from a low of 16 in 2007 to a high of 27 in both 2005 and 2010. The number of spaces ranges from a low of 358 in 2009 to a high of 3,409 in 2006. The number of projects appears unrelated to the number of spaces in any given year. There seems to be no trend in number of projects or spaces over the period. In 2010, one residential project in the RC-4 district accounted for 670 or 72% of the 926 net spaces added. There were four projects and 110 net spaces added in the RTO district, two projects and 92 net spaces added in the MUR district, and a decrease of 113 and 25 net spaces in the UMU and C-2 districts, respectively.

7.3 VEHICLE OCCUPANCY

This indicator measures the average number of individuals per private vehicle during critical periods of the day, when traffic congestion is at its highest

(e.g., peak commute periods). The primary source for local vehicle occupancy rates is the American Community Survey (ACS) undertaken by the U.S. Bureau of the Census.

This survey estimated the number of individuals commuting to work and their principal modes of travel: drive alone, carpool, public transit, bicycle, walk and other. In order to compute the average vehicle occupancy, the ACS takes the number of commuters arriving by private vehicle (drive alone or carpool/vanpool) and divides by the number of private vehicles.

The data is presented in Table 7.3.

- *Table 7.3 Private Vehicle Occupancy in San Francisco, 2000-2010* — The private vehicle occupancy rate declined from 1.22 to 1.11 over the 2000-2010 period. It was stable through 2004 and varying from 1.11 in 2006 to 1.16 in 2009, to 1.22 in 2010.

7.4 TRANSIT SERVICE LEVELS

Levels of transit service are commonly expressed in terms of transit ridership along a specific line or in specific service areas. In this case, MUNI, the transit operating division of the MTA, provides periodic ridership volumes for all of its lines. These data, covering average daily volumes during Fiscal Years 2006 (2005-06) and 2010 (2009-10), are reported in Table 7.4. This table provides ridership data for all of MUNI's existing transit routes throughout the city, including trolley and motorcoach bus service as well as light rail service.

- *Table 7.4 Transit Ridership on MUNI Lines, 2006-2010* — Average daily ridership increased 3.4% between 2006 to 2010, from 632,664 to 654,428 rides. Of the 62 MUNI lines, 23 lines (37%) carry 81% of the total, or 509,577 and 527,636 rides in 2006 and 2010, respectively. In 2010, the busiest transit lines were the 38-Geary, the 9 San Bruno, and the N-Judah with 51,290 (7.8%), 49,804 (7.6%), and 37,598 (5.7%) riders, respectively. Ridership between 2006 and 2010 decreased from 8.4%-7.8% on the 38 Geary, increased from 4.6% to 7.6% on the 9 San Bruno, and increased on the N Judah from 5.0% to 5.7%.

7.5 TIDF REVENUES

The MTA Finance Division assembles data on the volume of revenue collected from the Transit Impact Development Fee (TIDF). These fees, which are collected from building applicants just prior to the issuance of a certificate of occupancy, are subsequently deposited into an account for use by the MTA. Historically, data have indicated wide variations in the volume of revenues collected each year, depending on the number and size of projects approved.

The TIDF has been in effect in San Francisco since 1981, although litigation prevented collection of this fee until three years later. Originally, the TIDF was developed to offset the increased marginal operating and capital costs incurred by MUNI in the late 1970s, during the boom in office development. In response to increasing transit demand, this new fee was designed to provide expanded peak period transit service to downtown MUNI routes. While

the application of this fee was originally limited to all new and converted office space in downtown San Francisco, in 2004, City legislation expanded its application to most non-residential uses throughout the City.

Annual revenues from the TIDF are shown in Table 7.5. They have been inflation adjusted to 2010 dollars.

- *Table 7.5 TIDF Revenues Collected (Inflation-Adjusted), Fiscal Years 2001-2010* — TIDF revenues have fluctuated greatly over the years depending on the number and sizes of projects subject to the transit impact development fee. In Fiscal Year 2005-06, revenues reached an all-time high, with over \$12 million collected. Year 2009 revenues of \$4.57 million increased 396% from those collected in Fiscal Year 2008, an historic low at \$908,250. Year 2010 collections were \$1.85 million, down 60% from 2009.

TABLE 7.1 MODE SPLIT FOR COMMUTERS, 2000-2010

Table 7.1 presents the most recent mode split data for San Francisco's residents and employees. It is shown in terms of the percentages of all trips.

Mode	Residents							Employees				
	2000	2002	2004	2006	2008	2009	2010	2004	2006	2008	2009	2010
Drive Alone	41.0	42.4	42.3	40.5	38.4	38.9	36.0	38.8	37.7	36.5	36.6	35.3
Car/Vanpool	9.3	8.7	8.7	7.7	8.4	7.4	7.9	11.9	10.5	11.1	11.0	10.5
Transit	32.2	30.8	29.6	30.3	31.9	31.8	34.1	34.9	35.8	36.4	35.6	37.5
Walk	6.5	8.0	8.2	9.6	9.4	10.3	9.4	5.9	6.9	6.7	7.6	7.1
Bicycle	1.8	2.1	1.8	2.3	2.7	3.0	3.5	1.6	1.5	2.0	2.2	2.6
Work at Home	4.8	6.5	7.7	7.6	7.5	6.8	6.7	5.3	5.4	5.3	4.8	5.0
Other	4.4	1.5	1.7	2.0	1.7	1.8	2.4	2.0	2.2	2.0	2.2	1.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: US Census, American Community Surveys 2000, 2002, 2004, 2006, 2008, 2009, 2010.

TABLE 7.2 PARKING ENTITLEMENTS BY PLANNING COMMISSION, ZONING ADMINISTRATOR OR MAJOR ENVIRONMENTAL ANALYSIS, 2006-2010

Table 7.2 presents the most recent data on parking projects and spaces entitled by either the Planning Commission, Zoning Administrator, or the Department's Major Environmental Analysis section. It is followed by a summary of the projects entitled in 2010.

Zoning District	2006		2007		2008		2009		2010	
	Projects	Net Spaces	Projects	Net Spaces	Projects	Net Spaces	Projects	Net Spaces	Projects	Net Spaces
C-2			1	620					1	-25
C-3	12	2,368	2	296	4	347	2	-80	1	10
C-M			1	40	2	70	1	156		
DTR	2	616								
M-1					1	10				
M-2	1	163								
NC-1			2	24	1	49				
NC-2			1	24	3	125	1	170		
NC-3	3	189	2	100	2	62	3	211	1	0
NCD	2	18	1	37	3	161	1	30	3	31
NCT							1	9	4	27
P					1	310				
RC-3									1	38
RC-4			1	35	2	180	3	-143	1	670
RH-1			1	1			2	2	2	60
RH-2					1	1				
RH-3					1	28			1	1
RM-1			1	7	1	739	2	-11	1	3
RM-3			1	39	1	2	1	2		
RM-4										
MUO							1	18		
MUR									2	92
UMU							1	11	3	-113
RSD							1	7		
RTO									4	110
SLI					2	131	1	-55	1	5
SLR	1	11	2	58			2	18	1	17
SSO	1	44					1	13		
TOTAL	22	3,409	16	1,281	25	2,215	24	358	27	926

Note:

- "C" refers to commercial districts
- "DTR" refers to downtown residential districts
- "M" refers to PDR districts
- "MU" and "UMU" refers to mixed use districts
- "NC" and named areas refer to neighborhood commercial districts
- "P" refers to the public district
- "R" refers to residential districts
- "S" refers to support activity districts

Source:

San Francisco Planning Department

TABLE 7.3 PRIVATE VEHICLE OCCUPANCY IN SAN FRANCISCO, 2000-2010

Table 7.3 presents data on private vehicle occupancy rates in San Francisco. It describes the average number of people per trip in San Francisco.

Population	2000	2002	2004	2006	2008	2009	2010
San Francisco Residents	1.22	1.20	1.20	1.11	1.14	1.16	1.11

Sources:

US Census American Community Survey, 2000, 2002, 2004, 2006, 2008, 2009, 2010

TABLE 7.4 TRANSIT RIDERSHIP ON MUNI LINES, 2006 and 2010

Table 7.4 presents data on average daily ridership on MUNI lines for 2006 and 2010.

Daily Ridership by Route

Route Nos.	Route Name	2006	2010	Ridership Difference	Percentage Change
1, 1AX, 1BX	California	29,356	27,006	-2,350	-8%
2	Clement	5,719	6,685	965	16.9%
3	Jackson	3,336	3,859	523	15.7%
4	Sutter	1,687	--	--	--
5	Fulton	13,226	15,887	2,661	20.1%
6	Parnassus	8,571	8,748	176	2.1%
7	Haight	2,284	--	--	--
9, 9AX, 9BX, 9X	San Bruno	29,108	49,804	20,696	71.1%
10	Townsend	2,456	4,705	2,248	91.5%
12	Folsom	6,415	5,587	-828	-12.9%
14, 14L, 14X	Mission	40,611	40,177	-434	-1.1%
15	Third Street	29,465	--	--	--
16AX, 16BX	Noriega Express	1,502	1,629	127	8.5%
17	Parkmerced	1,019	947	-72	-7.1%
18	46th Avenue	3,095	3,240	145	4.7%
19	Polk	9,541	8,160	-1,381	-14.5%
21	Hayes	14,269	13,054	-1,215	-8.5%
22	Fillmore	19,329	18,340	-990	-5.1%
23	Monterey	4,733	4,806	73	1.5%
24	Divisadero	11,660	9,859	-1,805	15.4%
26	Valencia	3,290	--	--	--
27	Bryant	7,423	9,228	1,805	24.3%
28	19th Avenue	14,291	14,255	-36	-0.3%
29	Sunset	15,971	16,838	867	5.4%
30, 30X	Stockton	28,977	30,533	1,556	5.4%

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TABLE 7.4 TRANSIT RIDERSHIP ON MUNI LINES, 2006 and 2010 (CONTINUED)

Daily Ridership by Route

Route Nos.	Route Name	2006	2010	Ridership Difference	Percentage Change
31, 31AX, 31BX	Balboa	10,978	11,903	926	8.4%
33	Stanyan	5,800	6,164	364	6.3%
35	Eureka	737	568	-169	-23.0%
36	Teresita	1,432	1,442	10	0.7%
37	Corbett	1,607	1,827	220	13.7%
38, 38L, 38AX, 38BX	Geary	53,007	51,290	-1,717	-3.2%
39	Coit	673	664	-10	-1.5
41	Union	2,681	3,385	704	26.3%
43	Masonic	15,396	12,209	-3,186	-20.7%
44	O'Shaughnessy	13,136	14,513	1,377	10.5%
45	Union–Stockton	12,732	13,971	1,239	9.7%
47	Van Ness	13,199	12,668	-530	-4.0%
48	Quintara–24th Street	8,857	13,954	5,098	57.6%
49	Van Ness–Mission	25,192	24,626	-566	-2.2%
52	Excelsior	2,189	1,843	-346	-15.8%
53	Southern Heights	1,291	--	--	--
54	Felton	5,707	8,945	3,238	56.7%
56	Rutland	242	474	233	96.3%
66	Quintara	491	428	132	-12.8%
67	Bernal Heights	3,045	3,337	125	9.6%
71, 71L	Haight-Noriega	14,128	13,837	-291	-2.1%
80X	Gateway Express	69	65	-4	-5.8%
81X	Caltrain Express	124	224	100	80.7%
82X	Levi Plaza	303	484	353	59.7%
88	BART Shuttle	1,113	592	-521	-46.8%
89	Laguna Honda	102	--	--	--
90	Owl	180	220	40	22.3%
91	Owl	460	326	-134	-29.2%
108	Treasure Island	2,274	2,495	220	9.7%
F	Market	16,114	20,921	4,807	29.8%
J	Church	18,722	14,867	-3,855	-20.6%
K	Ingleside	15,301	30,183	14,882	97.3%
L	Taraval	23,322	26,098	2,776	11.9%
M	Ocean View	23,343	28,960	5,617	24.1
N	Judah	31,381	37,598	6,217	19.8%
TOTAL		632,664	654,428	21,764	3.4%

Source: San Francisco Municipal Transportation Agency

TABLE 7.5 TRANSIT IMPACT DEVELOPMENT FEE (TIDF) REVENUE COLLECTED
(INFLATION-ADJUSTED), FISCAL YEARS 2001-2010

Table 7.5 presents data on TIDF revenues collected in San Francisco since Fiscal Year 2001-2002 in 2010 dollars.

Fiscal Year	Fee Structure	Collections (2010 \$)
2000 - 2001	1981 Ordinance	\$ 3,668,538
2001 - 2002	1981 Ordinance	\$ 9,223,684
2002 - 2003	1981 Ordinance	\$ 4,624,148
2003 - 2004	2004 Ordinance	\$ 1,529,969
2004 - 2005	2004 Ordinance	\$ 1,039,099
2005 - 2006	2004 Ordinance	\$12,164,420
2006 - 2007	2004 Ordinance	\$ 2,089,391
2007 - 2008	2004 Ordinance	\$ 909,122
2008 - 2009	2004 Ordinance	\$ 4,574,835
2009 - 2010	2004 Ordinance	\$ 1,849,046

Source: San Francisco Municipal Transportation Agency

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Mayor

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Kathrin Moore

Hisashi Sugaya

Planning Department

John Rahaim, *Planning Director*

Jose Campos, *Director of Citywide Planning*

Teresa Ojeda, *Manager, Information & Analysis Group*

Scott Dowdee, *Project Manager - In Memoriam*

Scott T. Edmondson, AICP, *Project Manager*

Gary Chen, Graphics

Alton Chinn

Johnny Jaramillo

Aksel Olsen

Maria Oropeza-Mander

Michael Webster

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