





SAN FRANCISCO
PLANNING DEPARTMENT

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2011 **SAN FRANCISCO COMMERCE & INDUSTRY INVENTORY**

SAN FRANCISCO PLANNING DEPARTMENT NOVEMBER 2012

Updated February 11, 2013.

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About the 2011 Commerce & Industry Inventory

This is the eighteenth *Commerce & Industry Inventory* prepared by the San Francisco Planning Department. It presents findings and data through calendar year 2011.

This Inventory provides information on economic activities in San Francisco from 2002 through 2011, including population, labor force, employment, establishments, wages, retail sales, monetary transactions, building activity, land use, and transportation.

The short-term 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 land use-related data and compile background information for the periodic update of 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.

The 2011 *Commerce & Industry Inventory* has a new format:

- 1. About the 2011 Commerce & Industry Inventory**
- 2. Infographic Highlights**
- 3. Findings: San Francisco Economy in 2011**
- 4. Appendix: Data 2011**

The first three new sections summarize key points. The Appendix contains the updated text and data continued from previous Commerce and Industry Inventories.

A NEW FORMAT FOR THE 2011 COMMERCE & INDUSTRY INVENTORY

The publication of this 2011 edition introduces a new format for the *Commerce & Industry Inventory* (C&I). A new section, Infographic Highlights, presents key findings in simple, bold graphics. This section will also be available as a stand-alone document. The new section, Findings: The San Francisco Economy in 2011, has been expanded over previous years. It summarizes the main points of the updated Inventory. The C&I's traditional data tables are now contained in the Appendix, which also describes key methodological points.

The C&I data will also be available electronically for the first time by Summer 2013. The Planning Department is exploring other ways to update this annual Inventory in response to the changing economy and emerging land use and planning issues.

The Planning Department welcomes your thoughts on updating the *Commerce & Industry Inventory*. You can send them to scott.edmondson@sfgov.org (subject line: Updating the C&I). You can also include them as you complete the Department's C&I User Survey located here: <http://bit.ly/RufwPD>.

THE NEW DATA APPENDIX

The Data Appendix contains the seven chapters of previous Commerce and Industry Inventories. They are described in more detail in Chapter 1.0, Introduction, of the Appendix.

- **1.0 Introduction** explains data formats, economic indicators, variables, industrial classification system.
- **2.0 Regional Overview** presents the San Francisco's economy in historical and geographical context four subregions.
- **3.0 Employment** presents data for Industry Group, Land Use Category, and Commerce and Industry (C&I) District.
- **4.0 Establishments** 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.
- **5.0 Monetary Transaction** includes data on wages, taxable retail sales and sales permits, city government revenues and expenditures.
- **6.0 Building and Land Use** presents the number of building permit applications and total construction cost estimated for all permit applications, including those for new construction and demolitions/alterations. Permit application status is reported for the current year only. The square footage of the land use footprint is presented by planning area.
- **7.0 Transportation** includes commuter transportation mode, net added parking spaces, private vehicle occupancy rate, transit ridership, and Transit Impact Development Fee (TIDF) revenues.

The rest of this "About" section summarizes information regarding data and method that is useful for understanding the Infographic and the Findings sections. Appendix Chapter 1.0, Introduction, describes data and method in detail.

Data Formats

This Inventory presents economic data in terms of time, type of activity, and geographic distribution. Economic indicators use various metrics, such as employees, establishments, and dollars. This Inventory groups data in three ways, as follows: (1) Commerce and Industry Districts, (2) Land Use Category, and (3) Industry Group.

The following section introduces these groups to provide a basis for reading Chapter 2, the InfoGraphic Summary, and Chapter 3, Findings. Readers will find a more detailed discussion of the data and presentation in Appendix Chapter 1, Introduction, and it is required for fully understanding the data contained in the Appendix. By using three specific data formats or groupings of the data, the Inventory provides a framework for comparisons, cross-references, and cross-tabulations among various economic indicators.

Commerce & Industry (C&I) Districts

The Commerce and Industry (C&I) Districts are characterized by predominant economic activities, employment concentration, business density, and other spatial characteristics. *Map 1.1* in the Appendix shows their boundaries. Commerce and Industry Districts reflect the geographic variation in the concentration of land uses, summarized as follows.

- The **Financial District** includes the City's densest area with the highest concentration of employment and establishments.
- The **Civic Center** has high concentrations of institutional and government activities.
- The **Van Ness** district encompasses a commercial corridor surrounded by mid- to high-density residential buildings.
- The **Mission** and **North Beach** districts have intense local retail activities and distinct identities for the local and visitor populations.
- The **South of Market (SoMa)** district reflects a unique mix of office, PDR activities, residential and other uses located between the Financial District and Bayview, and contains a historic building stock adaptable to a range of uses.
- The **Bayview** district houses a high concentration of Production/Distribution/Repair (PDR) activities and is low density in terms of population, employment, and establishments.
- The **North Central** district contains 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 overall, but concentrated in mostly local-serving neighborhood commercial corridors.
- The **Unclassified** category represents home-based business establishments and organizations, particularly care givers, which 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.

Land Use Categories

The classification of land use categories used in the C&I, and more broadly in SF planning, is unique to San Francisco. It was developed to facilitate the evaluation of economic information – such as employment, establishments, and transactions – related to land use policy development. The classification system matches type of economic activity with a corresponding type of land use, building structure, and land use pattern. The basis of this classification system is San Francisco's business activities and land use pattern. Thus, application of this land use classification system outside of San Francisco would require some adjustments.

The six Land Use categories include (1) Office, (2) Retail, (3) Production/Distribution/Repair (PDR), (4) Hotel, (5) Cultural/Institutional/Educational (CIE), and (6) Residential. The Residential land use category is used only in Appendix Chapter 6 for data on building permits and land use by plan areas. The definitions of each of these categories 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 HH)**, 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

The Inventory uses the *North American Industry Classification System (NAICS)*. The NAICS classifies all business establishments based on similarity of business process used to produce goods or services. NAICS organizes all economic activity into 20 broad sectors to clearly establish and distinguish each industry sector from the other.

For simplicity, this *Commerce & Industry Inventory* uses the following 11 categories based on combining some NAICS' industry sectors (see Appendix [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 of employee engagement.

Infographic Highlights

2011 Commerce & Industry Inventory

From *Findings: San Francisco Economy in 2011*.

SUMMARY

2011

Change from 2010

JOBS

SEE TABLE 3.1

559,000 ▲ **2%**

UNEMPLOYMENT RATE

SEE TABLE 2.1.4

8.6% ▼ FROM **9.5%**

ESTABLISHMENTS

SEE TABLE 4.1

55,250 ▲ **5%**

TOTAL WAGES CITYWIDE

SEE TABLE 5.1.1

\$45 BILLION ▲ **6%**

AVERAGE WAGE PER JOB

SEE TABLE 5.1.2

\$81,000 ▲ **4%**

CONSTRUCTION SPENDING

SEE TABLE 6.1.2.B

\$3.4 BILLION ▲ **52%**

BUILDING PERMITS

SEE TABLE 6.1.2.A

22,600 ▲ **3%**

TAXABLE RETAIL SALES

SEE TABLE 5.2.1

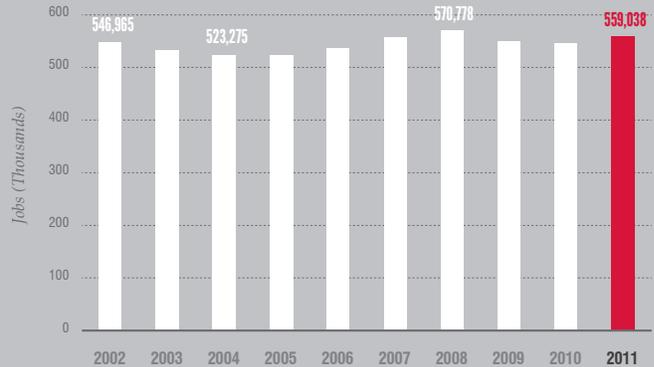
\$14.9 BILLION ▲ **8%**

CITY REVENUE

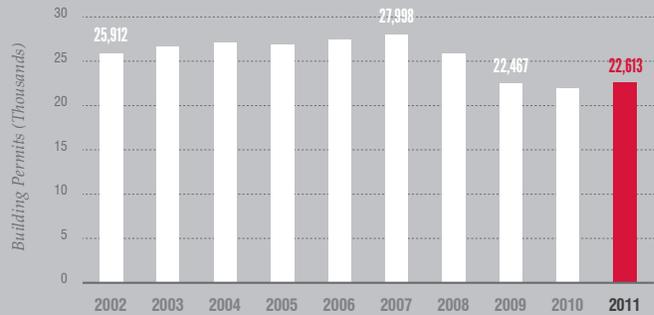
SEE TABLE 5.3.1

\$4.1 BILLION ▲ **9%**

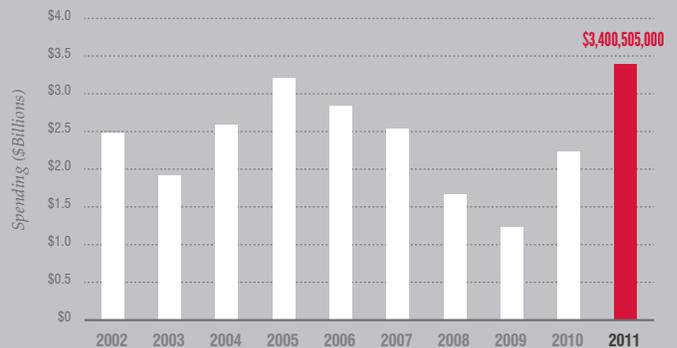
JOBS



BUILDING PERMITS



CONSTRUCTION SPENDING



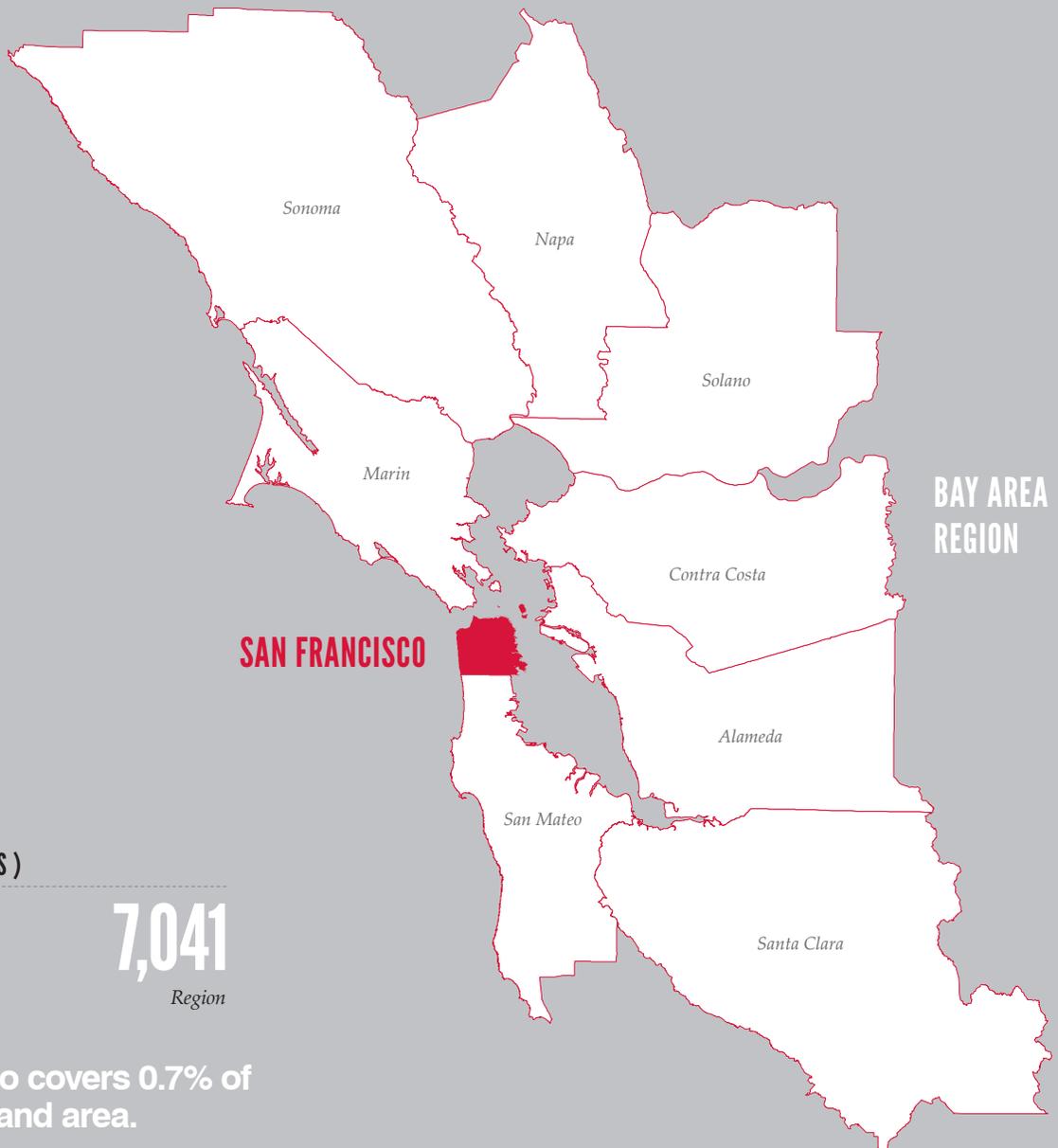
CITY EXPENDITURE

SEE TABLE 5.3.2

\$3.77 BILLION --

SAN FRANCISCO IN THE REGION

Small part. Larger role.



LAND AREA (SQ. MILES)

47

San Francisco

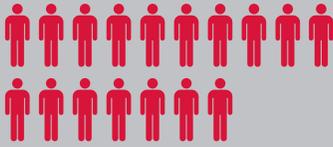
7,041

Region

San Francisco covers 0.7% of the region's land area.

POPULATION DENSITY (PER SQ. MILE)

↑ = 1,000



San Francisco



Region

San Francisco is 17 times denser than the region.

2011 JOBS

SEE TABLES 3.1.1 & 2.2.2

559,000

San Francisco

3,420,100

Region



San Francisco's share of regional jobs.

San Francisco has 16% of the region's jobs.

2011 POPULATION

SEE TABLE 2.1.1

812,500

San Francisco

7,250,000

Region



San Francisco's share of regional population.

San Francisco has 11% of the region's population.

2002 - 2011 JOB GAINS

SEE TABLES 3.1.1 & 2.2.2

2.2% ▲

San Francisco gains 12,100 new jobs.

▲ 2.4%

Region gains 81,100 new jobs.

San Francisco gains jobs at a lower rate than the region.

POPULATION

SEE TABLE 2.1.1

2.0% ▲

2002 - 2010

▲ 4%

0.05% ▲

2010 - 2011

▲ 0.5%

San Francisco

Region

SF population is growing slower than the region.

SHARE OF JOBS 2011

Employment Sector	San Francisco	Region
INFORMATION	4%	3%
MANUFACTURING	2%	11%
FINANCIAL SERVICES	10%	5%
PROFESSIONAL & BUSINESS SERVICES	23%	18%
LEISURE & HOSPITALITY	15%	10%

San Francisco's economic profile differs from the region's economic profile.

2011 UNEMPLOYMENT RATE

SEE TABLE 2.1.4

8.6%

San Francisco
▼ FROM 2010

9.6%

Bay Area
▼ FROM 2010

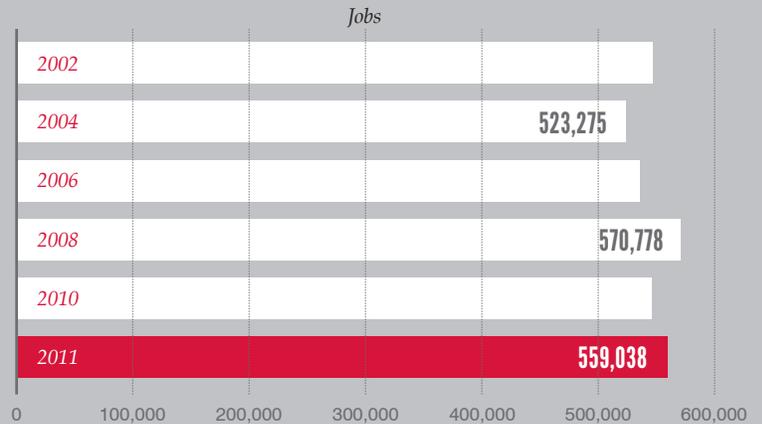
11.7%

State
▼ FROM 2010

San Francisco's unemployment rate is lower than the Bay Area's and State's rates.

EMPLOYMENT IN SAN FRANCISCO

Employment up 2% from 2010.



Employment varied over the decade.

SEE TABLE 3.1

SHARE OF JOBS BY LAND USE

Land Use Category	2002	2010	2011	Change 2002-11
OFFICE	39%	39%	39%	2%
RETAIL	18%	18%	18%	4%
PRODUCTION / DISTRIBUTION / REPAIR (PDR)	18%	13%	13%	-26%
CULTURAL / INSTITUTIONAL / EDUCATIONAL (CIE)	22%	23%	23%	6%
HOTEL	3%	3%	3%	8%
PRIVATE HOUSEHOLDS	--	4%	4%	--

SEE TABLE 3.1

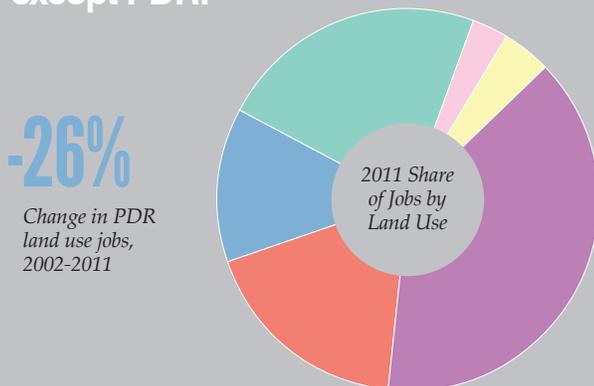
JOB CONCENTRATION BY LAND USE & LOCATION

C&I District 1	C&I District 2
FINANCIAL 53%	SOMA 24%
SOMA 20%	FINANCIAL 18%
SOMA 36%	FINANCIAL 27%
NORTH CENTRAL 33%	--
FINANCIAL 38%	CIVIC CENTER 27%
SOUTHWEST 25%	--

SEE TABLE 3.3

All land uses added jobs over the decade, except PDR.

Job concentrations by land use vary geographically.



39% Share of office land use jobs, 2011

Office land use has most jobs.

ESTABLISHMENTS IN SAN FRANCISCO

Establishments up 5% from 2010.

TOTAL ESTABLISHMENTS (2011)

SEE TABLE 4.1

55,251

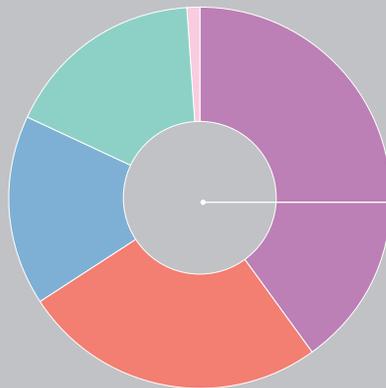
▲ 5%

Change from 2010

ESTABLISHMENTS BY LAND USE CATEGORY

SEE TABLE 4.1

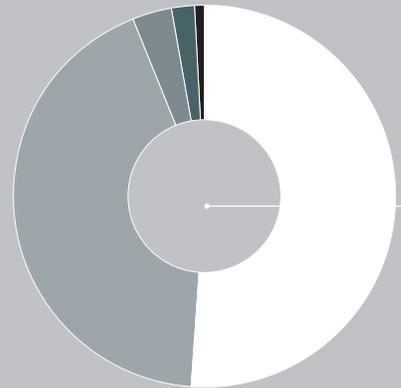
	2011		Change 2002-11
<i>Non Private Household</i>			
OFFICE	11,511	40%	-3%
RETAIL	7,516	26%	-4%
PRODUCTION / DISTRIBUTION / REPAIR (PDR)	4,483	16%	-16%
CULTURAL / INSTITUTIONAL / EDUCATIONAL (CIE)	4,844	17%	--
HOTEL	290	1%	-10%
	28,644	100%	▲ 8%
<i>Private Household</i>			
PRIVATE HOUSEHOLDS	26,607	100%	▲ 8%



BY NUMBER OF EMPLOYEES

SEE TABLE 4.4

	Non Private Household	Firms
0 - 4	14,683	51%
5 - 49	12,283	43%
50 - 99	928	3%
100 - 249	516	2%
250 +	234	1%
	28,644	100%



LAND USE & BUILDING IN SAN FRANCISCO

Land Area

SAN FRANCISCO LAND AREA:

47 *Total sq. miles*

DEVELOPED

71% **988 MILLION** *Sq. ft.*

STREETS & FREEWAYS

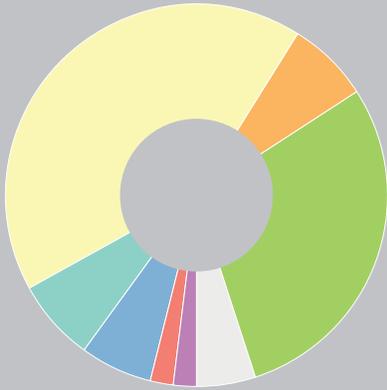
29%

DEVELOPED LAND AREA (988M SQ. FEET)

SEE TABLE 6.6

Land Use Category

OFFICE	2%
RETAIL	2%
PRODUCTION / DISTRIBUTION / REPAIR (PDR)	6%
CULTURAL / INSTITUTIONAL / EDUCATIONAL (CIE)	7%
HOTEL	0%
RESIDENTIAL	43%
MIXED USE / OTHER	7%
PUBLIC / OPEN SPACE	29%
VACANT	5%



Office Space

2011 TOTAL OFFICE SPACE

SEE TABLE 6.5

76 MILLION *Sq. ft.*

▲ 1%

Change from 2010

▲ 7%

Change from 2001

1.1 million square feet added since 2010.
5.2 million added in the last ten years.

SHARE OF OFFICE SPACE

SEE TABLE 6.5



65%

Central Business District

35%

Rest of City

Central Business District

Rest of City

Most office space is in the Central Business District.

Building Permits

2011 BUILDING PERMITS:

SEE TABLE 6.1.1.A

22,613 *Total building permits*

▲ **3%** *Change from 2010* ▼ **-13%** *Change from 2002*

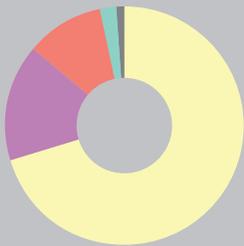
2011 BUILDING PERMIT STATUS

SEE TABLE 6.4.1.A

67% *Complete* 1% *Approved*
27% *Issued*
6% *Other*

BY LAND USE CATEGORY:

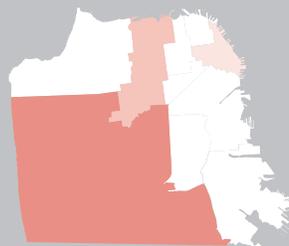
SEE TABLE 6.1.1.A



Land Use Category	Percentage
RESIDENTIAL	67%
OFFICE	15%
RETAIL	10%
CIE	2%
PDR & HOTEL	1%

BY C&I DISTRICT LOCATION:

SEE TABLE 6.2.1.A



District Location	Percentage
SOUTHWEST	33%
NORTH CENTRAL	13%
FINANCIAL	13%

BY CONSTRUCTION COST:

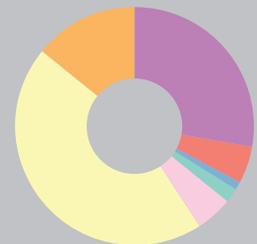
SEE TABLE 6.1.1.B

\$3.4 BILLION ▲ **52%**
\$1.16 billion change from 2010

61% *New Construction* 39% *Demolitions & Alterations*

CONSTRUCTION COST BY LAND USE CATEGORY:

Land Use Category	Percentage
OFFICE	28%
RETAIL	5%
PDR	1%
CIE	5%
HOTEL	2%
RESIDENTIAL	45%
OTHER	14%



Permit volume and construction cost have increased over 2010.

Construction cost is highest in (a) residential and office uses, and (b) the SoMa and Financial C&I districts.

TRANSPORTATION IN SAN FRANCISCO

Drive-alone mode share down.

Transit, walk, and bike mode share up.

MODE SPLIT (WORKER COMMUTE TRIPS TO SF JOBS 2004 & 2011)

Mode	2004	2011	Change
DRIVE ALONE	39%	37%	▼
CARPPOOL / VANPOOL	12%	10%	▼
TRANSIT	35%	36%	▲
WALK	6%	7%	▲
BICYCLE	1%	2%	▲
WORK AT HOME	5%	6%	▲
OTHER	2%	2%	--

SEE TABLE 7.1



PRIVATE VEHICLE OCCUPANCY (2000 - 2011)

SEE TABLE 7.3

1.20 PERSONS PER VEHICLE 2002

1.13 2011

DAILY TRANSIT RIDERSHIP (2007 - 2011)

SEE TABLE 7.4

631,834 2007

649,846 2011

Daily transit ridership up 2.9% since 2007.

BUSIEST MUNI LINES

SEE TABLE 7.4

Line	2010 Daily Trips	2006	Change
9 SAN BRUNO	51,000 8%	4%	▼
38 GEARY	50,300 8%	9%	▼
14 MISSION	43,100 7%	6%	▲
N JUDAH	40,300 6%	6%	▲

TRANSIT IMPACT DEVELOPMENT FEE REVENUE

SEE TABLE 7.5

\$1 MILLION FY 2011-2012

CITY GOVERNMENT

Revenues up 8%. Costs flat.

2011 CITY REVENUE

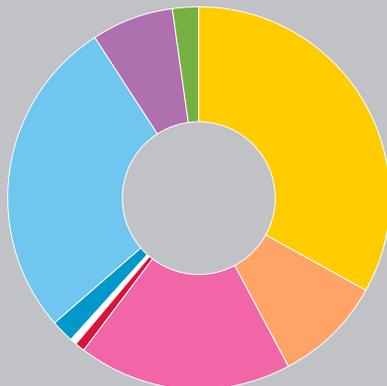
SEE TABLE 5.3.1

\$4.1 BILLION

▲ 8% FROM 2010

Revenue Source

PROPERTY TAXES	33%
BUSINESS TAXES	9%
OTHER LOCAL TAXES	18%
LICENSES, PERMITS, FINES & PENALTIES	1%
INTEREST & INVESTMENT INCOME	0.4%
RENTS & CONCESSIONS	2%
INTERGOVERNMENTAL	27%
CHARGES FOR SERVICES	7%
OTHER	2%



2011 CITY EXPENDITURES

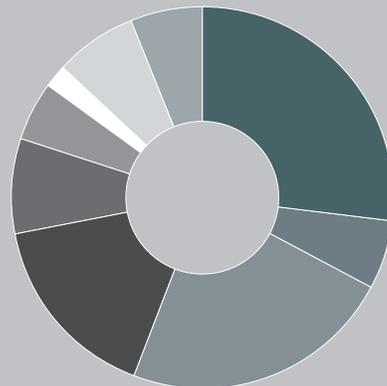
SEE TABLE 5.3.2

\$3.77 BILLION

NO CHANGE FROM 2010

Expenditure Function

PUBLIC PROTECTION	27%
PUBLIC WORKS, TRANSPORTATION & COMMERCE	6%
HUMAN WELFARE & NEIGHBORHOOD DEVELOPMENT	23%
COMMUNITY HEALTH	16%
CULTURE & RECREATION	8%
GENERAL ADMINISTRATION & FINANCE	5%
GENERAL CITY RESPONSIBILITIES	2%
DEBT SERVICE	7%
CAPITAL OUTLAY	6%



Findings: San Francisco Economy in 2011

**Employment
Grows.**

**Economy
Continues
Recovery.**

SUMMARY

Employment Grows – Economic Recovery Continues

A quick review of the main data in the *Commerce & Industry Inventory* reveals many positive signs indicating an incipient economic recovery in 2011.

- Employment, the simplest key indicator of economic activity, grew 2% to 559,000 jobs over employment in 2010 (13,300 additional jobs). The unemployment rate fell to 8.6% from 9.5% in 2010.
- The number of business establishments increased to 55,250 firms or 5% growth over 2010. The faster rate of establishment growth compared to employment growth indicates more small firm expansion than large firm expansion.
- Citywide income from jobs reporting wages and salaries increased to \$45 billion, or 6% over 2010. The average earnings per job in the SF economy increased to \$81,000 per worker, or 4% since last year.
- Although building permit applications increased by 3% over 2010 levels to 22,600 applications, the estimated value or spending those projects represent in terms of project cost (not all will be spent locally in San Francisco) increased to \$3.4 billion, or 52% over 2010.
- Taxable retail sales increased 11% over 2010 levels, to \$14.9 billion.
- City revenue was \$4.1 billion in 2011, up 8% over 2010.
- City expenditures were \$3.77 billion and did not change from the previous year.

SF IN THE REGION

Small Part / Larger Role

Although San Francisco is less than one percent (0.7%), or 47 square miles out of the 7,041 square miles of the region, it is 17 times denser (population per square mile), has 11% of regional residents, and captures 16% of regional employment.

San Francisco's population of 812,500 residents did not change substantially in 2010-11 (+438 residents), but increased 20% between 2002 and 2011. In comparison, the region's 7.25 million residents increased 0.5% from 2010-2011 and 4% between 2002 and 2011.

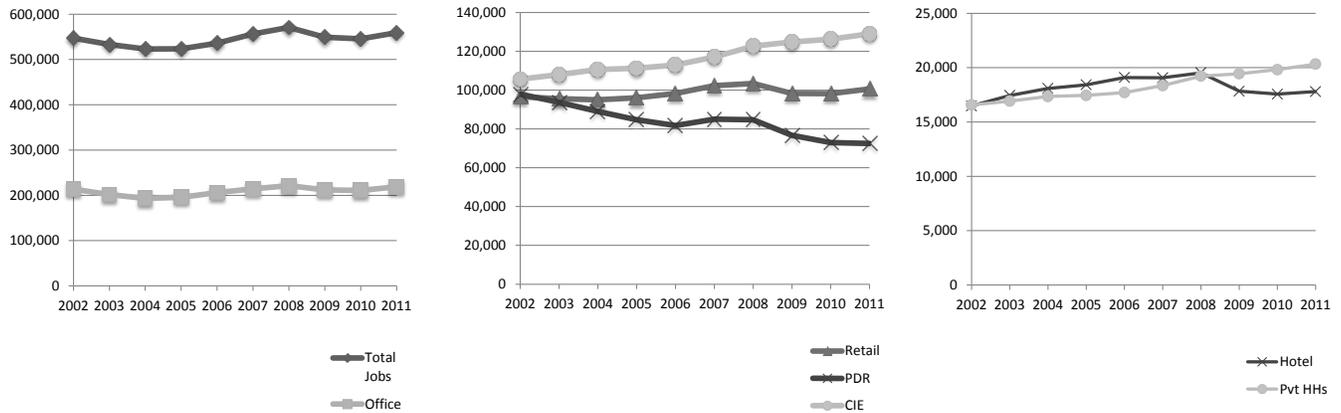
The City's 559,000 jobs in 2011 increased 2% or about 12,100 jobs from 547,000 jobs in 2010. In contrast, the region gained employment from 2002-11, increasing 2.4%, or 81,100 jobs, to reach 3.42 million jobs. San Francisco's share of regional employment by sector has remained stable between 2002 and 2011. However, the *Share of Jobs 2011* table below shows that San Francisco's economic profile differs from the region. It has about the same relative share of employment in the Information sector as the region, but less in Manufacturing, and more in Financial Services, Professional & Business Services, and Leisure and Hospitality.

San Francisco's declining unemployment rate--8.6% in--2011, was lower than the regional rate of 9.6% and the State rate of 11.7%.

Share of Jobs 2011

<i>Employment Sector</i>	<i>San Francisco</i>	<i>Comparison</i>	<i>Region</i>
Information	4%	Same	3%
Manufacturing	2%	Less	11%
Financial Services	10%	More	5%
Prof. & Business Services	23%	More	18%
Leisure & Hospitality	15%	More	10%

San Francisco Employment by Land Use Category



EMPLOYMENT

Trends

The composition and changes in employment are an important window on San Francisco’s economic vitality. Employment in San Francisco rose and fell over the last 10 years. The 547,000 jobs in 2002 dropped 3.5% to a low of 523,000 jobs in 2004. It then rose 9.1% to 571,000 jobs in 2008 at the height of the speculative financial bubble before slipping 4.5% to 546,000 jobs in 2010. By 2011, jobs increased 2% to 559,000 jobs.

As the *San Francisco Employment by Land Use Category* graphs illustrate, jobs in the office, retail, hotel, and private household land use categories followed a pattern similar to total jobs: a peak in 2008 and troughs in 2004 and 2010. In contrast, CIE jobs increased relatively consistently over the whole period,¹ while PDR jobs declined. The financial bubble interrupted the PDR job decline slightly, with minor job gains in 2007 (4% over 2006), followed by further decline after the financial crisis in late 2008. PDR jobs stabilized in 2010 and 2011.

1. CIE employment from 2002-2008 estimated based on the share of private household to total CIE employment in years 2009-2011.

PDR Counterpoint

Because the change in jobs between 2002 and 2011 reflects the substantial twin effects of the dot.com crash (2000) and the global recession (2007-2012), it may overstate longer-term PDR job loss in San Francisco. As a result, it is instructive to examine both the 2002-11 decline in PDR jobs and the 2006-07 increase by sector, as illustrated in the *PDR Jobs by Sector* table below.

PDR Jobs by Sector

Industry Group	2002-11	2006-07
Construction	-25%	12%
Transportation	-28%	-1%
Utilities	-21%	-26%
Information	-38%	35%
Wholesale	-15%	5%
Food Manufacturing	-29%	-4%
Apparel Manufacturing	-72%	-10%
Printing & Publishing	-15%	4%
Other Manufacturing	-1%	23%
TOTAL	-26%	4%

Although the declining long-term trend in PDR employment can be attributed to economic restructuring in the larger economy, the 26% loss in PDR jobs between 2002 and 2011 also captures the effects from the two economic downturns related to the dot.com bust of 2000 and the financial crisis of 2008. The difference that a growing economy can make is evident in the 4% PDR employment gain in 2006 during the speculative growth preceding the financial crisis.

An examination of PDR subsectors reveals some interesting points. The large loss in the utility sector in both periods indicates a structural decline in utility sector jobs independent of the economic crises. The high 10-year, subsector losses compared to the smaller one-year losses or gains indicate that the following subsectors are connected to the cycles of the larger economy and follow it: construction, transportation, wholesale trade, food manufacturing, printing and publishing, and even apparel manufacturing.

The dramatic contrast of a 38% loss in information sector jobs for the 10-year period compared to a 35% gain in 2007 indicates high sensitivity to the cycles of the larger economy and the region's technology sector. The minor 1%, 10-year decrease in the "Other Manufacturing" sector of PDR jobs, and its 23%, one-year increase in 2007 indicate possible shifts in the composition of types of PDR firms that are not shedding San Francisco jobs or relocating out of the area. It may point to a source of possible growth in that PDR subsector.

Employment by Land Use

Land Use Category	Sector Shares & Totals			Rate of Change	
	2002	2010	2011	2002-11	2010-11
Office	39%	39%	39%	2.3%	3.7%
Retail	18%	18%	18%	4.2%	2.5%
PDR	18%	13%	13%	-25.9%	-0.7%
Hotel	3%	3%	3%	8.0%	1.3%
CIE	22%	23%	23%	5.5%	2.2%
Pvt HH	--	4%	4%	na	2.6%
TOTAL	546,965	545,751	559,038	2.2%	2.4%

Sectoral Composition and Geographic Concentration

The share of employment by land use category, and their relative ranking, has remained stable between 2002 and 2011 (see *Employment by Land Use* table below). The office land use had 39% of total employment, followed by CIE with 23%, Retail at 18%, PDR at 13%, Private Household with 4%, and Hotel at 3%. PDR was the exceptional land use category, beginning the period with 18% share of employment and ending with 13%. Employment change over the period was small but positive, except for PDR. The same is true for change over the past year, except for PDR, which posted a small 0.7% job loss in 2010-11 compared to the 26% decline over the period that includes both economic downturns (2000 and 2008)

Office employment is concentrated mostly in the Financial Commerce and Industry (C&I) district (53%) followed by a secondary concentration in SOMA (24%) (See *Employment Concentration by Land Use* table below). Retail employment is located in SOMA (20%) and Financial (18%) C&I districts, as is PDR employment with 36% in SoMa and 27% in Financial (PDR firms in the Financial C&I district are headquarters, not operations). Hotel land uses are concentrated in the Financial (38%) and Civic Center (27%) C&I districts. CIE uses are mostly found in the North Central (33%) C&I district while Private Household uses are concentrated in the Southwest (25%) C&I district.

Employment Concentration by Land Use 2011

Land Use Category	C&I Districts	
	Highest Concentration	Next Highest Concentration
Office	Financial (53%)	SoMa (24%)
Retail	SoMa (20%)	Financial (18%)
PDR	SoMa (36%)	Financial (27%)
Hotel	Financial (38%)	Civic Center (27%)
CIE	North Central (33%)	--
Pvt HH	Southwest (25%)	--

ESTABLISHMENTS

San Francisco had 55,261 establishments in 2011, a 5% increase over 2010. Approximately 48% of them, or 26,600 establishments, were private households,² most likely employing less than five workers per establishment. To understand SF establishments better, private household establishments were separated from non-household firms. The 28,650 non-household firms make up 52% of San Francisco establishments in 2011. By land use category, 40% are Office land uses, 26% are Retail, 17% are CIE, and 16% are PDR. In contrast, private household establishments are located in residences and in areas designated for residential land use. Like home-based businesses, they are a secondary commercial use that supports and does not displace or otherwise change the primary use (residential). They can be accommodated in residential land uses and do not require the land use policy attention that commercial uses require.

2. The Private household establishment and 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, house cleaners, butlers, private caregivers, gardeners, grounds keeper/caregivers, and other household maintenance workers.

The 29% increase in total firms (55,251) between 2002 and 2011 included the downsides of two speculative economic bubbles and contrasts with the employment declines over the same period. Change by land use type reveals establishment losses in office, retail, PDR, and hotel uses over the period, but substantial gains in CIE and private household (68% and 80%, respectively) outweighed the losses and yielded a 29% gain overall. However, total non-private household establishments ended the period at about the same level they began it, registering an increase of only one percent.

In terms of firm size, 94% of the non-household SF establishments employ less than 50 workers (see *Establishments 2011 (Non-Private Household)* table below), while 51% employ four or fewer workers. The balance of 6%, or 1,678 firms, employ 50 or more workers. About 3% or 928 firms employ 50-99 workers, 2% or 516 firms employ 100-249 workers, and 1% or 234 firms, employ 250 or more workers.

Establishments

Land Use	Number		Share	Change	
	2002	2011	2011	2002-11	2010-11
Office	11,873	11,511	40%	-3%	1%
Retail	7,805	7,516	26%	-4%	0%
PDR	5,341	4,483	16%	-16%	-3%
Hotel	324	290	1%	-10%	-3%
CIE	2,883	4,844	17%	68%	1%
Subtotal	28,226	28,644	100%	1%	0%
Pvt HH	14,766	26,607	48%	80%	10%
TOTAL	42,992	55,251	100%	29%	5%

Establishments 2011 (Non-Private Household)

# of Employees	Number of Firms	Share
0-4	14,683	51%
5-49	12,283	43%
50-99	928	3%
100-249	516	2%
250+	234	1%
TOTAL	28,644	100%

MONETARY TRANSACTIONS

Wages

Wage and salary workers in San Francisco earned \$45B in 2011, up 6% from 2010 and 17% from 2002. Total wages followed the larger trend of the economy. Approximately 59% (\$27.5B) of the total is earned by workers in Office land uses with the balance earned by workers in the following land use sectors: 17% to CIE, 13% to PDR, 7% to Retail, and 2% to Hotel. Based on employment, the average wage in San Francisco is \$81,000, with workers in Office land uses earning the highest (\$125,000), workers in Private Household employment earning the least (\$14,000), workers in PDR uses earning close to the average (\$83,000), workers in CIE, Hotel, and Retail earning less than the average, at \$61,000, \$41,500, and \$33,000, respectively.

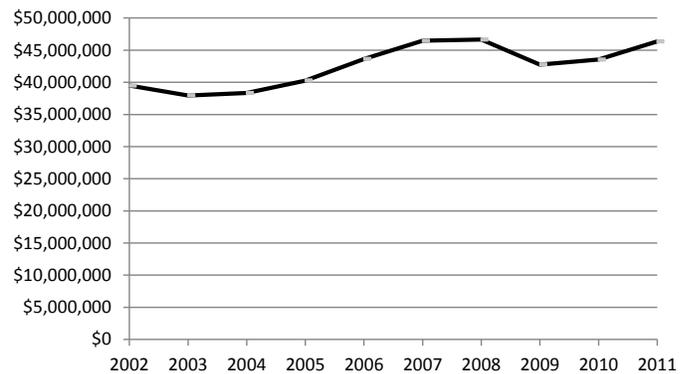
Taxable Retail Sales

Taxable retail sales (all outlets) amounted to \$14.9B in 2011, an 8% increase over 2010. Changes over time followed the larger economy.

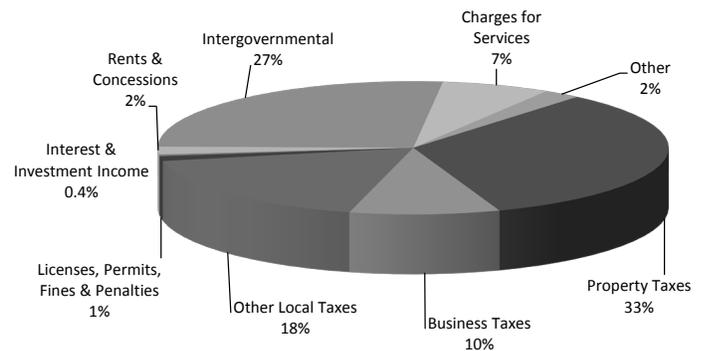
City Revenues and Expenditures

In Fiscal Year 2011 (July 1, 2010 through June 30, 2011), City revenues amounted to \$4.1B, up 8% over 2010. City expenditures were lower than revenues, at \$3.77B, and did not change substantially from 2010. Property Taxes were the largest revenue source at 33%, followed by Intergovernmental Transfers at 27%, Other Local Taxes at 18% and Business Taxes at 10%. Public Protection (police and fire) were the highest City expenditures at 27%, with Human Welfare and Neighborhood Development following at 23%, and Community Health the third highest at 16%.

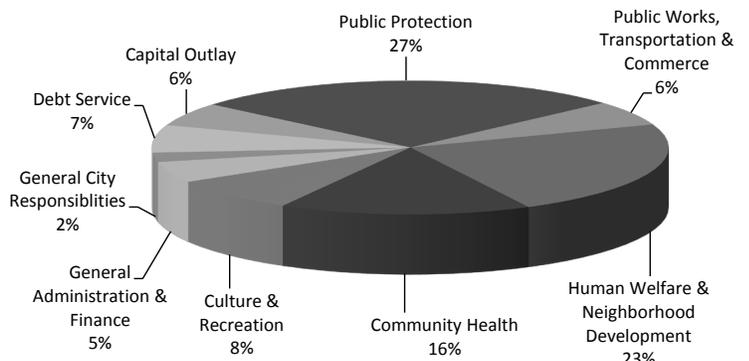
Total Wages 2011 (\$000s)



City Revenue 2011 (\$4.1 Billion)



City Expenditures 2011 (\$3.77 Billion)



LAND AREA AND BUILDING

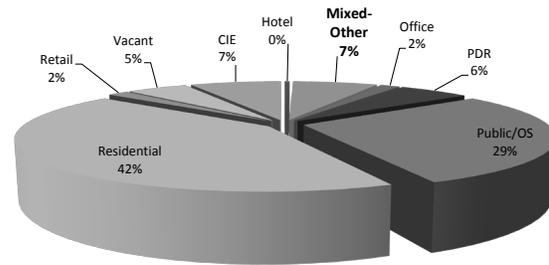
Land Area

San Francisco has 46.9 square miles of land area, of which 71% is developed (988 million square feet), while the remaining 29% are used for streets or freeways. Residential uses form the majority of San Francisco's land use footprint, occupying 42% of the City's land area. At 29%, Public and Open Space are the second biggest land uses of the City's land area. Mixed uses occupy 7% of the area while 5% of land area is vacant. Commercial uses occupy the remaining 17% of land area: 6% PDR, 2% Office, 0.4% Hotel, and 7% CIE.

Building Permit Applications

In 2011, there were 22,600 active building permit applications, an increase of 3% over 2010, but a 13% drop from 2002 (25,904 permit applications) and 19% below the 2007 peak of 28,000 applications. Approximately 97% of building permit applications were for demolition or alteration projects compared to new construction. Most of the applications were for Residential land uses (67%), with 15% for Office, 10% for retail, 2% for CIE, and 1% for PDR and Hotel uses. Approximately 67% of active building permit applications completed construction in 2011, with another 27% issued but not yet complete, 0.5% were approved but not yet issued, 0.2% were cancelled, and 5.8% were not yet acted upon, abandoned, reinstated, or appealed (Other). Applications were for projects located mostly in the Southwest (33%), the North Central (13%), and the Financial (13%) C&I districts.

Developed Land Area (988M sf)

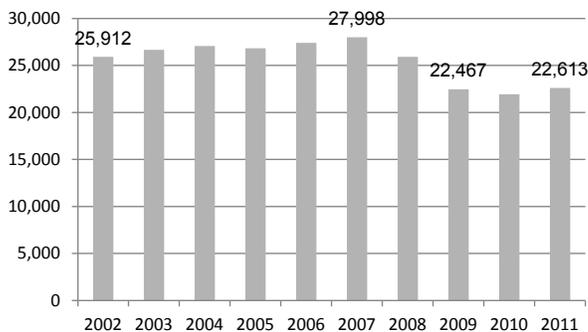


The total value of building permit applications in terms of estimated construction cost was \$3.4 billion in 2011, a 37% increase over 2002 (\$911M) and a 52% increase from 2010 (\$1.16B). New construction projects construction costs represented 61% or \$2.1B in value compared to \$1.3B, or 39%, for demolition/alteration applications. Approximately 45% of the building permit applications' cost was for residential projects, while 28% was for Office, 5% for retail, 5% for CIE, 2% for Hotel, and 1% for PDR projects. The C&I districts with the highest concentration of construction costs were the SoMa (30%) and Financial (13%) districts.

Central Business District (CBD) Office Space

Of the 76 million square feet of office space in San Francisco, approximately 65% is in the Central Business District (generally the Financial District north and south of Market Street). Total office space has increased 7% or 5.2 msf in San Francisco since 2002 and 1.1 msf since 2010. In the CBD, office space increased about 8% from 2002-2011, or 3.7 msf, and zero since 2010.

Building Permit Applications



Building Permit Applications by Type 2011

Land Use	Number (Share of 22,613)			Construction Cost (Share of \$3.4B) (2011 \$ 000s)		
	Total	New	Alterations	Total	New	Alterations
Office	15%	0.04%	15%	28%	12%	16%
Retail	10%	0.04%	10%	5%	1%	4%
PDR	1%	0.02%	1%	1%	0%	0%
Hotel	1%	0.00%	1%	2%	1%	1%
CIE	2%	0.01%	2%	5%	1%	5%
Residential	68%	0.26%	67%	45%	33%	12%
Other	3%	0.04%	1%	14%	13%	0%
Total	22,613	93	22,045	\$3,400,505	\$2,065,970	\$1,328,994
Shares	100%	0.41%	97%	100%	61%	39%

TRANSPORTATION

The *Commerce & Industry Inventory* presents basic data on San Francisco mobility in terms of mode split, parking entitlements, vehicle occupancy, transit service, and the Transit Impact Development Fee Revenue (TIDF).

Mode Split

Data on mode split from 2004 and 2011 for workers commuting to San Francisco jobs (from within and outside the City) indicate stability over the period, with small changes in share between the two years. In 2011, 37% of commute trips (614,748 one-way trips in 2011) were made “driving alone,” down 2 points from 39% in 2004. Transit share increased 1 point, from 35% in 2004 to 36% in 2011, while walk and bike trips increased 3 points to 9% in 2011.

Private Vehicle Occupancy

Private vehicle occupancy during commute trips for workers commuting to San Francisco jobs (from within and outside the City) decreased from 1.20 in 2002 to 1.15 in 2010 and 1.13 in 2011, indicating fewer people occupying each vehicle on average, and therefore, more private vehicles used for commuting in 2011 than in 2002 and 2010. For the 227,921 one-way, drive-alone, commute trips on a typical commute day in 2011, the change in vehicle occupancy means that there were 63,650 more vehicles on the road in 2011 than in 2002, and 20,550 more vehicles on the road in 2011 than in 2010.

Private Vehicle Occupancy

	2002	2010	2011	2002-2011*	2010-2011*
Private Vehicle Person Trips:	227,921	267,248	286,560	--	--
Persons / Vehicle	1.20	1.15	1.13	--	--
Private Vehicles	189,934	233,039	253,593	63,659	20,554

Note: * additional vehicle trips from decline in vehicle occupancy.

Daily Transit Ridership

Route Nos.	Route Name	2007	2011	2007-2011	
				Number	Rate
9, 9AX, 9BX, 9X	San Bruno	25,540	50,974	25,434	100%
38, 38L, 38AX, 38BX	Geary	55,223	50,342	-4,881	-9%
14, 14L, 14X	Mission	37,476	43,110	5,634	15%
N	Judah	35,347	40,277	4,930	14%
TOTAL		631,833	649,846	18,012	3%

Parking Entitlements

Project approvals involved the entitlement of 8,500 net new parking spaces in 2011 located throughout San Francisco and across many zoning districts (see [Table 7.2](#) in the Appendix for details).

Daily Transit Ridership

Transit ridership increased 2.9% or 18,000 daily trips from 632,000 in 2007 to 650,000 in 2011. The San 9-Bruno line was the most used with 51,000 trips, followed by the 38-Geary line with 50,350 trips, the 14-Mission line at 43,100 trips, and the N-Judah at 40,300 trips. Ridership on the San Bruno line increased 100% while it dropped 9% on the Geary line (see [Table 7.4](#) in the Appendix for details).

Transit Development Impact Fee

The Transit Impact Development Fee (TIDF) revenue was \$1.0 million in 2011, down 44% from 2010. TIDF revenue varies annually with the economy. Since fiscal year 1996-97, peak-year collection of \$12.8 million occurred in 2005-06 with lowest revenues of \$958,000 occurring in 2007-8. Total revenues collected since 1996 amount to \$60.4M over 15 years, or \$4.0M per year on average.

APPENDIX: *Data 2011*

1.0 Introduction

1.1 CONTEXT

This is the Data Appendix to the eighteenth *Commerce & Industry Inventory* prepared by the San Francisco Planning Department. It contains the data tables for the calendar year 2011.

This data appendix contains the detailed explanation of the data and methodology traditionally included in the *Commerce & Industry Inventory*.

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 data on economic activity 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 2002 through 2011. In addition, the data for previous years are revised when more accurate information is available during the preparation of this current public document.

This Data Appendix 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*.

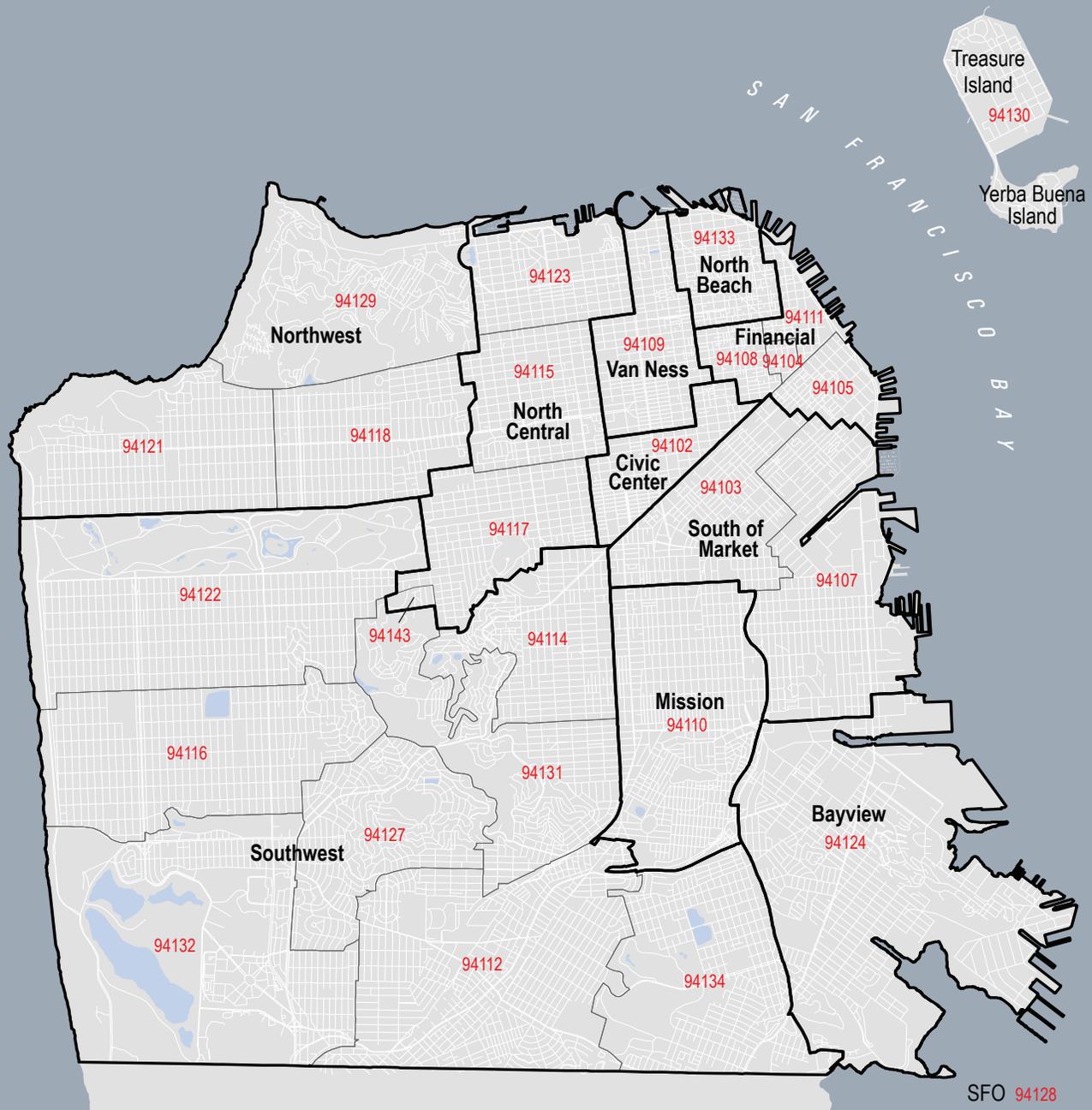
Commerce and Industry Districts are characterized by a concentration or specialization in one type of Land Use Activity or similar neighborhood commercial activities.

- 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.



PACIFIC OCEAN

SAN FRANCISCO BAY



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 6.2*). 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: (1) Office, (2) Retail, (3) Production/Distribution/Repair (PDR), (4) Hotel, (5) Cultural/Institutional/Educational (CIE), and (6) 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 HH)**, 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 & Industry Inventories 2002-2011* 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 & 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 & 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

<i>Industry grouping used in the Commerce And Industry Inventory</i>	<i>North American Industry Classification System (NAICS)</i>		
	<i>S.N.</i>	<i>Code</i>	<i>Sectors</i>
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	Agriculture	111-115
		211-213
	Finance	522-523
	Insurance	524-525
	Real Estate	531, 533
		516
		518
	Office Services	519
		541
		551
		561
	Public Administration	921-928
	Retail	General Merchandise
	Food Stores	445
	Apparel Stores	448
	Eating & Drinking Places	722
<i>Examples:</i>		441, 447
Stores, restaurants, bars, commercial parking lots		442
	Other Retail Stores	443,446,451
		453-454
		532
	Personal & Repair	811-812
Production/Distribution/Repair	Construction	236-238
		488
(PDR)		485, 487
	Transportation and Warehousing	484, 492-493
		491
		481, 483
		486
<i>Examples:</i>		221
Warehouses, factories, workshops showrooms, port, television, telegraph, cable, satellite	Utilities	562
		515
	Information	517
	Wholesale	423-425
	Food Manufacturing	311-312
	Apparel Manufacturing	313-315
	Printing and Publishing	323, 511
		321-322, 337
		324-325
	Other Manufacturing	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	Art and Recreation	711
	Performing arts, amusement parks	713
(CIE)	Education Services	611
	Health Care	621-623
<i>Examples:</i>	Social Assistance	624
Theaters, museums, hospitals, schools, libraries, churches		712
	Other CIE Services	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



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.
- **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.



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

0 Miles 20

MAP 2.1

Table & Figure 2.1.1

BAY AREA POPULATION BY SUB-REGION, 2002-2011

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)

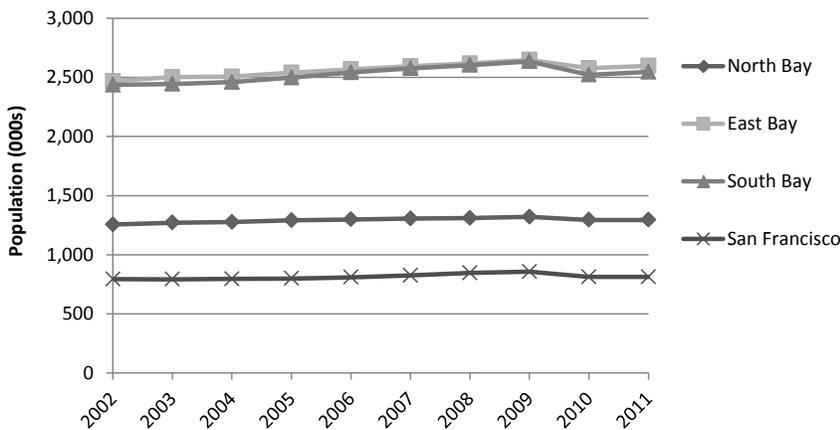
Sub-Region	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	1,254.7	1,271.0	1,275.6	1,290.6	1,298.5	1,305.3	1,309.5	1,320.7	1,294.7	1,293.8
East Bay	2,468.2	2,501.9	2,505.9	2,539.7	2,568.5	2,594.7	2,617.1	2,647.9	2,577.2	2,597.3
South Bay	2,436.6	2,443.8	2,459.7	2,497.4	2,541.6	2,576.5	2,603.5	2,635.2	2,522.1	2,545.9
San Francisco	793.6	792.0	795.0	798.7	808.8	824.5	845.6	856.1	812.1	812.5
TOTAL	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	7,249.6

Annual Percentage Distribution

Sub-Region	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	18.1	18.2	18.1	18.1	18.0	17.9	17.8	17.7	18.0	17.8
East Bay	35.6	35.9	35.6	35.6	35.6	35.5	35.5	35.5	35.8	35.8
South Bay	35.1	35.1	35.0	35.0	35.2	35.3	35.3	35.3	35.0	35.1
San Francisco	11.4	11.4	11.3	11.2	11.2	11.3	11.5	11.5	11.3	11.2
TOTAL	100.0									

Percentage Change

Sub-Region	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
North Bay	1.3	0.4	1.2	0.6	0.5	0.3	0.9	-2.0	0.0
East Bay	1.4	0.2	1.3	1.1	1.0	0.9	1.2	-2.7	0.8
South Bay	0.3	0.7	1.5	1.8	1.4	1.0	1.2	-4.3	0.9
San Francisco	-0.2	0.4	0.5	1.3	1.9	2.6	1.2	-5.1	0.1
TOTAL	0.5	1.0	1.3	1.3	1.2	1.0	1.1	-3.4	0.6



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

Source:

US Census, CA Department of Finance, E-1 City / County Population Estimates.
<http://www.dof.ca.gov/HTML/DEMOGRAPHY/ReportsPapers/Estimates/E1/documents/E-1table.xls>

Table & Figure 2.1.2**BAY AREA LABOR FORCE BY SUB-REGION, 2002-2011**

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)

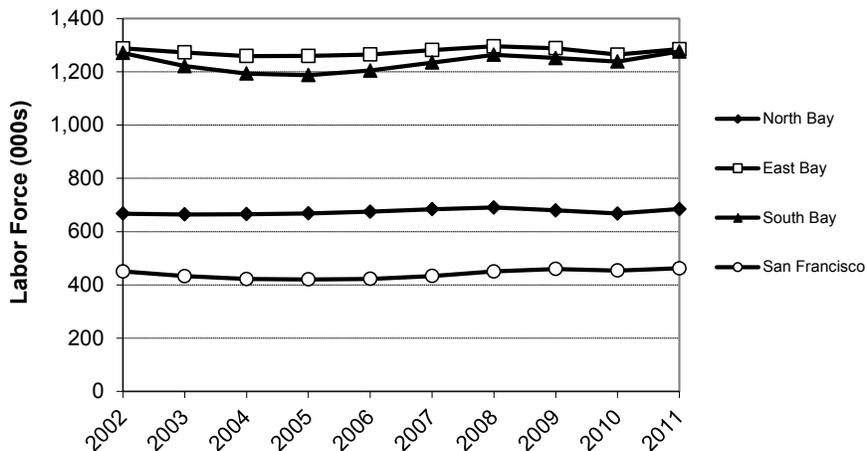
Sub-Region	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	667.4	664.7	665.6	668.3	674.9	684.3	690.4	679.9	668.1	684.6
East Bay	1,288.0	1,272.7	1,259.2	1,259.7	1,265.2	1,281.5	1,295.7	1,288.6	1,264.5	1,285.0
South Bay	1,271.0	1,221.3	1,193.5	1,187.5	1,204.9	1,234.7	1,264.3	1,252.0	1,238.7	1,276.5
San Francisco	450.4	433.0	422.3	420.5	422.5	433.3	450.4	459.8	453.8	462.5
TOTAL	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	3,708.6

Annual Percentage Distribution

Sub-Region	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	18.2	18.5	18.8	18.9	18.9	18.8	18.7	18.5	18.4	18.5
East Bay	35.0	35.4	35.6	35.6	35.5	35.3	35.0	35.0	34.9	34.6
South Bay	34.6	34.0	33.7	33.6	33.8	34.0	34.2	34.0	34.2	34.4
San Francisco	12.2	12.1	11.9	11.9	11.8	11.9	12.2	12.5	12.5	12.5
TOTAL	100.0									

Percentage Change

Sub-Region	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
North Bay	-0.4	0.1	0.4	1.0	1.4	0.9	-1.5	-1.7	2.5
East Bay	-1.2	-1.1	0.0	0.4	1.3	1.1	-0.5	-1.9	1.6
South Bay	-3.9	-2.3	-0.5	1.5	2.5	2.4	-1.0	-1.1	3.1
San Francisco	-3.9	-2.5	-0.4	0.5	2.6	3.9	2.1	-1.3	1.9
TOTAL	-2.3	-1.4	-0.1	0.9	1.9	1.8	-0.6	-1.5	2.3

**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 & Figure 2.1.3

BAY AREA EMPLOYED RESIDENTS BY SUB-REGION, 2002-2011

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)

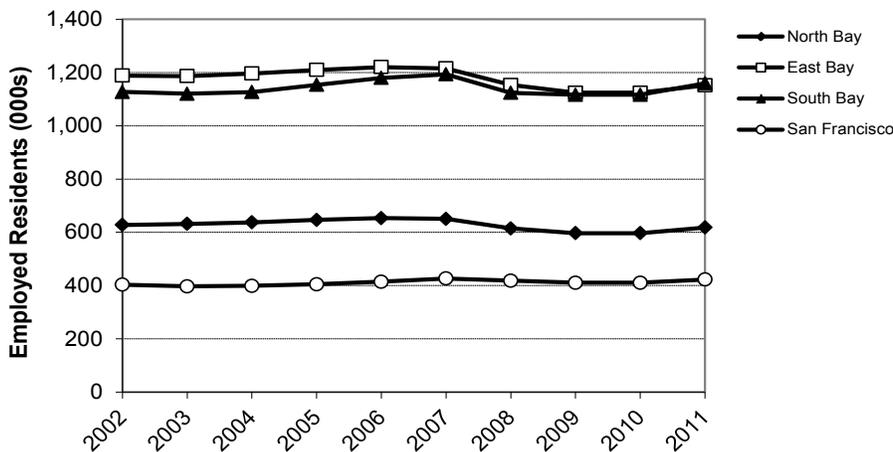
Sub-Region	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	632.6	627.7	631.4	637.6	646.7	653.2	650.3	614.7	596.8	617.9
East Bay	1,206.2	1,188.4	1,186.4	1,196.2	1,209.7	1,220.6	1,215.5	1,153.0	1,124.4	1,151.6
South Bay	1,173.5	1,127.1	1,120.5	1,126.8	1,153.7	1,179.7	1,193.3	1,123.6	1,116.4	1,159.5
San Francisco	418.7	403.2	397.1	399.0	404.7	414.6	426.7	418.4	410.7	422.7
TOTAL	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	3,351.7

Annual Percentage Distribution

Sub-Region	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	18.4	18.8	18.9	19.0	18.9	18.8	18.7	18.6	18.4	18.4
East Bay	35.2	35.5	35.6	35.6	35.4	35.2	34.9	34.8	34.6	34.4
South Bay	34.2	33.7	33.6	33.5	33.8	34.0	34.2	33.9	34.4	34.6
San Francisco	12.2	12.0	11.9	11.9	11.9	12.0	12.2	12.6	12.6	12.6
TOTAL	100.0									

Percentage Change

Sub-Region	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
North Bay	-0.8	0.6	1.0	1.4	1.0	-0.4	-5.5	-2.9	3.5
East Bay	-1.5	-0.2	0.8	1.1	0.9	-0.4	-5.1	-2.5	2.4
South Bay	-4.0	-0.6	0.6	2.4	2.3	1.2	-5.8	-0.6	3.9
San Francisco	-3.7	-1.5	0.5	1.4	2.4	2.9	-1.9	-1.8	2.9
TOTAL	-2.5	-0.3	0.7	1.6	1.6	0.5	-5.1	-1.9	3.2



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, 2002-2011**

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 on the following page.

Unemployment by Sub-Region (000s)

<i>Sub-Region</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	34.8	37.0	34.2	30.7	28.2	31.1	39.9	65.3	69.8	66.6
East Bay	81.8	84.3	72.8	63.5	55.5	60.9	80.1	135.6	140.2	133.4
South Bay	97.5	94.2	73.0	60.7	51.2	55.0	70.9	128.4	122.2	117.0
San Francisco	31.7	29.8	25.2	21.5	17.8	18.7	23.7	41.5	43.2	39.8
TOTAL	245.8	245.3	205.2	176.4	152.7	165.7	214.6	370.8	375.4	356.8

Annual Percentage Distribution

<i>Sub-Region</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	14.2	15.1	16.7	17.4	18.5	18.8	18.6	17.6	18.6	18.7
East Bay	33.3	34.4	35.5	36.0	36.3	36.8	37.3	36.6	37.3	37.4
South Bay	39.7	38.4	35.6	34.4	33.5	33.2	33.0	34.6	32.6	32.8
San Francisco	12.9	12.1	12.3	12.2	11.7	11.3	11.0	11.2	11.5	11.2
TOTAL	100.0									

Percentage Change

<i>Sub-Region</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
North Bay	6.3	-7.6	-10.2	-8.1	10.3	28.3	63.7	6.9	-4.6
East Bay	3.1	-13.6	-12.8	-12.6	9.7	31.5	69.3	3.4	-4.9
South Bay	-3.4	-22.5	-16.8	-15.7	7.4	28.9	81.1	-4.8	-4.3
San Francisco	-6.0	-15.4	-14.7	-17.2	5.1	26.7	75.1	4.1	-7.9
TOTAL	-0.2	-16.3	-14.0	-13.4	8.5	29.5	72.8	1.2	-5.0

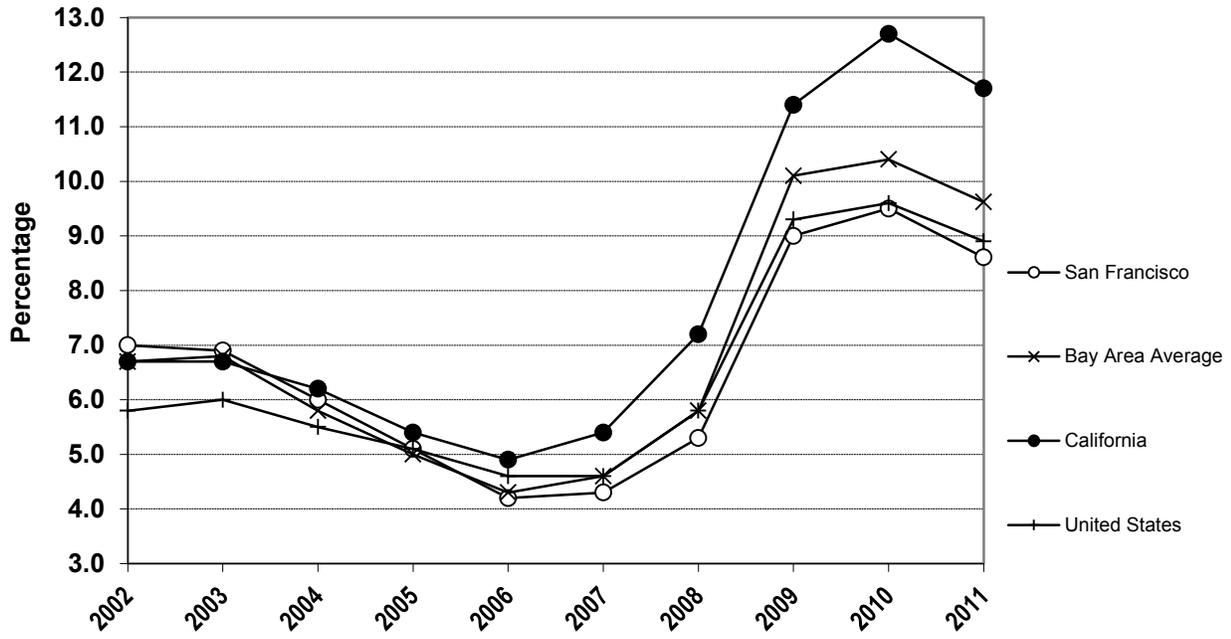
Average Annual Rate

<i>Sub-Region</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	5.2	5.6	5.1	4.6	4.2	4.5	5.8	9.6	10.4	9.7
East Bay	6.4	6.6	5.8	5.0	4.4	4.8	6.2	10.5	11.1	10.4
South Bay	7.7	7.7	6.1	5.1	4.2	4.5	5.6	10.3	9.9	9.2
San Francisco	7.0	6.9	6.0	5.1	4.2	4.3	5.3	9.0	9.5	8.6
Average	6.7	6.8	5.8	5.0	4.3	4.6	5.8	10.1	10.4	9.6

Average Annual Rate

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
California	6.7	6.7	6.2	5.4	4.9	5.4	7.2	11.4	12.7	11.7
United States	5.8	6	5.5	5.1	4.6	4.6	5.8	9.3	9.6	8.9

Figure 2.1.4
BAY AREA UNEMPLOYMENT RATE BY SUB-REGION, 2002-2011



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

Table 2.2.1 BAY AREA EMPLOYMENT BY INDUSTRY GROUP, 2002-2011

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	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Farm	27.2	25.8	25.4	22.5	20.2	20.6	20.2	20.1	19.0	17.7
Natural Resources, Mining & Construction	186.8	191.1	187.6	194.2	196.0	194.7	179.6	143.7	131.5	110.3
Manufacturing	409.3	370.8	361.9	353.8	352.0	345.0	344.9	313.9	305.4	360.1
Trade, Transportation & Utilities	584.3	566.4	558.4	562.5	564.1	571.3	563.5	518.6	509.2	562.5
Information	127.0	117.0	114.0	112.4	112.5	113.3	114.5	110.7	110.8	113.0
Financial Activities	211.4	211.5	209.2	213.3	213.4	206.1	193.5	179.3	170.4	173.7
Professional & Business Services	541.5	517.0	518.1	529.7	549.8	572.4	588.6	542.6	546.5	605.7
Educational & Health Services	349.6	355.6	358.6	362.3	373.1	380.0	391.4	394.5	409.7	468.8
Leisure & Hospitality	302.2	302.9	306.7	312.3	322.0	329.9	335.7	322.0	323.1	352.8
Other Services	115.2	112.8	111.2	110.4	109.8	111.5	112.5	107.2	108.8	121.6
Government	484.5	476.6	467.4	471.1	473.2	485.8	477.7	472.5	454.5	533.9
TOTAL	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	3,420.1

Annual Percentage Distribution

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Farm	0.8	0.8	0.8	0.7	0.6	0.6	0.6	0.6	0.6	0.5
Natural Resources, Mining & Construction	5.6	5.9	5.8	6.0	6.0	5.8	5.4	4.6	4.3	3.2
Manufacturing	12.3	11.4	11.2	10.9	10.7	10.4	10.4	10.0	9.9	10.5
Trade, Transportation & Utilities	17.5	17.4	17.3	17.3	17.2	17.2	17.0	16.6	16.5	16.4
Information	3.8	3.6	3.5	3.5	3.4	3.4	3.4	3.5	3.6	3.3
Financial Activities	6.3	6.5	6.5	6.6	6.5	6.2	5.8	5.7	5.5	5.1
Professional & Business Services	16.2	15.9	16.1	16.3	16.7	17.2	17.7	17.4	17.7	17.7
Educational & Health Services	10.5	10.9	11.1	11.2	11.4	11.4	11.8	12.6	13.3	13.7
Leisure & Hospitality	9.1	9.3	9.5	9.6	9.8	9.9	10.1	10.3	10.5	10.3
Other Services	3.5	3.5	3.5	3.4	3.3	3.3	3.4	3.4	3.5	3.6
Government	14.5	14.7	14.5	14.5	14.4	14.6	14.4	15.1	14.7	15.6
TOTAL	100.0									

Percentage Change

Industry Group	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2002-11
Farm	-5.1	-1.6	-11.4	-10.2	2.0	-1.9	-0.5	-5.5	-34.9
Natural Resources, Mining & Construction	2.3	-1.8	3.5	0.9	-0.7	-7.8	-20.0	-8.5	-41.0
Manufacturing	-9.4	-2.4	-2.2	-0.5	-2.0	0.0	-9.0	-2.7	-12.0
Trade, Transportation & Utilities	-3.1	-1.4	0.7	0.3	1.3	-1.4	-8.0	-1.8	-3.7
Information	-7.9	-2.6	-1.4	0.1	0.7	1.1	-3.3	0.1	-11.0
Financial Activities	0.0	-1.1	2.0	0.0	-3.4	-6.1	-7.3	-5.0	-17.8
Professional & Business Services	-4.5	0.2	2.2	3.8	4.1	2.8	-7.8	0.7	11.9
Educational & Health Services	1.7	0.8	1.0	3.0	1.8	3.0	0.8	3.9	34.1
Leisure & Hospitality	0.2	1.3	1.8	3.1	2.5	1.8	-4.1	0.3	16.7
Other Services	-2.1	-1.4	-0.7	-0.5	1.5	0.9	-4.7	1.5	5.6
Government	-1.6	-1.9	0.8	0.4	2.7	-1.7	-1.1	-3.8	10.2
TOTAL	-2.7	-0.9	0.8	1.3	1.4	-0.3	-5.9	-1.2	2.4

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, 2002-2011 – NUMBER OF JOBS**

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

Total Number of Jobs (000s)

<i>Sub-Region</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	493.3	499.2	494.0	497.0	501.9	503.4	497.8	467.3	459.2	453.8
East Bay	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	950.6
South Bay	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	1,475.8
San Francisco	534.8	513.1	503.8	509.2	520.9	539.5	549.4	524.3	521.7	539.9
Regional Total	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	3,420.1

Farm

North Bay	14.3	13.3	13.5	12.5	12.7	13.1	12.8	12.9	12.0	12.0
East Bay	3.0	3.0	2.6	1.5	1.5	1.6	1.4	1.5	1.5	1.5
South Bay	9.6	9.2	8.9	8.4	5.7	5.7	5.7	5.4	5.3	4.0
San Francisco	0.3	0.3	0.4	0.1	0.3	0.2	0.3	0.3	0.2	0.2
Regional Total	27.2	25.8	25.4	22.5	20.2	20.6	20.2	20.1	19.0	17.7

Natural Resources, Mining & Construction

North Bay	37.5	46.0	39.5	41.6	41.0	38.5	34.5	26.8	24.6	16.9
East Bay	67.8	68.0	70.3	75.1	74.6	73.6	65.8	54.7	48.7	48.5
South Bay	63.6	59.8	60.9	60.8	62.9	64.3	60.9	46.9	44.1	30.8
San Francisco	17.9	17.3	16.9	16.7	17.5	18.3	18.4	15.3	14.1	14.1
Regional Total	186.8	191.1	187.6	194.2	196.0	194.7	179.6	143.7	131.5	110.3

Manufacturing

North Bay	51.1	47.9	47.3	46.8	46.6	45.8	45.5	42.0	41.3	41.8
East Bay	103.6	98.0	99.1	95.4	96.9	93.7	93.3	82.5	78.6	79.1
South Bay	239.5	211.8	203.3	199.8	197.4	194.4	195.3	180.1	176.8	217.2
San Francisco ¹	15.1	13.1	12.2	11.8	11.1	11.1	10.8	9.3	8.7	8.6
Regional Total	409.3	370.8	361.9	353.8	352.0	345.0	344.9	313.9	305.4	360.1

Trade, Transportation & Utilities

North Bay	87.7	89.3	89.4	90.1	90.6	91.3	89.4	82.3	82.2	83.4
East Bay	204.6	197.2	192.8	195.2	195.4	198.1	195.3	179.0	173.8	174.0
South Bay	217.8	208.7	206.5	207.2	208.4	212.7	210.9	193.7	191.2	242.7
San Francisco	74.2	71.2	69.7	70.0	69.7	69.2	67.9	63.6	62.0	62.4
Regional Total	584.3	566.4	558.4	562.5	564.1	571.3	563.5	518.6	509.2	562.5

Information

North Bay	10.5	10.0	9.8	9.1	7.7	7.7	7.4	7.0	6.6	6.8
East Bay	35.2	32.6	31.0	30.4	29.8	29.4	27.8	25.1	23.8	22.7
South Bay	57.6	53.9	53.7	55.3	56.9	56.8	60.2	59.1	61.2	62.6
San Francisco	23.7	20.5	19.5	17.6	18.1	19.4	19.1	19.5	19.2	20.9
Regional Total	127.0	117.0	114.0	112.4	112.5	113.3	114.5	110.7	110.8	113.0

1. Data Correction, 020713, Manufacturing, San Francisco, 2011, change from 22,000 to 8,600.

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Financial Activities

<i>Sub-Region</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	27.7	28.5	27.8	27.9	28.0	26.5	24.3	22.8	21.4	22.1
East Bay	62.5	67.7	67.2	70.5	69.0	62.3	56.7	52.6	48.4	47.2
South Bay	57.7	56.2	56.5	57.4	58.4	58.3	54.8	50.5	49.0	54.1
San Francisco	63.5	59.1	57.7	57.5	58.0	59.0	57.7	53.4	51.6	50.3
Regional Total	211.4	211.5	209.2	213.3	213.4	206.1	193.5	179.3	170.4	173.7

Professional & Business Services

North Bay	53.7	53.2	55.3	55.4	58.8	60.2	59.9	53.9	56.7	53.1
East Bay	149.6	144.9	146.7	150.6	155.0	155.5	161.4	148.5	148.1	154.3
South Bay	226.6	215.5	215.6	218.9	225.0	239.4	242.2	221.9	221.7	277.6
San Francisco	111.6	103.4	100.5	104.8	111.0	117.3	125.1	118.3	120.0	120.7
Regional Total	541.5	517.0	518.1	529.7	549.8	572.4	588.6	542.6	546.5	605.7

Educational & Health Services

North Bay	61.5	61.8	61.7	62.1	63.0	64.2	66.2	66.4	67.4	67.4
East Bay	114.7	117.0	117.9	118.6	121.9	124.7	127.7	130.0	139.7	137.5
South Bay	121.7	123.6	125.2	127.0	132.2	133.6	139.4	140.2	144.0	204.9
San Francisco	51.7	53.2	53.8	54.6	56.0	57.5	58.1	57.9	58.6	59.0
Regional Total	349.6	355.6	358.6	362.3	373.1	380.0	391.4	394.5	409.7	468.8

Leisure & Hospitality

North Bay	52.8	53.6	54.0	54.2	54.9	56.3	57.0	54.6	54.2	56.3
East Bay	79.9	80.4	80.6	82.6	85.7	87.5	89.1	85.2	85.6	87.3
South Bay	99.6	99.3	101.6	103.7	107.4	109.7	111.0	106.5	106.8	130.3
San Francisco	69.9	69.6	70.5	71.8	74.0	76.4	78.6	75.7	76.5	78.9
Regional Total	302.2	302.9	306.7	312.3	322.0	329.9	335.7	322.0	323.1	352.8

Other Services

North Bay	16.7	16.9	17.2	16.8	17.0	17.0	17.4	16.3	16.5	16.3
East Bay	37.8	37.5	37.0	35.8	35.9	36.2	36.0	34.3	34.5	36.0
South Bay	38.2	36.7	36.0	36.1	35.5	36.4	36.8	35.3	36.3	47.4
San Francisco	22.5	21.7	21.0	21.7	21.4	21.9	22.3	21.3	21.5	21.9
Regional Total	115.2	112.8	111.2	110.4	109.8	111.5	112.5	107.2	108.8	121.6

Government

North Bay	79.8	78.7	78.5	80.5	81.6	82.8	83.4	82.3	76.3	77.7
East Bay	184.2	182.3	178.9	180.0	182.1	186.9	176.6	174.6	167.1	162.5
South Bay	136.1	131.9	128.4	128.0	125.7	126.9	126.6	125.9	121.8	204.2
San Francisco	84.4	83.7	81.6	82.6	83.8	89.2	91.1	89.7	89.3	89.5
Regional Total	484.5	476.6	467.4	471.1	473.2	485.8	477.7	472.5	454.5	533.9

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, 2002-2011 – ANNUAL PERCENTAGE DISTRIBUTION**

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

Total Annual Percentage Distribution

<i>Sub-Region</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	14.8	15.4	15.3	15.3	15.3	15.1	15.0	15.0	14.9	13.3
East Bay	31.2	31.7	31.8	31.9	31.9	31.5	31.0	31.0	30.7	27.8
South Bay	38.0	37.2	37.2	37.1	37.0	37.2	37.4	37.3	37.5	43.2
San Francisco	16.0	15.8	15.7	15.7	15.9	16.2	16.5	16.8	16.9	15.8
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	52.6	51.6	53.1	55.6	62.9	63.6	63.4	64.2	63.2	67.8
East Bay	11.0	11.6	10.2	6.7	7.4	7.8	6.9	7.5	7.9	8.5
South Bay	35.3	35.7	35.0	37.3	28.2	27.7	28.2	26.9	27.9	22.6
San Francisco	1.1	1.2	1.6	0.4	1.5	1.0	1.5	1.5	1.1	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	20.1	24.1	21.1	21.4	20.9	19.8	19.2	18.6	18.7	15.3
East Bay	36.3	35.6	37.5	38.7	38.1	37.8	36.6	38.1	37.0	44.0
South Bay	34.0	31.3	32.5	31.3	32.1	33.0	33.9	32.6	33.5	27.9
San Francisco ¹	9.6	9.1	9.0	8.6	8.9	9.4	10.2	10.6	10.7	12.8
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	12.5	12.9	13.1	13.2	13.2	13.3	13.2	13.4	13.5	11.6
East Bay	25.3	26.4	27.4	27.0	27.5	27.2	27.1	26.3	25.7	22.0
South Bay	58.5	57.1	56.2	56.5	56.1	56.3	56.6	57.4	57.9	60.3
San Francisco	3.7	3.5	3.4	3.3	3.2	3.2	3.1	3.0	2.8	2.5
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	15.0	15.8	16.0	16.0	16.1	16.0	15.9	15.9	16.1	14.8
East Bay	35.0	34.8	34.5	34.7	34.6	34.7	34.7	34.5	34.1	30.9
South Bay	37.3	36.8	37.0	36.8	36.9	37.2	37.4	37.4	37.5	43.1
San Francisco	12.7	12.6	12.5	12.4	12.4	12.1	12.0	12.3	12.2	11.1
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	8.3	8.5	8.6	8.1	6.8	6.8	6.5	6.3	6.0	6.0
East Bay	27.7	27.9	27.2	27.0	26.5	25.9	24.3	22.7	21.5	20.1
South Bay	45.4	46.1	47.1	49.2	50.6	50.1	52.6	53.4	55.2	55.4
San Francisco	18.7	17.5	17.1	15.7	16.1	17.1	16.7	17.6	17.3	18.5
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1. Data Correction, 020713, Manufacturing, San Francisco, 2011, change from 6.1 percent to 2.5 percent.

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Financial Activities

<i>Sub-Region</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
North Bay	13.1	13.5	13.3	13.1	13.1	12.9	12.6	12.7	12.6	12.7
East Bay	29.6	32.0	32.1	33.1	32.3	30.2	29.3	29.3	28.4	27.2
South Bay	27.3	26.6	27.0	26.9	27.4	28.3	28.3	28.2	28.8	31.1
San Francisco	30.0	27.9	27.6	27.0	27.2	28.6	29.8	29.8	30.3	29.0
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	9.9	10.3	10.7	10.5	10.7	10.5	10.2	9.9	10.4	8.8
East Bay	27.6	28.0	28.3	28.4	28.2	27.2	27.4	27.4	27.1	25.5
South Bay	41.8	41.7	41.6	41.3	40.9	41.8	41.1	40.9	40.6	45.8
San Francisco	20.6	20.0	19.4	19.8	20.2	20.5	21.3	21.8	22.0	19.9
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	17.6	17.4	17.2	17.1	16.9	16.9	16.9	16.8	16.5	14.4
East Bay	32.8	32.9	32.9	32.7	32.7	32.8	32.6	33.0	26.5	29.3
South Bay	34.8	34.8	34.9	35.1	35.4	35.2	35.6	35.5	33.1	43.7
San Francisco	14.8	15.0	15.0	15.1	15.0	15.1	14.8	14.7	23.7	12.6
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	17.5	17.7	17.6	17.4	17.0	17.1	17.0	17.0	16.8	16.0
East Bay	26.4	26.5	26.3	26.4	26.6	26.5	26.5	26.5	26.5	24.7
South Bay	33.0	32.8	33.1	33.2	33.4	33.3	33.1	33.1	33.1	36.9
San Francisco	23.1	23.0	23.0	23.0	23.0	23.2	23.4	23.5	23.7	22.4
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	15.0	15.5	15.2	15.5	15.2	15.5	15.2	15.2	13.4
East Bay	32.8	33.2	33.3	32.4	32.7	32.5	32.0	32.0	31.7	29.6
South Bay	33.2	32.5	32.4	32.7	32.3	32.6	32.7	32.9	33.4	39.0
San Francisco	19.5	19.2	18.9	19.7	19.5	19.6	19.8	19.9	19.8	18.0
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	16.5	16.5	16.8	17.1	17.2	17.0	17.5	17.4	16.8	14.6
East Bay	38.0	38.3	38.3	38.2	38.5	38.5	37.0	37.0	36.8	30.4
South Bay	28.1	27.7	27.5	27.2	26.6	26.1	26.5	26.6	26.8	38.2
San Francisco	17.4	17.6	17.5	17.5	17.7	18.4	19.1	19.0	19.6	16.8
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, 2002-2011 – PERCENTAGE CHANGE**

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

Total Percentage Change

<i>Sub-Region</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
North Bay	1.2	-1.0	0.6	1.0	0.3	-1.1	-6.1	-1.7	-1.2
East Bay	-1.4	-0.4	1.1	1.2	0.2	-1.8	-6.1	-1.9	0.1
South Bay	-4.8	-0.8	0.5	1.1	1.9	0.5	-6.3	-0.6	27.4
San Francisco	-4.1	-1.8	1.1	2.3	3.6	1.8	-4.6	-0.5	3.5
Regional Total	-2.7	-0.9	0.8	1.3	1.4	-0.3	-5.9	-1.2	10.7

Farm

North Bay	-7.0	1.5	-7.4	1.6	3.1	-2.3	0.8	-7.0	0.0
East Bay	0.0	-13.3	-42.3	0.0	6.7	-12.5	7.1	0.0	0.0
South Bay	-4.2	-3.3	-5.6	-32.1	0.0	0.0	-5.3	-1.9	-24.5
San Francisco	0.0	33.3	-75.0	200.0	-33.3	50.0	0.0	-33.3	0.0
Regional Total	-5.1	-1.6	-11.4	-10.2	2.0	-1.9	-0.5	-5.5	-6.8

Natural Resources, Mining & Construction

North Bay	22.7	-14.1	5.3	-1.4	-6.1	-10.4	-22.3	-8.2	-31.3
East Bay	0.3	3.4	6.8	-0.7	-1.3	-10.6	-16.9	-11.0	-0.4
South Bay	-6.0	1.8	-0.2	3.5	2.2	-5.3	-23.0	-6.0	-30.2
San Francisco	-3.4	0.0	0.0	0.0	4.6	0.5	-16.8	-7.8	0.0
Regional Total	2.3	-1.8	3.5	0.9	-0.7	-7.8	-20.0	-8.5	-16.1

Manufacturing

North Bay	-6.3	-1.3	-1.1	-0.4	-1.7	-0.7	-7.7	-1.7	1.2
East Bay	-5.4	1.1	-3.7	1.6	-3.3	-1.4	-11.6	-4.7	0.6
South Bay	-11.6	-4.0	-1.7	-1.2	-1.5	0.5	-7.8	-1.8	22.9
San Francisco ¹	-13.2	-6.9	-3.3	-5.9	0.0	-2.7	-13.9	-6.5	-1.1
Regional Total	-9.4	-2.4	-2.2	-0.5	-2.0	0.0	-9.0	-2.7	17.9

Trade, Transportation & Utilities

North Bay	1.8	0.1	0.8	0.6	0.8	-2.1	-7.9	-0.1	1.5
East Bay	-3.6	-2.2	1.2	0.1	1.4	-1.4	-8.3	-2.9	0.1
South Bay	-4.2	-1.1	0.3	0.6	2.1	-0.8	-8.2	-1.3	26.9
San Francisco	-4.0	-2.1	0.4	-0.4	-0.7	-1.9	-6.3	-2.5	0.6
Regional Total	-3.1	-1.4	0.7	0.3	1.3	-1.4	-8.0	-1.8	10.5

Information

North Bay	-4.8	-2.0	-7.1	-15.4	0.0	-3.9	-5.4	-5.7	3.0
East Bay	-7.4	-4.9	-1.9	-2.0	-1.3	-5.4	-9.7	-5.2	-4.6
South Bay	-6.4	-0.4	3.0	2.9	-0.2	6.0	-1.8	3.6	2.3
San Francisco	-13.5	-4.9	-9.7	2.8	7.2	-1.5	2.1	-1.5	8.9
Regional Total	-7.9	-2.6	-1.4	0.1	0.7	1.1	-3.3	0.1	2.0

1. Data Correction, 020713, Manufacturing, San Francisco, 2011, change from 152.9 percent to -1.1 percent.

CONTINUED >

Financial Activities

<i>Sub-Region</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
North Bay	2.9	-2.5	0.4	0.4	-5.4	-8.3	-6.2	-6.1	3.3
East Bay	8.3	-0.7	4.9	-2.1	-9.7	-9.0	-7.2	-8.0	-2.5
South Bay	-2.6	0.5	1.6	1.7	-0.2	-6.0	-7.8	-3.0	10.4
San Francisco	-6.9	-2.4	-0.3	0.9	1.7	-2.2	-7.5	-3.4	-2.5
Regional Total	0.0	-1.1	2.0	0.0	-3.4	-6.1	-7.3	-5.0	1.9

Professional & Business Services

North Bay	-0.9	3.9	0.2	6.1	2.4	-0.5	-10.0	5.2	-6.3
East Bay	-3.1	1.2	2.7	2.9	0.3	3.8	-8.0	-0.3	4.2
South Bay	-4.9	0.0	1.5	2.8	6.4	1.2	-8.4	-0.1	25.2
San Francisco	-7.3	-2.8	4.3	5.9	5.7	6.6	-5.4	1.4	0.6
Regional Total	-4.5	0.2	2.2	3.8	4.1	2.8	-7.8	0.7	10.8

Educational & Health Services

North Bay	0.5	-0.2	0.6	1.4	1.9	3.1	0.3	1.5	0.0
East Bay	2.0	0.8	0.6	2.8	2.3	2.4	1.8	7.5	-1.6
South Bay	1.6	1.3	1.4	4.1	1.1	4.3	0.6	2.7	42.3
San Francisco	2.9	1.1	1.5	2.6	2.7	1.0	-0.3	1.2	0.7
Regional Total	1.7	0.8	1.0	3.0	1.8	3.0	0.8	3.9	14.4

Leisure & Hospitality

North Bay	1.5	0.7	0.4	1.3	2.6	1.2	-4.2	-0.7	3.9
East Bay	0.6	0.2	2.5	3.8	2.1	1.8	-4.4	0.5	2.0
South Bay	-0.3	2.3	2.1	3.6	2.1	1.2	-4.1	0.3	22.0
San Francisco	-0.4	1.3	1.8	3.1	3.2	2.9	-3.7	1.1	3.1
Regional Total	0.2	1.3	1.8	3.1	2.5	1.8	-4.1	0.3	9.2

Other Services

North Bay	1.2	1.8	-2.3	1.2	0.0	2.4	-6.3	1.2	-1.2
East Bay	-0.8	-1.3	-3.2	0.3	0.8	-0.6	-4.7	0.6	4.3
South Bay	-3.9	-1.9	0.3	-1.7	2.5	1.1	-4.1	2.8	30.6
San Francisco	-3.6	-3.2	3.3	-1.4	2.3	1.8	-4.5	0.9	1.9
Regional Total	-2.1	-1.4	-0.7	-0.5	1.5	0.9	-4.7	1.5	11.8

Government

North Bay	-1.4	-0.3	2.5	1.4	1.5	0.7	-1.3	-7.3	1.8
East Bay	-1.0	-1.9	0.6	1.2	2.6	-5.5	-1.1	-4.3	-2.8
South Bay	-3.1	-2.7	-0.3	-1.8	1.0	-0.2	-0.6	-3.3	67.7
San Francisco	-0.8	-2.5	1.2	1.5	6.4	2.1	-1.5	-0.4	0.2
Regional Total	-1.6	-1.9	0.8	0.4	2.7	-1.7	-1.1	-3.8	17.5

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 2002 to 2011. 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 HH). 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 2002 to 2011. *Tables 3.2.1* through *3.2.4* show employment data by Industry Group within each Land Use Category in San Francisco from 2002 to 2011. *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 2011. 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.

Table 3.1 (next page)

SAN FRANCISCO EMPLOYMENT BY LAND USE CATEGORY, 2002-2011

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 HH), was added in 2009. These jobs were previously counted under CIE. Data is presented from 2009-2011 (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 3.1.1 (a snapshot of job distribution in 2011) and 3.1.1 (a look at ten-year trends).

Notes:

- Due to rounding, figures may not add to the total shown.
- PDR = Production/Distribution/Repair
- CIE = Cultural, Institutional, or Educational
- Pvt HH = 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 2002-2005, 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

Annual Average Number of Jobs

Land Use Category	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	213,813	201,492	193,180	195,521	206,271	214,661	221,250	211,885	211,050	218,837
Retail	93,735	95,599	95,006	96,033	98,294	102,253	103,443	98,278	98,139	100,598
PDR	97,860	93,726	89,037	84,693	81,699	84,986	84,710	76,727	72,967	72,466
Hotel	16,477	17,438	18,090	18,424	19,087	19,070	19,527	17,828	17,568	17,795
CIE	122,254	124,882	127,962	128,726	130,645	135,361	141,848	124,831	126,208	129,015
Pvt HH	-	-	-	-	-	-	-	19,443	19,819	20,327
TOTAL	546,960	533,136	523,274	523,396	535,996	556,330	570,778	548,992	545,751	559,038

Annual Percentage Distribution

Land Use Category	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	39.1	37.8	36.9	37.4	38.5	38.6	38.6	38.6	38.7	39.1
Retail	17.6	17.9	18.2	18.3	18.3	18.4	18.1	17.9	18.0	18.0
PDR	17.9	17.6	17.0	16.2	15.2	15.3	14.8	14.0	13.4	13.0
Hotel	3.0	3.3	3.5	3.5	3.6	3.4	3.4	3.3	3.2	3.2
CIE	22.3	23.4	24.5	24.6	24.4	24.3	24.9	22.7	23.1	23.1
Pvt HH	-	-	-	-	-	-	-	3.5	3.6	3.6
TOTAL	100.0									

Percentage Change

Land Use Category	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	-5.8	-4.1	1.2	5.5	4.1	3.1	-4.2	-0.4	3.7
Retail	-1.0	-0.6	1.1	2.4	4.0	1.2	-5.0	-0.1	2.5
PDR	-4.2	-5.0	-4.9	-3.5	4.0	-0.3	-9.4	-4.9	-0.7
Hotel	5.8	3.7	1.8	3.6	-0.1	2.4	-8.7	-1.5	1.3
CIE	2.1	2.5	0.6	1.5	3.6	4.8	-12.0*	1.1	2.2
Pvt HH	-	-	-	-	-	-	-	1.9	2.6
TOTAL	-2.5	-1.8	0.0	2.4	3.8	2.6	-3.8	-0.6	2.4

Figure 3.1.1
SAN FRANCISCO EMPLOYMENT BY LAND USE CATEGORY, 2011

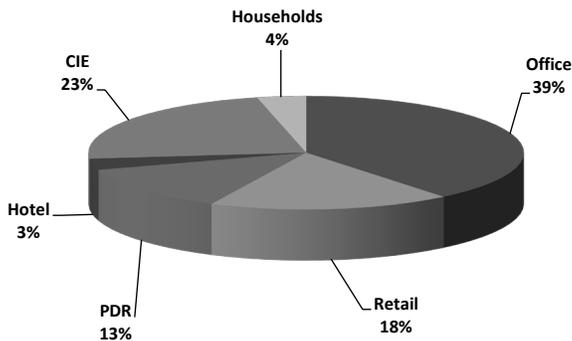


Figure 3.1.2
SAN FRANCISCO EMPLOYMENT BY LAND USE CATEGORY, 2002-2011

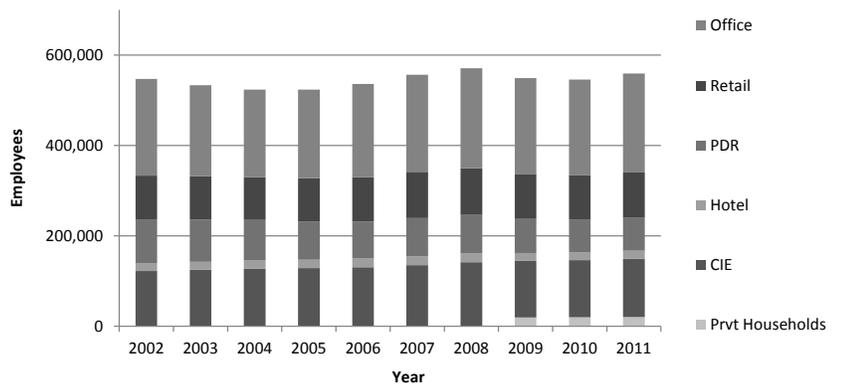


Table & Figure 3.2.1
OFFICE EMPLOYMENT BY INDUSTRY GROUP, 2002-2011

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

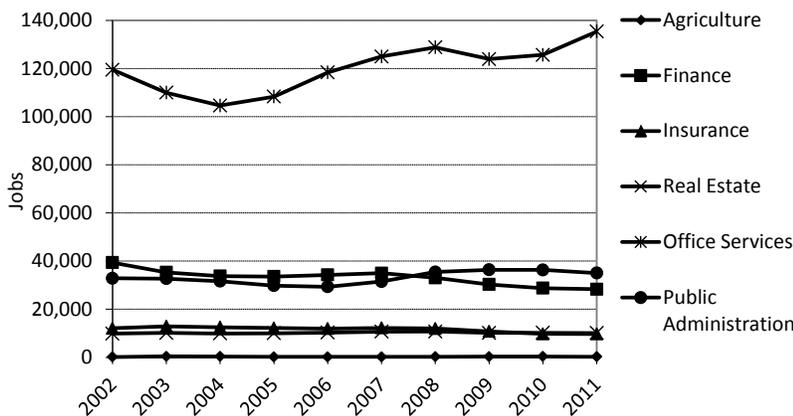
Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Agriculture	173	404	385	228	241	220	251	330	357	272
Finance	39,381	35,314	33,748	33,554	34,239	34,975	33,033	30,313	28,742	28,316
Insurance	12,070	12,897	12,527	12,174	11,962	12,249	12,003	10,799	9,796	9,729
Real Estate	9,866	10,177	9,910	10,033	10,316	10,704	10,739	10,146	10,206	10,126
Office Services	119,468	109,970	104,611	108,312	118,328	124,973	128,754	123,917	125,641	135,363
Public Administration	32,834	32,718	31,635	29,834	29,339	31,490	35,458	36,380	36,308	35,032
TOTAL	213,791	201,480	192,816	194,136	204,425	214,611	220,237	211,885	211,050	218,838

Annual Percentage Distribution

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Agriculture	0.1	0.2	0.2	0.1	0.1	0.1	0.1	0.2	0.2	0.1
Finance	18.4	17.5	17.5	17.3	16.7	16.3	15.0	14.3	13.6	12.9
Insurance	5.6	6.4	6.5	6.3	5.9	5.7	5.5	5.1	4.6	4.4
Real Estate	4.6	5.1	5.1	5.2	5.0	5.0	4.9	4.8	4.8	4.6
Office Services	55.9	54.6	54.3	55.8	57.9	58.2	58.5	58.5	59.5	61.9
Public Administration	15.4	16.2	16.4	15.4	14.4	14.7	16.1	17.2	17.2	16.0
TOTAL	100.0									

Percentage Change

Industry Group	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Agriculture	133.3	-4.9	-40.8	5.8	-8.5	13.7	31.7	8.2	-23.8
Finance	-10.3	-4.4	-0.6	2.0	2.1	-5.6	-8.2	-5.2	-1.5
Insurance	6.8	-2.9	-2.8	-1.7	2.4	-2.0	-10.0	-9.3	-0.7
Real Estate	3.2	-2.6	1.2	2.8	3.8	0.3	-5.5	0.6	-0.8
Office Services	-8.0	-4.9	3.5	9.2	5.6	3.0	-3.8	1.4	7.7
Public Administration	-0.4	-3.3	-5.7	-1.7	7.3	12.6	2.6	-0.2	-3.5
TOTAL	-5.8	-4.3	0.7	5.3	5.0	2.6	-3.8	-0.4	3.7



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 & Figure 3.2.2
RETAIL EMPLOYMENT BY INDUSTRY GROUP, 2002-2011

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

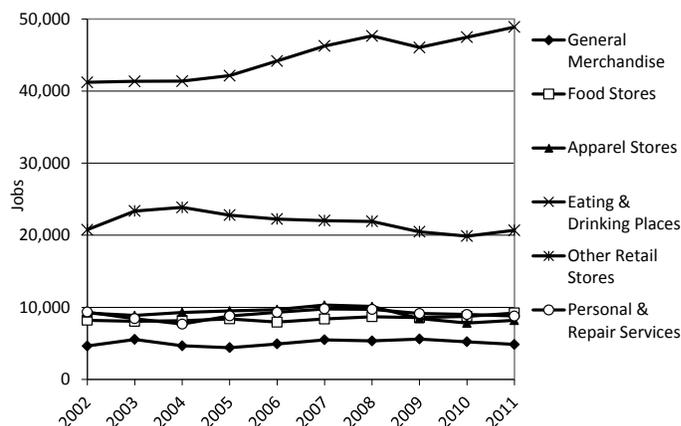
Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
General Merchandise	4,631	5,543	4,662	4,401	4,921	5,486	5,337	5,598	5,219	4,846
Food Stores	8,210	8,051	8,144	8,394	7,940	8,382	8,694	8,575	8,727	9,213
Apparel Stores	9,209	8,871	9,285	9,509	9,698	10,313	10,117	8,434	7,815	8,184
Eating & Drinking Places	41,214	41,358	41,378	42,139	44,183	46,260	47,662	46,049	47,483	48,893
Other Retail Stores	20,762	23,356	23,859	22,794	22,247	22,033	21,926	20,486	19,886	20,678
Personal & Repair Services	9,349	8,419	7,678	8,795	9,306	9,780	9,707	9,136	9,009	8,784
TOTAL	93,375	95,599	95,006	96,033	98,294	102,253	103,443	98,278	98,139	100,598

Annual Percentage Distribution

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
General Merchandise	5.0	5.8	4.9	4.6	5.0	5.4	5.2	5.7	5.3	4.8
Food Stores	8.8	8.4	8.6	8.7	8.1	8.2	8.4	8.7	8.9	9.2
Apparel Stores	9.9	9.3	9.8	9.9	9.9	10.1	9.8	8.6	8.0	8.1
Eating & Drinking Places	44.1	43.3	43.6	43.9	44.9	45.2	46.1	46.9	48.4	48.6
Other Retail Stores	22.2	24.4	25.1	23.7	22.6	21.5	21.2	20.8	20.3	20.6
Personal & Repair Services	10.0	8.8	8.1	9.2	9.5	9.6	9.4	9.3	9.2	8.7
TOTAL	100.0									

Percentage Change

Industry Group	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
General Merchandise	19.7	-15.9	-5.6	11.8	11.5	-2.7	4.9	-6.8	-7.1
Food Stores	-1.9	1.2	3.1	-5.4	5.6	3.7	-1.4	1.8	5.6
Apparel Stores	-3.7	4.7	2.4	2.0	6.3	-1.9	-16.6	-7.3	4.7
Eating & Drinking Places	0.3	0.0	1.8	4.9	4.7	3.0	-3.4	3.1	3.0
Other Retail Stores	12.5	2.2	-4.5	-2.4	-1.0	-0.5	-6.6	-2.9	4.0
Personal & Repair Services	-9.9	-8.8	14.6	5.8	5.1	-0.7	-5.9	-1.4	-2.5
TOTAL	2.4	-0.6	1.1	2.4	4.0	1.2	-5.0	-0.1	2.5



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, 2002-2011**

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

<i>Industry Group</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Construction	18,449	18,085	17,527	16,615	17,397	19,415	19,630	15,813	14,474	13,860
Transportation	22,170	21,653	21,099	20,222	19,204	19,071	17,484	17,044	16,305	16,052
Utilities	10,624	10,311	10,517	10,503	9,541	7,061	7,837	7,936	7,874	8,364
Information	10,603	9,415	8,226	6,930	6,189	8,350	8,359	7,165	6,565	6,531
Wholesale	12,792	12,754	12,306	12,087	11,729	12,274	12,377	10,943	10,499	10,830
Food Manufacturing	2,615	2,607	2,533	2,572	2,052	1,974	2,008	1,920	1,865	1,867
Apparel Manufacturing	5,396	4,779	4,256	3,387	3,172	2,864	2,426	1,847	1,487	1,513
Printing & Publishing	8,413	7,960	7,804	7,494	7,419	7,738	7,379	8,096	7,687	7,114
Other Manufacturing	6,411	6,171	4,747	4,815	4,921	6,050	5,626	5,963	6,211	6,335
TOTAL	97,473	93,735	89,014	84,623	81,625	84,796	83,125	76,727	72,967	72,466

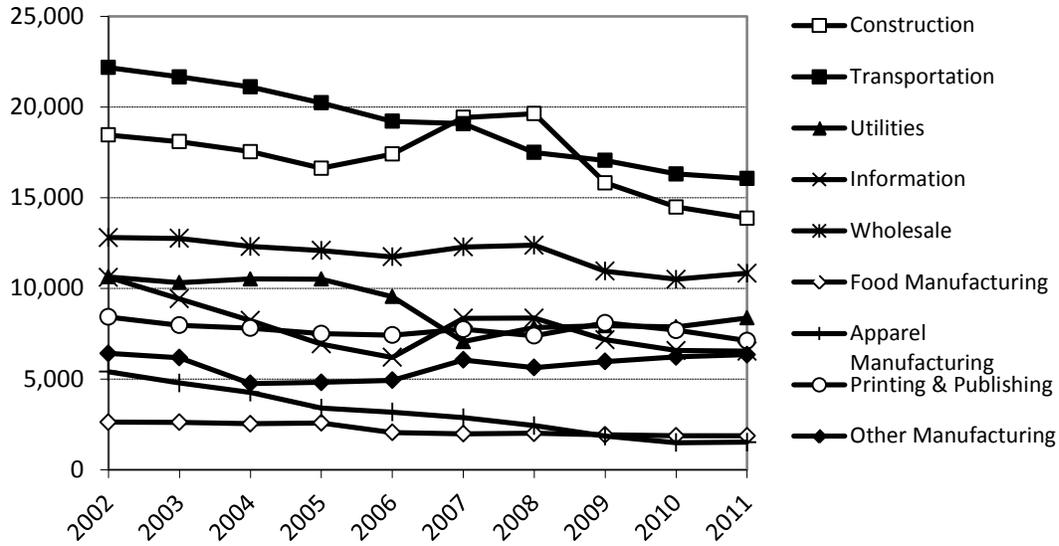
Annual Percentage Distribution

<i>Industry Group</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Construction	18.9	19.3	19.7	19.6	21.3	22.9	23.6	20.6	19.8	19.1
Transportation	22.7	23.1	23.7	23.9	23.5	22.5	21.0	22.2	22.3	22.2
Utilities	10.9	11.0	11.8	12.4	11.7	8.3	9.4	10.3	10.8	11.5
Information	10.9	10.0	9.2	8.2	7.6	9.8	10.1	9.3	9.0	9.0
Wholesale	13.1	13.6	13.8	14.3	14.4	14.5	14.9	14.3	14.4	14.9
Food Manufacturing	2.7	2.8	2.8	3.0	2.5	2.3	2.4	2.5	2.6	2.6
Apparel Manufacturing	5.5	5.1	4.8	4.0	3.9	3.4	2.9	2.4	2.0	2.1
Printing & Publishing	8.6	8.5	8.8	8.9	9.1	9.1	8.9	10.6	10.5	9.8
Other Manufacturing	6.6	6.6	5.3	5.7	6.0	7.1	6.8	7.8	8.5	8.7
TOTAL	100.0									

Percentage Change

<i>Industry Group</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Construction	-2.0	-3.1	-5.2	4.7	11.6	1.1	-19.4	-8.5	-4.2
Transportation	-2.3	-2.6	-4.2	-5.0	-0.7	-8.3	-2.5	-4.3	-1.6
Utilities	-2.9	2.0	-0.1	-9.2	-26.0	11.0	1.3	-0.8	6.2
Information	-11.2	-12.6	-15.8	-10.7	34.9	0.1	-14.3	-8.4	-0.5
Wholesale	-0.3	-3.5	-1.7	-3.0	4.6	0.8	-11.6	-4.1	3.2
Food Manufacturing	-0.3	-2.9	1.6	-20.2	-3.8	1.7	-4.4	-2.9	0.1
Apparel Manufacturing	-11.4	-10.9	-20.4	-6.4	-9.7	-15.3	-23.9	-19.5	1.7
Printing & Publishing	-5.4	-2.0	-4.0	-1.0	4.3	-4.6	9.7	-5.1	-7.5
Other Manufacturing	-3.7	-23.1	1.4	2.2	22.9	-7.0	6.0	4.2	2.0
TOTAL	-3.8	-5.0	-4.9	-3.5	3.9	-2.0	-7.7	-4.9	-0.7

Figure 3.2.3
PRODUCTION/DISTRIBUTION/REPAIR (PDR) EMPLOYMENT BY INDUSTRY GROUP, 2002-2011



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 & Figure 3.2.4

CULTURAL/INSTITUTIONAL/EDUCATIONAL (CIE) EMPLOYMENT BY INDUSTRY GROUP, 2002-2011

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

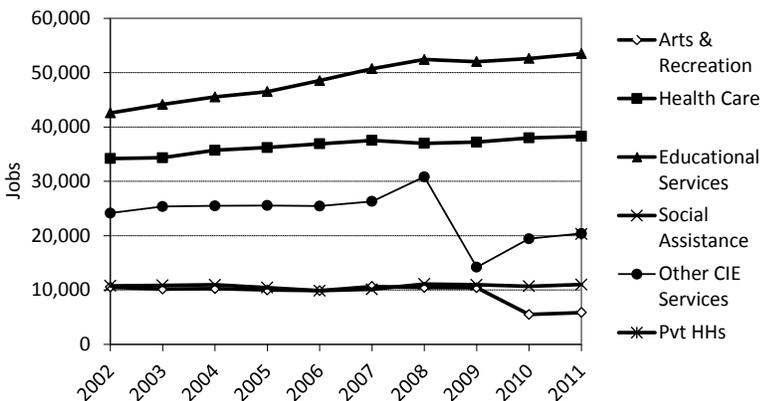
Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Art & Recreation	10,531	10,179	10,253	10,006	9,875	10,645	10,477	10,420	5,491	5,863
Health Care	34,190	34,336	35,720	36,222	36,910	37,530	36,995	37,211	37,999	38,279
Educational Services	42,587	44,145	45,529	46,507	48,539	50,732	52,424	52,022	52,595	53,470
Social Assistance	10,788	10,854	10,964	10,439	9,876	10,138	11,117	10,977	10,690	11,000
Other CIE Services	24,158	25,369	25,495	25,553	25,446	26,316	30,835	14,201	19,433	20,403
Pvt HH	-	-	-	-	-	-	-	19,443	19,819	20,327
TOTAL	122,254	124,882	127,962	128,726	130,645	135,361	141,848	144,274	146,027	149,342

Annual Percentage Distribution

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Art & Recreation	8.6	8.2	8.0	7.8	7.6	7.9	7.4	7.2	3.8	3.9
Health Care	28.0	27.5	27.9	28.1	28.3	27.7	26.1	25.8	26.0	25.6
Educational Services	34.8	35.3	35.6	36.1	37.2	37.5	37.0	36.1	36.0	35.8
Social Assistance	8.8	8.7	8.6	8.1	7.6	7.5	7.8	7.6	7.3	7.4
Other CIE Services	19.8	20.3	19.9	19.9	19.5	19.4	21.7	9.8	13.3	13.7
Pvt HH	-	-	-	-	-	-	-	13.5	13.6	13.6
TOTAL	100.0									

Percentage Change

Industry Group	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Art & Recreation	-3.3	0.7	-2.4	-1.3	7.8	-1.6	-0.5	-47.3	6.8
Health Care	0.4	4.0	1.4	1.9	1.7	-1.4	0.6	2.1	0.7
Educational Services	3.7	3.1	2.1	4.4	4.5	3.3	-0.8	1.1	1.7
Social Assistance	0.6	1.0	-4.8	-5.4	2.6	9.7	-1.3	-2.6	2.9
Other CIE Services	5.0	0.5	0.2	-0.4	3.4	17.2	-53.9	36.8	5.0
Pvt HH	-	-	-	-	-	-	-	1.9	2.6
TOTAL	2.1	2.5	0.6	1.5	3.6	4.8	1.7	1.2	2.3



Notes:

- Other CIE Services include:
 - Museums, historical sites, zoos, and parks
 - Membership associations and organizations
 - Private household employment (prior to 2009)
- *Pvt HH = 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, 2011**

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

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HH</i>	<i>Total</i>
Bayview	2,184	2,282	11,153	8	1,000	944	17,571
Civic Center	13,665	7,698	829	4,794	14,107	1,359	42,452
Financial	115,884	17,665	19,193	6,708	12,942	1,664	174,056
Mission	2,840	5,645	2,722	54	4,242	1,163	16,666
North Beach	3,098	7,682	1,532	1,154	2,707	1,308	17,481
North Central	4,521	11,399	1,120	556	41,936	2,308	61,840
Northwest	3,428	5,674	2,716	36	10,558	1,833	24,245
South of Market	52,904	20,397	26,395	3,454	17,413	2,186	122,749
Southwest	7,173	13,530	4,056	92	16,481	5,050	46,382
Van Ness	3,874	5,618	1,005	766	5,699	1,381	18,343
Treasure Island	42	6	26	0	686	37	797
Unclassified	9,224	3,002	1,719	173	1,244	1,094	16,456
TOTAL	218,837	100,598	72,466	17,795	129,015	20,327	559,038

Percentage Distribution by Commerce and Industry District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HH</i>	<i>Total</i>
Bayview	1.0	2.3	15.4	0.0	0.8	4.6	3.1
Civic Center	6.2	7.7	1.1	26.9	10.9	6.7	7.6
Financial	53.0	17.6	26.5	37.7	10.0	8.2	31.1
Mission	1.3	5.6	3.8	0.3	3.3	5.7	3.0
North Beach	1.4	7.6	2.1	6.5	2.1	6.4	3.1
North Central	2.1	11.3	1.5	3.1	32.5	11.4	11.1
Northwest	1.6	5.6	3.7	0.2	8.2	9.0	4.3
South of Market	24.2	20.3	36.4	19.4	13.5	10.8	22.0
Southwest	3.3	13.4	5.6	0.5	12.8	24.8	8.3
Van Ness	1.8	5.6	1.4	4.3	4.4	6.8	3.3
Treasure Island	0.0	0.0	0.0	0.0	0.5	0.2	0.1
Unclassified	4.2	3.0	2.4	1.0	1.0	5.4	2.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Category

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HH</i>	<i>Total</i>
Bayview	12.4	13.0	63.5	0.0	5.7	5.4	100.0
Civic Center	32.2	18.1	2.0	11.3	33.2	3.2	100.0
Financial	66.6	10.1	11.0	3.9	7.4	1.0	100.0
Mission	17.0	33.9	16.3	0.3	25.5	7.0	100.0
North Beach	17.7	43.9	8.8	6.6	15.5	7.5	100.0
North Central	7.3	18.4	1.8	0.9	67.8	3.7	100.0
Northwest	14.1	23.4	11.2	0.1	43.5	7.6	100.0
South of Market	43.1	16.6	21.5	2.8	14.2	1.8	100.0
Southwest	15.5	29.2	8.7	0.2	35.5	10.9	100.0
Van Ness	21.1	30.6	5.5	4.2	31.1	7.5	100.0
Treasure Island	5.3	0.8	3.3	0.0	86.1	4.6	100.0
Unclassified	56.1	18.2	10.4	1.1	7.6	6.6	100.0
TOTAL	39.1	18.0	13.0	3.2	23.1	3.6	100.0

Notes:

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



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 HH). 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 2011. *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 2011. *Tables 4.3* and *4.4* present San Francisco establishments for 2011 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.

Table 4.1**SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2002-2011**

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 2002-2011. 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 2011) and 4.1.2 (a look at ten year trends).

Number of Establishments

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	11,873	11,314	10,983	10,778	11,280	11,179	11,292	11,419	11,430	11,511
Retail	7,805	7,761	7,651	7,450	7,517	7,395	7,473	7,496	7,541	7,516
PDR	5,341	5,122	4,984	4,826	4,847	4,839	4,812	4,718	4,614	4,483
Hotel	324	339	329	320	311	291	288	292	299	290
CIE	17,649	18,736	19,254	19,481	20,235	20,710	24,888	4,739	4,794	4,844
Pvt HH	-	-	-	-	-	-	-	22,864	24,161	26,607
TOTAL	42,992	43,272	43,201	42,855	44,190	44,414	48,753	51,528	52,839	55,251

Annual Percentage Distribution

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	27.6	26.1	25.4	25.1	25.5	25.2	23.2	22.2	21.6	20.8
Retail	18.2	17.9	17.7	17.4	17.0	16.7	15.3	14.5	14.3	13.6
PDR	12.4	11.8	11.5	11.3	11.0	10.9	9.9	9.2	8.7	8.1
Hotel	0.8	0.8	0.8	0.7	0.7	0.7	0.6	0.6	0.6	0.5
CIE	41.1	43.3	44.6	45.5	45.8	46.6	51.0	9.2	9.1	8.8
Pvt HH	-	-	-	-	-	-	-	44.4	45.7	48.2
TOTAL	100.0									

Percentage Change

<i>Land Use Category</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	-4.7	-2.9	-1.9	4.7	-0.9	1.0	1.1	0.1	0.7
Retail	-0.6	-1.4	-2.6	0.9	-1.6	1.1	0.3	0.6	-0.3
PDR	-4.1	-2.7	-3.2	0.4	-0.2	-0.6	-2.0	-2.2	-2.8
Hotel	4.6	-2.9	-2.7	-2.8	-6.4	-1.0	1.4	2.4	-3.0
CIE	6.2	2.8	1.2	3.9	2.3	20.2	-81.0	1.2	1.0
Pvt HH	-	-	-	-	-	-	-	5.7	10.1
TOTAL	0.7	-0.2	-0.8	3.1	0.5	9.8	5.7	2.5	4.6

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Pvt HH = 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, 2011

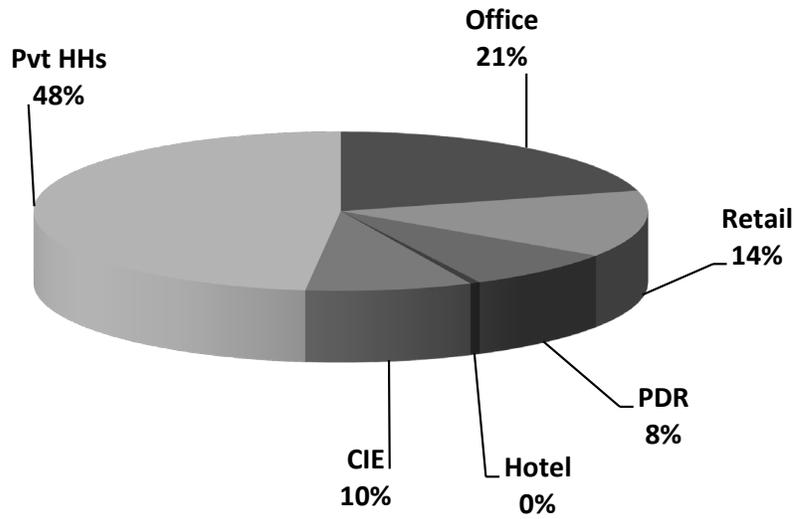


Figure 4.1.1b
SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2002-2011

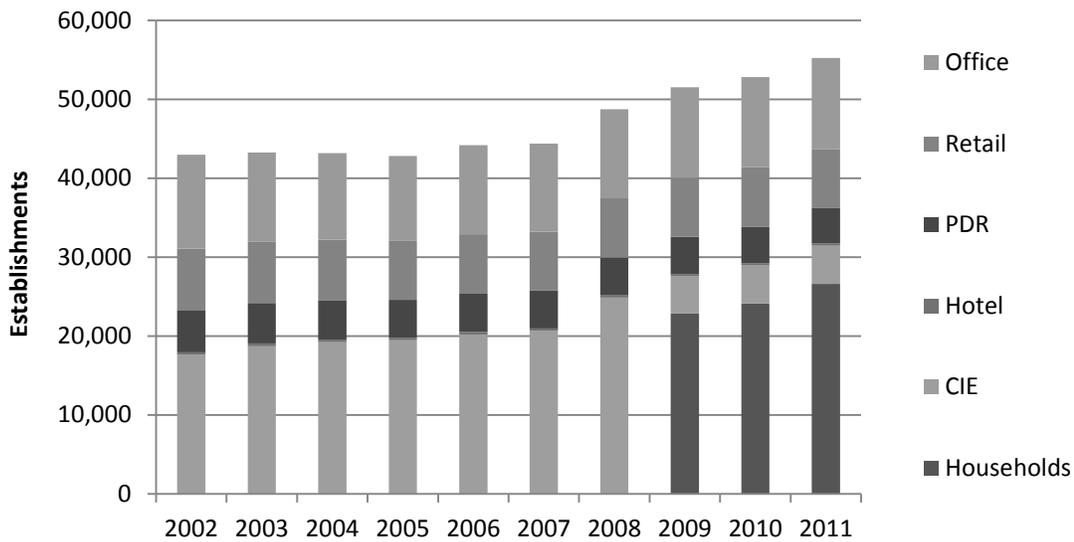


Table & Figure 4.2.1

OFFICE ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2011

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

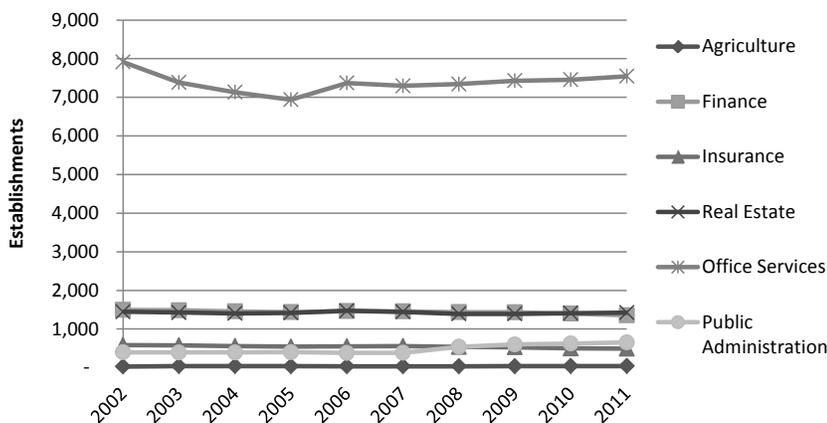
Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Agriculture	29	42	41	38	37	36	34	39	43	41
Finance	1,494	1,485	1,455	1,438	1,464	1,455	1,436	1,434	1,399	1,357
Insurance	586	579	558	547	552	559	537	525	498	492
Real Estate	1,447	1,426	1,404	1,418	1,472	1,443	1,393	1,391	1,412	1,424
Office Services	7,913	7,384	7,132	6,937	7,371	7,297	7,343	7,429	7,456	7,544
Public Administration	396	393	394	401	380	384	540	601	622	653
TOTAL	11,865	11,307	10,983	10,778	11,275	11,173	11,283	11,419	11,430	11,511

Annual Percentage Distribution

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Agriculture	0.2	0.4	0.4	0.4	0.3	0.3	0.3	0.3	0.4	0.4
Finance	12.6	13.1	13.2	13.3	13.0	13.0	12.7	12.6	12.2	11.8
Insurance	4.9	5.1	5.1	5.1	4.9	5.0	4.8	4.6	4.4	4.3
Real Estate	12.2	12.6	12.8	13.2	13.1	12.9	12.3	12.2	12.4	12.4
Office Services	66.7	65.3	64.9	64.4	65.4	65.3	65.1	65.1	65.2	65.5
Public Administration	3.3	3.5	3.6	3.7	3.4	3.4	4.8	5.3	5.4	5.7
TOTAL	100.0									

Percentage Change

Industry Group	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Agriculture	44.8	-2.4	-7.9	-2.6	-7.5	-6.2	14.7	10.3	-4.7
Finance	-0.6	-2.0	-1.2	1.8	-1.9	-1.3	-0.1	-2.4	-3.0
Insurance	-1.2	-3.6	-1.9	0.9	-2.6	-3.8	-2.3	-5.1	-1.2
Real Estate	-1.5	-1.5	1.0	3.8	-5.4	-3.4	-0.1	1.5	0.8
Office Services	-6.7	-3.4	-2.7	6.3	-0.4	0.6	1.2	0.4	1.2
Public Administration	-0.9	0.3	1.8	-5.2	42.2	40.5	11.4	3.5	5.0
TOTAL	-4.7	-2.9	-1.9	4.6	0.1	1.0	1.2	0.1	0.7



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 & Figure 4.2.2
RETAIL ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2011

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

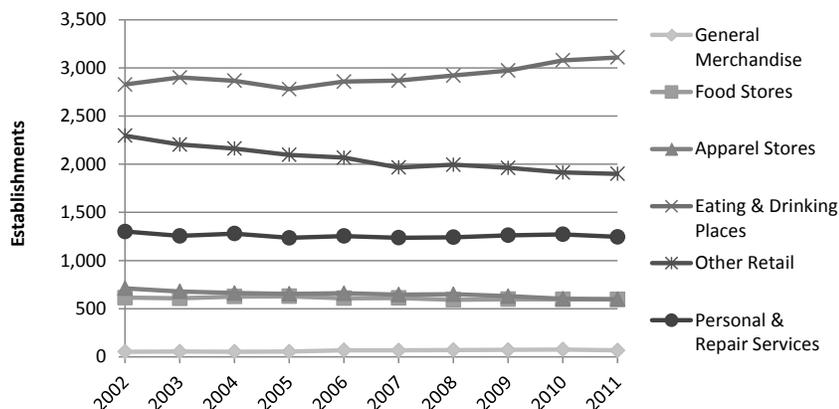
Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
General Merchandise	53	55	54	55	69	68	71	72	76	67
Food Stores	615	607	626	629	608	612	594	598	597	597
Apparel Stores	712	680	662	654	661	647	650	630	604	598
Eating & Drinking Places	2,827	2,900	2,866	2,780	2,858	2,867	2,921	2,972	3,078	3,108
Other Retail	2,296	2,204	2,163	2,097	2,068	1,965	1,995	1,962	1,914	1,900
Personal & Repair Services	1,301	1,256	1,280	1,235	1,255	1,237	1,242	1,262	1,272	1,246
TOTAL	7,805	7,701	7,651	7,450	7,517	7,395	7,473	7,496	7,541	7,516

Annual Percentage Distribution

Industry Group	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
General Merchandise	0.7	0.7	0.7	0.7	0.9	0.9	1.0	1.0	1.0	0.9
Food Stores	7.9	7.9	8.2	8.4	8.1	8.3	7.9	8.0	7.9	7.9
Apparel Stores	9.1	8.8	8.7	8.8	8.8	8.7	8.7	8.4	8.0	8.0
Eating & Drinking Places	36.2	37.7	37.5	37.3	38.0	38.8	39.1	39.6	40.8	41.4
Other Retail	29.4	28.6	28.3	28.2	27.5	26.6	26.7	26.2	25.4	25.3
Personal & Repair Services	16.7	16.3	16.7	16.6	16.7	16.7	16.6	16.8	16.9	16.6
TOTAL	100.0									

Percentage Change

Industry Group	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
General Merchandise	3.3	-1.8	1.9	25.1	3.6	4.8	1.4	5.6	-11.8
Food Stores	-1.4	3.1	0.6	-3.4	-2.4	-2.9	0.8	-0.2	0.0
Apparel Stores	-4.6	-2.5	-1.2	1.0	-1.6	0.5	-3.1	-4.1	-1.0
Eating & Drinking Places	2.6	-1.2	-3.0	2.8	2.2	1.9	1.8	3.6	1.0
Other Retail	-4.0	-1.9	-3.0	-1.4	-3.5	1.5	-1.7	-2.4	-0.7
Personal & Repair Services	-3.5	1.9	-3.5	1.6	-1.0	0.4	1.6	0.8	-2.0
TOTAL	-1.3	-0.6	-2.6	0.9	-0.6	1.1	0.3	0.6	-0.3



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, 2002-2011**

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

<i>Industry Group</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Construction	1,722	1,697	1,678	1,647	1,708	1,687	1,676	1,641	1,598	1,538
Transportation	562	544	517	527	502	494	503	418	417	398
Utilities	22	23	26	26	25	26	25	22	25	31
Information	235	213	202	185	187	249	249	247	240	230
Wholesale	1,341	1,322	1,296	1,255	1,293	1,295	1,302	1,253	1,210	1,178
Food Manufacturing	179	168	160	155	152	147	143	140	144	146
Apparel Manufacturing	272	242	226	206	179	168	163	155	146	141
Printing & Publishing	463	424	406	376	358	358	343	342	328	324
Other Manufacturing	546	490	468	450	446	416	410	500	506	499
TOTAL	5,342	5,122	4,978	4,826	4,849	4,839	4,812	4,718	4,614	4,485

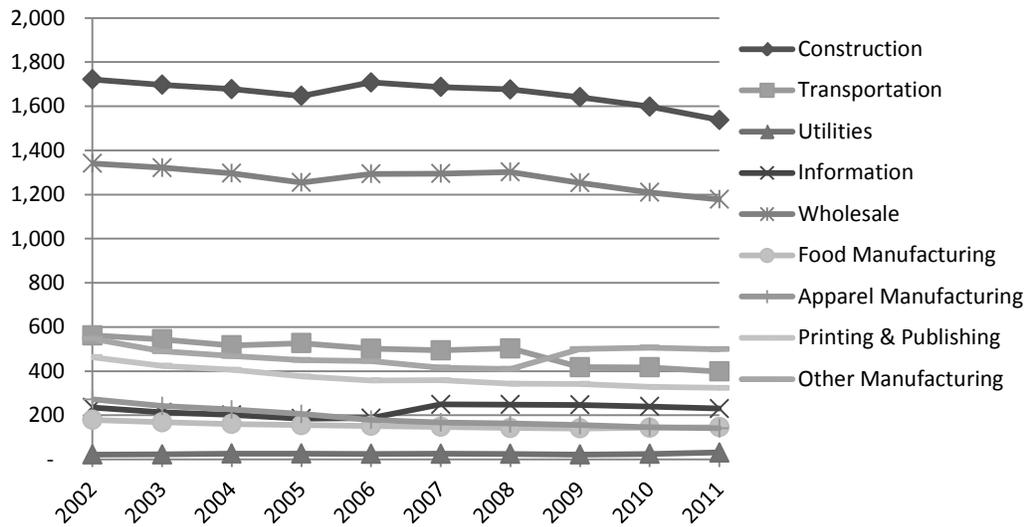
Annual Percentage Distribution

<i>Industry Group</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Construction	32.2	33.1	33.7	34.1	35.2	34.9	34.8	34.8	34.6	34.3
Transportation	10.5	10.6	10.4	10.9	10.3	10.2	10.4	8.9	9.0	8.9
Utilities	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.7
Information	4.4	4.2	4.0	3.8	3.9	5.1	5.2	5.2	5.2	5.1
Wholesale	25.1	25.8	26.0	26.0	26.7	26.8	27.1	26.6	26.2	26.3
Food Manufacturing	3.4	3.3	3.2	3.2	3.1	3.0	3.0	3.0	3.1	3.3
Apparel Manufacturing	5.1	4.7	4.5	4.3	3.7	3.5	3.4	3.3	3.2	3.1
Printing & Publishing	8.7	8.3	8.2	7.8	7.4	7.4	7.1	7.2	7.1	7.2
Other Manufacturing	10.2	9.6	9.4	9.3	9.2	8.6	8.5	10.6	11.0	11.1
TOTAL	100.0									

Percentage Change

<i>Industry Group</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Construction	-1.4	-1.1	-1.8	3.7	-1.9	-0.6	-2.1	-2.6	-3.8
Transportation	-3.2	-5.1	2.0	-4.8	0.2	1.7	-16.8	-0.2	-4.6
Utilities	5.0	14.3	1.0	-4.8	0.0	-2.9	-12.0	13.6	24.0
Information	-9.4	-5.4	-8.2	1.1	32.9	-0.2	-0.6	-2.8	-4.2
Wholesale	-1.4	-1.9	-3.2	3.1	0.7	0.5	-3.7	-3.4	-2.6
Food Manufacturing	-6.1	-4.6	-3.1	-2.1	-6.3	-3.2	-1.8	2.9	1.4
Apparel Manufacturing	-11.2	-6.3	-9.2	-12.9	-9.2	-3.1	-4.6	-5.8	-3.4
Printing & Publishing	-8.4	-4.2	-7.5	-4.7	-4.2	-4.3	-0.3	-4.1	-1.2
Other Manufacturing	-10.3	-4.5	-3.7	-0.9	-8.1	-1.3	22.0	1.2	-1.4
TOTAL	-4.1	-2.8	-3.1	0.5	-0.8	-0.6	-1.9	-2.2	-2.8

Figure 4.2.3
PDR ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2011



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, 2002-2011**

This table presents establishment trends in the cultural/institutional/educational (CIE) and in the private household (Pvt HH) 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

<i>Industry Group</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Arts & Recreation	425	412	405	402	424	424	416	416	246	249
Health Care	2,059	2,070	2,066	2,025	2,086	2,075	2,055	2,071	2,111	2,113
Educational Services	962	972	910	699	699	694	697	703	705	714
Social Assistance	546	592	595	586	574	590	600	623	628	655
Other CIE Services	13,491	14,625	15,209	15,706	16,389	16,684	21,122	926	1,104	1,112
Pvt HH	-	-	-	-	-	-	-	22,864	24,161	26,607
TOTAL	17,483	18,671	19,185	19,418	20,172	20,466	24,888	27,603	28,955	31,450

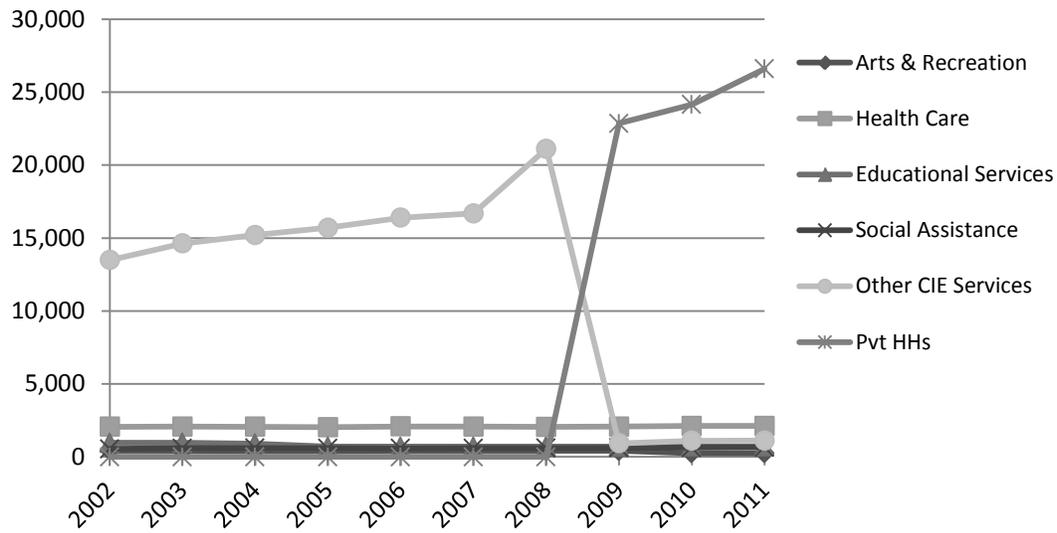
Annual Percentage Distribution

<i>Industry Group</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Arts & Recreation	2.4	2.2	2.1	2.1	2.1	2.1	1.7	1.5	0.8	0.8
Health Care	11.8	11.1	10.8	10.4	10.3	10.1	8.3	7.5	7.3	6.7
Educational Services	5.5	5.2	4.7	3.6	3.5	3.4	2.8	2.5	2.4	2.3
Social Assistance	3.1	3.2	3.1	3.0	2.8	2.9	2.4	2.3	2.2	2.1
Other CIE Services	77.2	78.3	79.3	80.9	81.2	81.5	84.9	3.4	3.8	3.5
Pvt HH	-	-	-	-	-	-	-	82.8	83.4	84.6
TOTAL	100.0									

Percentage Change

<i>Industry Group</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Arts & Recreation	-3.1	-1.7	-0.7	5.5	-0.1	-1.8	0.0	-40.8	1.2
Health Care	0.5	-0.2	-2.0	3.0	-0.6	-1.0	0.8	1.9	0.1
Educational Services	1.1	-6.4	-23.2	0.0	-0.7	0.4	0.9	0.3	1.3
Social Assistance	8.5	0.4	-1.4	-2.1	2.8	1.6	3.9	0.8	4.3
Other CIE Services	8.4	4.0	3.3	4.4	1.8	26.6	-95.6	19.2	0.7
Pvt HH	-	-	-	-	-	-	-	-	-
TOTAL	6.8	2.8	1.2	3.9	1.5	21.6	10.9	4.9	8.6

Figure 4.2.4
CULTURAL/INSTITUTIONAL/EDUCATIONAL ESTABLISHMENTS BY INDUSTRY GROUP, 2002-2011



Notes:

- Other CIE Services include:
 - Museums, historical sites, zoos, and parks
 - Membership associations and organizations
 - Private household employment (prior to 2009)
- Pvt HH = 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, 2011

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

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pot HH</i>	<i>Total</i>
Bayview	157	226	633	2	81	1,340	2,439
Civic Center	842	443	89	61	311	1,919	3,665
Financial	4,643	1,208	692	52	832	1,731	9,158
Mission	402	535	273	10	295	1,622	3,137
North Beach	357	510	144	22	145	1,673	2,851
North Central	811	920	226	38	685	2,808	5,488
Northwest	537	530	278	7	468	2,265	4,085
South of Market	1,667	1,152	1,059	33	439	2,842	7,192
Southwest	1,271	1,372	854	22	1,179	7,127	11,825
Van Ness	512	493	101	38	324	1,834	3,302
Treasure Island	7	2	3	0	11	59	82
Unclassified	305	125	131	5	74	1,387	2,027
TOTAL	11,511	7,516	4,483	290	4,844	26,607	55,251

Percentage Distribution by Commerce and Industry District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pot HH</i>	<i>Total</i>
Bayview	1.4	3.0	14.1	0.7	1.7	5.0	4.4
Civic Center	7.3	5.9	2.0	21.0	6.4	7.2	6.6
Financial	40.3	16.1	15.4	17.9	17.2	6.5	16.6
Mission	3.5	7.1	6.1	3.4	6.1	6.1	5.7
North Beach	3.1	6.8	3.2	7.6	3.0	6.3	5.2
North Central	7.0	12.2	5.0	13.1	14.1	10.6	9.9
Northwest	4.7	7.1	6.2	2.4	9.7	8.5	7.4
South of Market	14.5	15.3	23.6	11.4	9.1	10.7	13.0
Southwest	11.0	18.3	19.0	7.6	24.3	26.8	21.4
Van Ness	4.4	6.6	2.3	13.1	6.7	6.9	6.0
Treasure Island	0.1	0.0	0.1	0.0	0.2	0.2	0.1
Unclassified	2.6	1.7	2.9	1.7	1.5	5.2	3.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Category

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pot HH</i>	<i>Total</i>
Bayview	6.4	9.3	26.0	0.1	3.3	54.9	100.0
Civic Center	23.0	12.1	2.4	1.7	8.5	52.4	100.0
Financial	50.7	13.2	7.6	0.6	9.1	18.9	100.0
Mission	12.8	17.1	8.7	0.3	9.4	51.7	100.0
North Beach	12.5	17.9	5.1	0.8	5.1	58.7	100.0
North Central	14.8	16.8	4.1	0.7	12.5	51.2	100.0
Northwest	13.1	13.0	6.8	0.2	11.5	55.4	100.0
South of Market	23.2	16.0	14.7	0.5	6.1	39.5	100.0
Southwest	10.7	11.6	7.2	0.2	10.0	60.3	100.0
Van Ness	15.5	14.9	3.1	1.2	9.8	55.5	100.0
Treasure Island	8.5	2.4	3.7	0.0	13.4	72.0	100.0
Unclassified	15.0	6.2	6.5	0.2	3.7	68.4	100.0
TOTAL	20.8	13.6	8.1	0.5	8.8	48.2	100.0

Notes:

- Due to rounding, figures may not add to the total shown.
- PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational; Pvt HH = 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, 2011

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

<i>C&I District</i>	<i>0-4</i>	<i>5-9</i>	<i>10-19</i>	<i>20-49</i>	<i>50-99</i>	<i>100-249</i>	<i>250-499</i>	<i>500-999</i>	<i>1000+</i>	<i>TOTAL</i>
Bayview	1,813	254	202	111	36	20	2	0	1	2,439
Civic Center	2,710	351	268	218	71	29	10	4	4	3,665
Financial	5,134	1,445	1,059	854	358	214	58	24	12	9,158
Mission	2,441	341	192	112	32	16	2	1	0	3,137
North Beach	2,254	249	174	114	37	18	4	0	1	2,851
North Central	4,350	490	346	203	58	28	4	2	7	5,488
Northwest	3,329	354	233	116	22	20	7	2	2	4,085
South of Market	4,813	826	731	478	184	99	32	15	14	7,192
Southwest	9,973	933	523	277	78	29	8	3	1	11,825
Van Ness	73	3	4	0	0	1	1	0	0	82
Treasure Island	1,720	113	78	65	22	22	3	4	0	2,027
Unclassified	2,680	266	185	115	30	20	5	0	1	3,302
TOTAL	41,290	5,625	3,995	2,663	928	516	136	55	43	55,251

Percentage Distribution by C&I District

<i>C&I District</i>	<i>0-4</i>	<i>5-9</i>	<i>10-19</i>	<i>20-49</i>	<i>50-99</i>	<i>100-249</i>	<i>250-499</i>	<i>500-999</i>	<i>1000+</i>	<i>TOTAL</i>
Bayview	4.4	4.5	5.1	4.2	3.9	3.9	1.5	0.0	2.3	4.4
Civic Center	6.6	6.2	6.7	8.2	7.7	5.6	7.4	7.3	9.3	6.6
Financial	12.4	25.7	26.5	32.1	38.6	41.5	42.6	43.6	27.9	16.6
Mission	5.9	6.1	4.8	4.2	3.4	3.1	1.5	1.8	0.0	5.7
North Beach	5.5	4.4	4.4	4.3	4.0	3.5	2.9	0.0	2.3	5.2
North Central	10.5	8.7	8.7	7.6	6.3	5.4	2.9	3.6	16.3	9.9
Northwest	8.1	6.3	5.8	4.4	2.4	3.9	5.1	3.6	4.7	7.4
South of Market	11.7	14.7	18.3	17.9	19.8	19.2	23.5	27.3	32.6	13.0
Southwest	24.2	16.6	13.1	10.4	8.4	5.6	5.9	5.5	2.3	21.4
Van Ness	0.2	0.1	0.1	0.0	0.0	0.2	0.7	0.0	0.0	0.1
Treasure Island	4.2	2.0	2.0	2.4	2.4	4.3	2.2	7.3	0.0	3.7
Unclassified	6.5	4.7	4.6	4.3	3.2	3.9	3.7	0.0	2.3	6.0
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

<i>C&I District</i>	<i>0-4</i>	<i>5-9</i>	<i>10-19</i>	<i>20-49</i>	<i>50-99</i>	<i>100-249</i>	<i>250-499</i>	<i>500-999</i>	<i>1000+</i>	<i>TOTAL</i>
Bayview	74.3	10.4	8.3	4.6	1.5	0.8	0.1	0.0	0.0	100.0
Civic Center	73.9	9.6	7.3	5.9	1.9	0.8	0.3	0.1	0.1	100.0
Financial	56.1	15.8	11.6	9.3	3.9	2.3	0.6	0.3	0.1	100.0
Mission	77.8	10.9	6.1	3.6	1.0	0.5	0.1	0.0	0.0	100.0
North Beach	79.1	8.7	6.1	4.0	1.3	0.6	0.1	0.0	0.0	100.0
North Central	79.3	8.9	6.3	3.7	1.1	0.5	0.1	0.0	0.1	100.0
Northwest	81.5	8.7	5.7	2.8	0.5	0.5	0.2	0.0	0.0	100.0
South of Market	66.9	11.5	10.2	6.6	2.6	1.4	0.4	0.2	0.2	100.0
Southwest	84.3	7.9	4.4	2.3	0.7	0.2	0.1	0.0	0.0	100.0
Van Ness	89.0	3.7	4.9	0.0	0.0	1.2	1.2	0.0	0.0	100.0
Treasure Island	84.9	5.6	3.8	3.2	1.1	1.1	0.1	0.2	0.0	100.0
Unclassified	81.2	8.1	5.6	3.5	0.9	0.6	0.2	0.0	0.0	100.0
TOTAL	74.7	10.2	7.2	4.8	1.7	0.9	0.2	0.1	0.1	100.0

Notes:

- 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



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 2002 to 2011, 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 2011. Section 5.3 reports city government revenues and expenditures in fiscal year 2011 (July 1, 2010 to June 30, 2011). 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 2002 to 2011. 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.

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 2002-2011. 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.

5.3 CITY REVENUES AND EXPENDITURES

Section 5.3 presents San Francisco city government revenues and expenditures for fiscal year 2010-2011. 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 2010-2011. 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 5.1.1 (next page) **TOTAL ANNUAL WAGES BY LAND USE CATEGORY, 2002-2011**

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 2002-2011, (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 2011) and 5.1.1b (a look at ten-year trends).

Notes:

- Totals from 2002-2011 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 HH = Private Household employment
- Prior to 2009, Private Households were counted under the CIE land use category.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department
- CPI-U for the San Francisco-Oakland-San Jose Metropolitan Statistical Area from the US Bureau of Labor Statistics

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

Land Use Category	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	\$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	\$26,733,245
Retail	\$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	\$3,333,231
PDR	\$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	\$6,007,279
Hotel	\$500,105	\$538,418	\$584,876	\$613,242	\$671,000	\$704,872	\$764,622	\$695,174	\$691,582	\$736,805
CIE	\$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	\$7,858,454
Pvt HH	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375,303	\$314,522	\$288,029
TOTAL	\$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	\$45,112,659

Inflation-Adjusted (2011 \$ 000s)

Land Use Category	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	\$21,638,086	\$20,284,866	\$20,556,007	\$22,059,521	\$24,856,230	\$26,727,217	\$26,762,261	\$23,873,627	\$24,429,047	\$26,733,245
Retail	\$3,189,691	\$3,122,049	\$3,108,995	\$3,260,043	\$3,287,074	\$3,472,164	\$3,387,533	\$3,107,795	\$3,191,753	\$3,333,231
PDR	\$6,774,184	\$6,522,703	\$6,475,225	\$6,367,999	\$6,427,206	\$6,857,281	\$6,620,414	\$6,068,345	\$5,966,404	\$6,007,279
Hotel	\$600,056	\$634,280	\$682,369	\$703,509	\$749,581	\$762,361	\$801,078	\$715,258	\$703,119	\$736,805
CIE	\$6,211,755	\$6,365,201	\$6,485,376	\$6,781,979	\$7,127,238	\$7,373,440	\$7,674,737	\$7,458,897	\$7,667,287	\$7,858,454
Pvt HH	-	-	-	-	-	-	-	\$386,146	\$319,768	\$288,029
TOTAL	\$38,418,388	\$36,929,097	\$37,307,973	\$39,175,868	\$42,448,519	\$45,215,329	\$45,381,432	\$41,610,068	\$42,362,636	\$45,112,659

Annual Percentage Distribution

Land Use Category	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	56.3	54.9	55.1	56.3	58.6	59.1	59.0	57.4	57.7	59.3
Retail	8.3	8.5	8.3	8.3	7.7	7.7	7.5	7.5	7.5	7.4
PDR	17.6	17.7	17.4	16.3	15.1	15.2	14.6	14.6	14.1	13.3
Hotel	1.6	1.7	1.8	1.8	1.8	1.7	1.8	1.7	1.7	1.6
CIE	16.2	17.2	17.4	17.3	16.8	16.3	16.9	17.9	18.1	17.4
Pvt HH	-	-	-	-	-	-	-	0.9	0.8	0.6
TOTAL	100.0									

Percentage Change

Land Use Category	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	-6.3	1.3	7.3	12.7	7.5	0.1	-10.8	2.3	9.4
Retail	-2.1	-0.4	4.9	0.8	5.6	-2.4	-8.3	2.7	4.4
PDR	-3.7	-0.7	-1.7	0.9	6.7	-3.5	-8.3	-1.7	0.7
Hotel	5.7	7.6	3.1	6.5	1.7	5.1	-10.7	-1.7	4.8
CIE	2.5	1.9	4.6	5.1	3.5	4.1	-2.8	2.8	2.5
Pvt HH	-	-	-	-	-	-	-	-17.2	-9.9
TOTAL	-3.9	1.0	5.0	8.4	6.5	0.4	-8.3	1.8	6.5

Figure 5.1.1a
TOTAL ANNUAL WAGES BY LAND USE CATEGORY, 2011

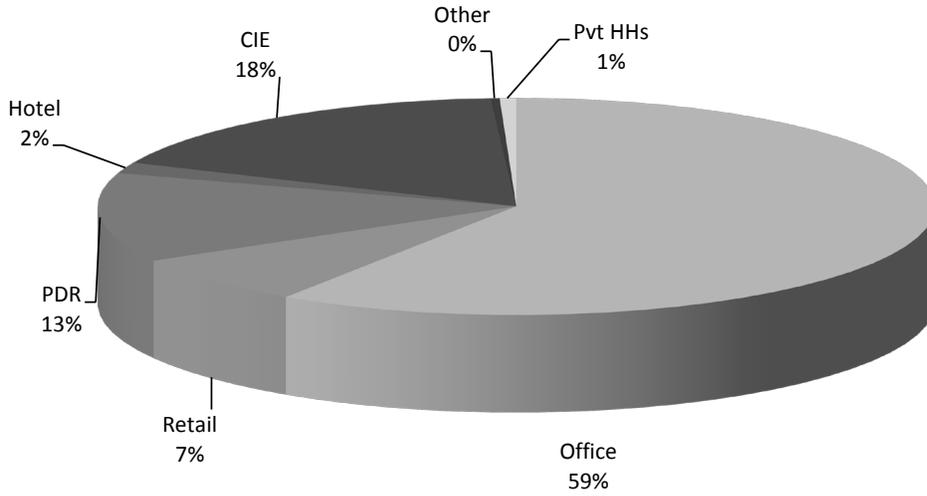


Figure 5.1.1b
TOTAL ANNUAL WAGES BY LAND USE CATEGORY, 2002-2011

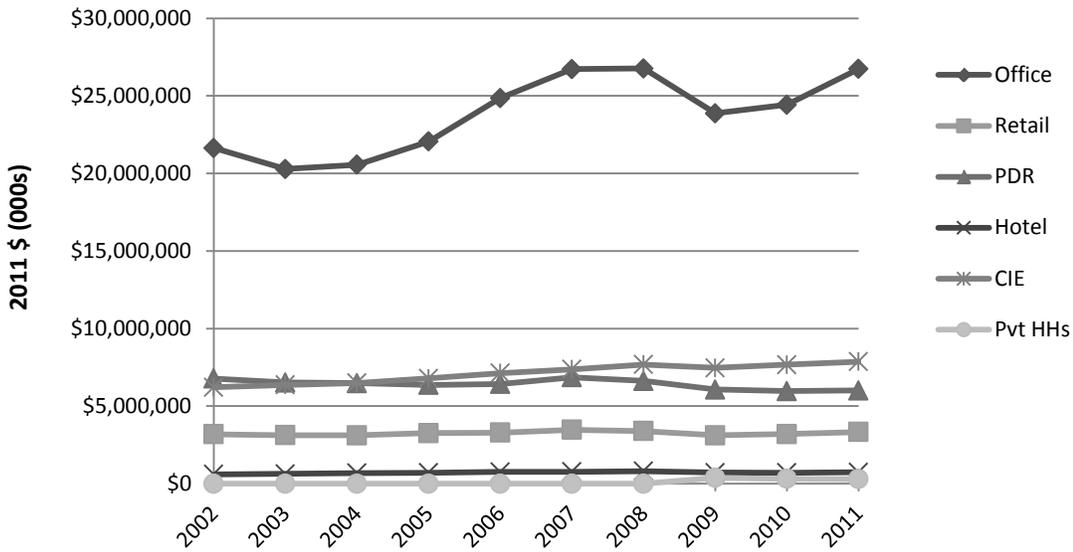


Table & Figure 5.1.2
ANNUAL WAGES PER WORKER BY LAND USE CATEGORY, 2002-2011

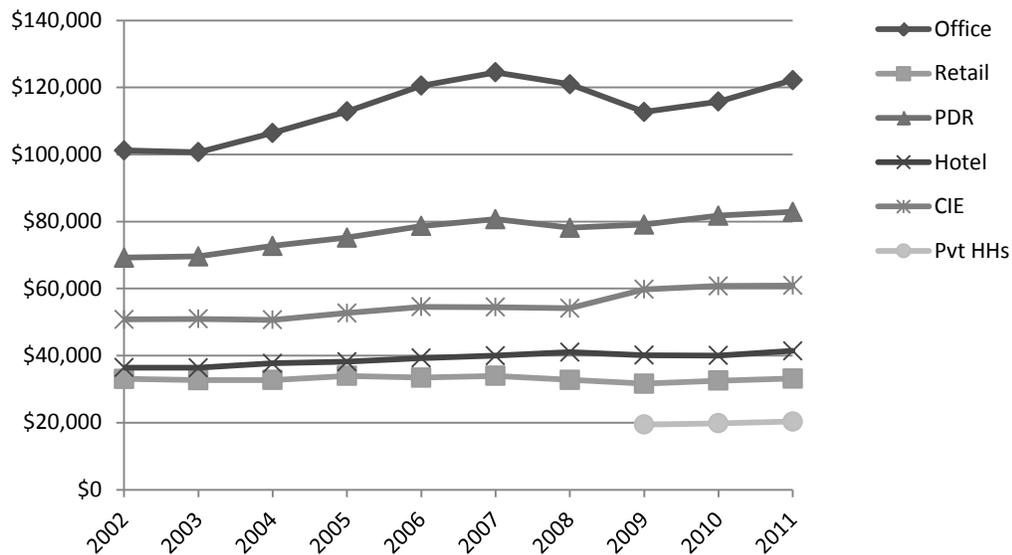
This table conveys the change in pay per worker. It is based on the wages (Table 5.1.1) and employment data (Table 3.1) previously presented in this document. This information is shown graphically in Figure 5.1.2.

Wages per Worker (2011 \$)

Land Use Category	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	\$101,201	\$100,673	\$106,409	\$112,824	\$120,503	\$124,509	\$120,959	\$112,673	\$115,750	\$122,161
Retail	\$33,033	\$32,658	\$32,724	\$33,947	\$33,441	\$33,957	\$32,748	\$31,622	\$32,523	\$33,134
PDR	\$69,223	\$69,593	\$72,725	\$75,189	\$78,669	\$80,688	\$78,154	\$79,090	\$81,769	\$82,898
Hotel	\$36,418	\$36,373	\$37,721	\$38,184	\$39,272	\$39,976	\$41,024	\$40,120	\$40,023	\$41,405
CIE	\$50,810	\$50,970	\$50,682	\$52,685	\$54,554	\$54,473	\$54,105	\$59,752	\$60,751	\$60,911
Pvt HH	-	-	-	-	-	-	-	\$19,860	\$16,134	\$14,170
Average	\$70,239	\$69,268	\$71,297	\$74,849	\$79,196	\$81,274	\$79,508	\$78,576	\$77,623	\$80,697

Percentage Change

Land Use Category	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	-0.5	5.7	6.0	6.8	3.3	-2.9	-6.9	2.7	5.5
Retail	-1.1	0.2	3.7	-1.5	1.5	-3.6	-3.4	2.8	1.9
PDR	0.5	4.5	3.4	4.6	2.6	-3.1	1.2	3.4	1.4
Hotel	-0.1	3.7	1.2	2.8	1.8	2.6	-2.2	-0.2	3.5
CIE	0.3	-0.6	4.0	3.5	-0.1	-0.7	10.4	1.7	0.3
Pvt HH	-	-	-	-	-	-	-	-18.8	-12.2
TOTAL	-1.4	2.9	5.0	5.8	2.6	-2.2	-1.2	-1.2	4.0



Note: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational; Pvt HH = Private Household employment
Sources: Employees from Table 3.1 of this report; Wages from Table 5.1.1 of this report

Table 5.2.1
TAXABLE RETAIL SALES AND ALL OUTLET SALES, 2002-2011

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	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	
All Retail Sales	\$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	\$9,959,925	
All Outlets	\$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	\$14,916,415	
Inflation-Adjusted (2011 \$ 000s)											
Type of Sales	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	
All Retail Sales	\$9,241,226	\$9,229,467	\$9,878,902	\$10,419,980	\$10,697,250	\$10,809,792	\$10,272,186	\$8,852,320	\$9,205,293	\$9,959,925	
All Outlets	\$14,014,816	\$13,662,045	\$14,331,540	\$14,998,185	\$15,498,555	\$15,787,849	\$15,545,248	\$13,139,999	\$13,793,045	\$14,916,415	
Percentage Change											
Type of Sales	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11		
All Retail Sales	-0.1%	7.0%	5.5%	2.7%	1.1%	-5.0%	-13.8%	4.0%	8.2%		
All Outlets	-2.5%	4.9%	4.7%	3.3%	1.9%	-1.5%	-15.5%	5.0%	8.1%		

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, 2002-2011 (2011 \$000s)

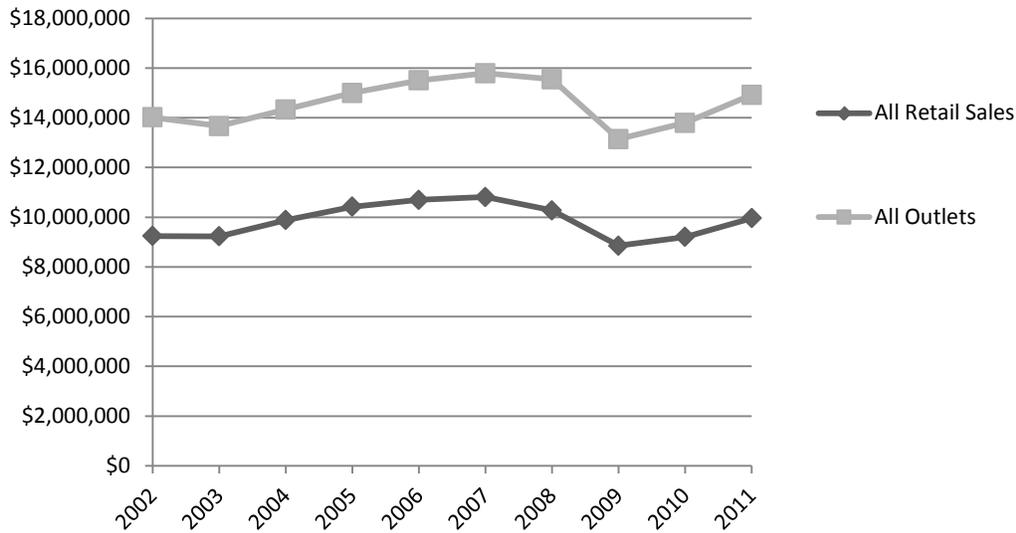


Table 5.2.2
TAXABLE RETAIL SALES & SALES TAX PERMITS BY TYPE OF OUTLET, 2011

This table looks more closely at the type of retail sales that occurred in 2011, 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	2,339	\$1,663,813
General Merchandise	263	\$778,223
Food Stores	1,188	\$631,835
Eating & Drinking	4,299	\$3,093,692
Home Furnishings & Appliances	1,057	\$714,599
Building Materials	322	\$422,253
Service Stations	122	\$674,869
Automotive Dealers and Supplies	244	\$463,956
Other Retail Stores	7,814	\$1,403,738
TOTAL RETAIL STORES	17,648	\$9,959,925
TOTAL OUTLETS	27,082	\$14,916,415

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>

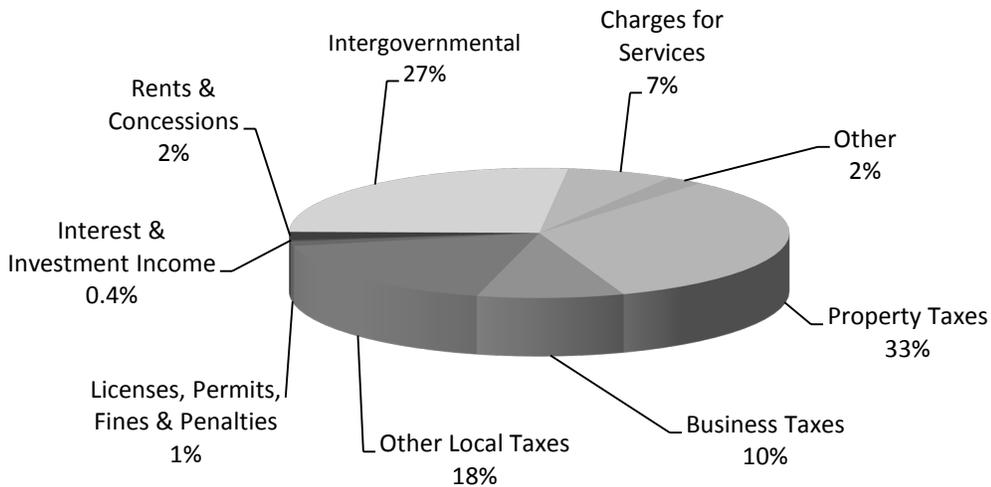
- Additional calculations by the San Francisco Planning Department

Table & Figure 5.3.1

SAN FRANCISCO GOVERNMENT GENERAL REVENUE BY SOURCE, FISCAL YEAR 2011

Table 5.3.1 conveys the expenditures by the City and County of San Francisco in Fiscal Year 2011. This data is shown graphically in Figure 5.3.1.

<i>Revenue Source</i>	<i>Amount (\$ 000s)</i>	<i>% Distribution</i>
Property Taxes	\$1,380,356	33.4
Business Taxes	\$391,779	9.5
Other Local Taxes	\$734,404	17.8
Licenses, Permits, Fines & Penalties	\$47,747	1.2
Interest & Investment Income	\$17,041	0.4
Rents & Concessions	\$78,995	1.9
Intergovernmental	\$1,097,840	26.6
Federal -	\$484,704	11.7
State -	\$581,119	14.1
Other -	\$32,017	0.8
Charges for Services	\$285,015	6.9
Other	\$97,194	2.4
TOTAL	\$4,130,371	100.0



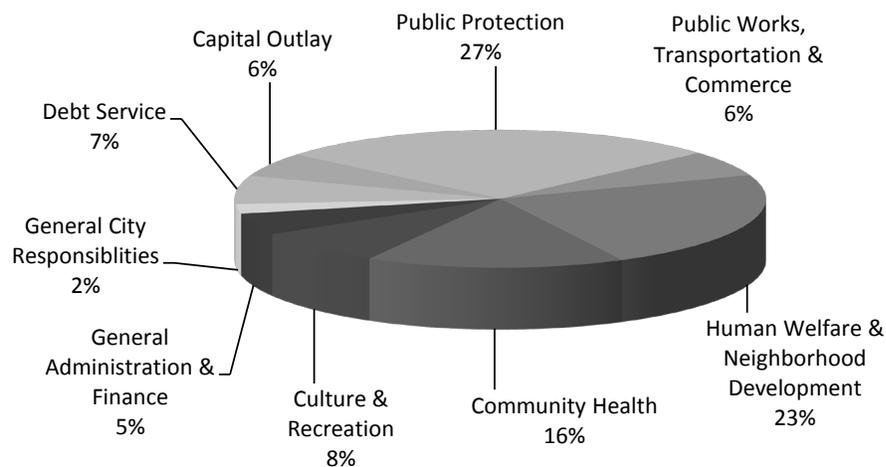
Note: Fiscal Year 2011 runs from July 1, 2010 to June 30, 2011

Source: San Francisco Controller, Comprehensive Annual Financial Report. http://www.sfgov.org/site/uploadedfiles/controller/reports/CAFR/09/CAFR_2011.pdf

Table & Figure 5.3.2**SAN FRANCISCO GOVERNMENT GENERAL EXPENDITURES BY FUNCTION, FISCAL YEAR 2011**

Table 5.3.1 conveys the revenues for the City and County of San Francisco in Fiscal Year 2011. This data is shown graphically in Figure 5.3.2.

<i>Expenditure Function</i>	<i>Amount (\$ 000s)</i>	<i>% Distribution</i>
Public Protection	\$1,031,181	27.3
Public Works, Transportation & Commerce	\$226,920	6.0
Human Welfare & Neighborhood Development	\$870,091	23.0
Community Health	\$595,222	15.8
Culture & Recreation	\$310,392	8.2
General Administration & Finance	\$191,641	5.1
General City Responsibilities	\$85,463	2.3
Debt Service	\$252,108	6.7
Capital Outlay	\$214,817	5.7
TOTAL	\$3,777,835	100.0



Note: Fiscal Year 2011 runs from July 1, 2010 to June 30, 2011

Source: San Francisco Controller, Comprehensive Annual Financial Report. http://www.sfgov.org/site/uploadedfiles/controller/reports/CAFR/09/CAFR_2011.pdf



6.0 Building and Land Use

The tables and graphs in this chapter present information about building permit applications for 2002 through 2011, as well as land use data for 2011. 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 Appendix 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 2011 is designated as the base year.

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 2011.

Section 6.4 describes permit applications by application status by Land Use Category and then by C&I District for 2011. 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 as reported by DBI, but are more usefully understood as estimates of construction expenditure or spending in the local and wider economy for each project. 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 active permit applications, some of which are under construction 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 2011 is designated as the base year (1983=100).

Section 6.5 reports total office space in San Francisco from 2002 to 2011. It includes absolute numbers as well as percentage changes over time. The source of these data is not DBI, but Cushman &-Wakefield realtors.

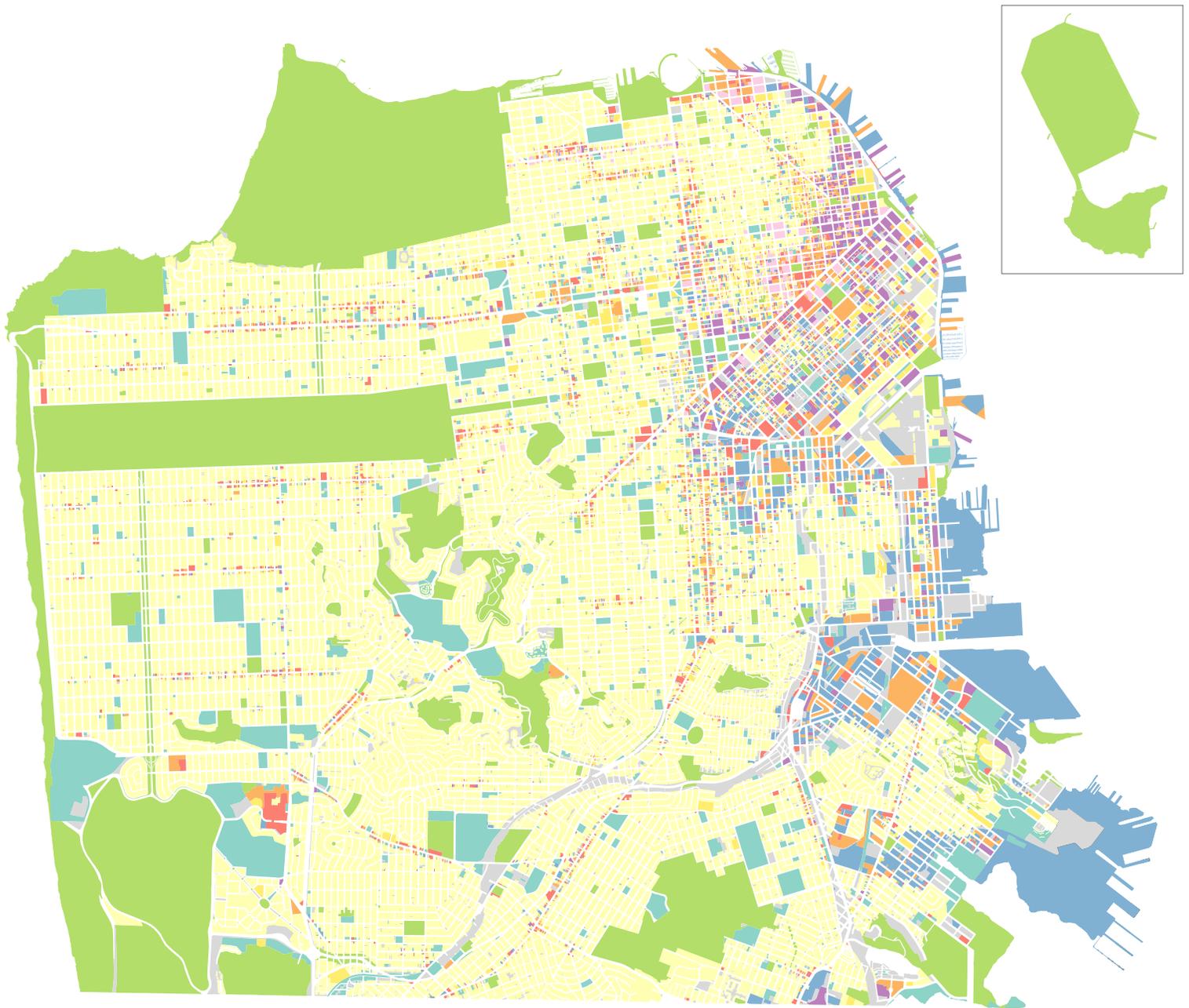
6.2 LAND USE

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 6.2](#) shows the location of these 20 plan areas. [Table 6.6](#) is based on the information available in year 2011.



Land Use San Francisco

MAP 6.1

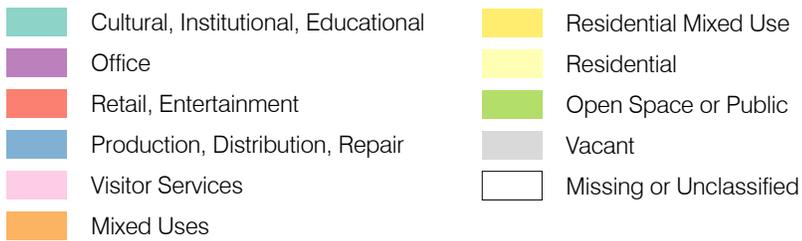


Table 6.1.1.A
ALL BUILDING PERMITS BY LAND USE CATEGORY, 2002-2011

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

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	3,181	3,581	3,813	4,202	4,133	4,366	3,791	2,907	2,968	3,406
Retail	1,745	1,753	1,887	1,661	2,139	1,852	1,927	2,203	1,967	2,178
PDR	239	211	176	185	170	198	235	236	205	248
Hotel	184	196	183	144	193	253	310	260	126	198
CIE	512	432	364	356	429	459	602	547	494	541
Residential	19,426	19,712	19,930	19,508	19,653	19,939	18,226	15,714	15,533	15,288
Other	625	766	724	779	689	931	819	600	631	754
TOTAL	25,912	26,651	27,077	26,835	27,406	27,998	25,910	22,467	21,924	22,613

Annual Percentage Distribution

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	12.3	13.4	14.1	15.7	15.1	15.6	14.6	12.9	13.5	15.1
Retail	6.7	6.6	7.0	6.2	7.8	6.6	7.4	9.8	9.0	9.6
PDR	0.9	0.8	0.6	0.7	0.6	0.7	0.9	1.1	0.9	1.1
Hotel	0.7	0.7	0.7	0.5	0.7	0.9	1.2	1.2	0.6	0.9
CIE	2.0	1.6	1.3	1.3	1.6	1.6	2.3	2.4	2.3	2.4
Residential	75.0	74.0	73.6	72.7	71.7	71.2	70.3	69.9	70.8	67.6
Other	2.4	2.9	2.7	2.9	2.5	3.3	3.2	2.7	2.9	3.3
TOTAL	100.0									

Percentage Change

<i>Land Use Category</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	12.6	6.5	10.2	-1.6	5.6	-13.2	-23.3	2.1	14.8
Retail	0.5	7.6	-12.0	28.8	-13.4	4.0	14.3	-10.7	10.7
PDR	-11.7	-16.6	5.1	-8.1	16.5	18.7	0.4	-13.1	21.0
Hotel	6.5	-6.6	-21.3	34.0	31.1	22.5	-16.1	-51.5	57.1
CIE	-15.6	-15.7	-2.2	20.5	7.0	31.2	-9.1	-9.7	9.5
Residential	1.5	1.1	-2.1	0.7	1.5	-8.6	-13.8	-1.2	-1.6
Other	22.6	-5.5	7.6	-11.6	35.1	-12.0	-26.7	5.2	19.5
TOTAL	2.9	1.6	-0.9	2.1	2.2	-7.5	-13.3	-2.4	3.1

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, 2002-2011**

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 2011 \$ 000s)

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	\$420,618	\$359,859	\$451,719	\$612,124	\$821,872	\$863,342	\$486,262	\$294,576	\$392,586	\$956,619
Retail	\$157,952	\$200,452	\$131,783	\$118,785	\$176,794	\$214,977	\$173,349	\$95,336	\$287,028	\$182,937
PDR	\$44,469	\$22,790	\$30,227	\$18,302	\$23,459	\$50,097	\$28,042	\$23,782	\$12,766	\$17,101
Hotel	\$203,060	\$10,328	\$6,504	\$38,145	\$78,052	\$75,619	\$41,481	\$26,738	\$20,619	\$54,677
CIE	\$148,254	\$158,813	\$283,805	\$77,452	\$143,593	\$115,360	\$123,925	\$96,362	\$208,809	\$177,222
Residential	\$1,507,197	\$1,162,595	\$1,666,959	\$2,333,070	\$1,546,927	\$1,186,384	\$806,883	\$687,557	\$1,303,494	\$1,539,930
Other	\$7,347	\$7,977	\$19,239	\$10,096	\$46,027	\$31,435	\$12,686	\$9,003	\$10,904	\$472,020
TOTAL	\$2,488,897	\$1,922,815	\$2,590,236	\$3,207,974	\$2,836,724	\$2,537,214	\$1,672,629	\$1,233,354	\$2,236,206	\$3,400,505

Annual Percentage Distribution

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	16.9	18.7	17.4	19.1	29.0	34.0	29.1	23.9	17.6	28.1
Retail	6.3	10.4	5.1	3.7	6.2	8.5	10.4	7.7	12.8	5.4
PDR	1.8	1.2	1.2	0.6	0.8	2.0	1.7	1.9	0.6	0.5
Hotel	6.0	8.3	11.0	2.4	5.1	4.5	7.4	7.8	9.3	1.6
CIE	8.2	0.5	0.3	1.2	2.8	3.0	2.5	2.2	0.9	5.2
Residential	60.6	60.5	64.4	72.7	54.5	46.8	48.2	55.7	58.3	45.3
Other	0.3	0.4	0.7	0.3	1.6	1.2	0.8	0.7	0.5	13.9
TOTAL	100.0									

Percentage Change

<i>Land Use Category</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	-14.4	25.5	35.5	34.3	5.0	-43.7	-39.4	33.3	143.7
Retail	26.9	-34.3	-9.9	48.8	21.6	-19.4	-45.0	201.1	-36.3
PDR	-48.7	32.6	-39.5	28.2	113.6	-44.0	-15.2	-46.3	34.0
Hotel	7.1	78.7	-72.7	85.4	-19.7	7.4	-22.2	116.7	165.2
CIE	-94.9	-37.0	486.5	104.6	-3.1	-45.1	-35.5	-22.9	-15.1
Residential	-22.9	43.4	40.0	-33.7	-23.3	-32.0	-14.8	89.6	18.1
Other	8.6	141.2	-47.5	355.9	-31.7	-59.6	-29.0	21.1	4229.0
TOTAL	-22.7	34.7	23.8	-11.6	-10.6	-34.1	-26.3	81.3	52.1

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, 2002-2011**

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 2011 \$ 000s)

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	\$132.2	\$100.5	\$118.5	\$145.7	\$198.9	\$197.7	\$128.3	\$101.3	\$132.3	\$280.9
Retail	\$90.5	\$114.3	\$69.8	\$71.5	\$82.7	\$116.1	\$90.0	\$43.3	\$145.9	\$84.0
PDR	\$186.1	\$108.0	\$171.7	\$98.9	\$138.0	\$253.0	\$119.3	\$100.8	\$62.3	\$69.0
Hotel	\$1,103.6	\$52.7	\$35.5	\$264.9	\$404.4	\$298.9	\$133.8	\$102.8	\$163.6	\$276.1
CIE	\$289.6	\$367.6	\$779.7	\$217.6	\$334.7	\$251.3	\$205.9	\$176.2	\$422.7	\$327.6
Residential	\$77.6	\$59.0	\$83.6	\$119.6	\$78.7	\$59.5	\$44.3	\$43.8	\$83.9	\$100.7
Other	\$11.8	\$10.4	\$26.6	\$13.0	\$66.8	\$33.8	\$15.5	\$15.0	\$17.3	\$626.0
Average	\$96.1	\$72.1	\$95.7	\$119.5	\$103.5	\$90.6	\$64.6	\$54.9	\$102.0	\$150.4

Percentage Change

<i>Land Use Category</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	-24.0	17.9	23.0	36.5	-0.6	-35.1	-21.0	30.5	112.3
Retail	26.3	-38.9	2.4	15.6	40.4	-22.5	-51.9	237.2	-42.4
PDR	-41.9	59.0	-42.4	39.5	83.4	-52.8	-15.6	-38.2	10.7
Hotel	-95.2	-32.6	645.4	52.7	-26.1	-55.2	-23.1	59.1	68.8
CIE	27.0	112.1	-72.1	53.8	-24.9	-18.1	-14.4	139.9	-22.5
Residential	-24.0	41.8	43.0	-34.2	-24.4	-25.6	-1.2	91.8	20.0
Other	-11.4	155.2	-51.2	415.4	-49.5	-54.1	-3.1	15.2	3522.8
TOTAL	-24.9	32.6	25.0	-13.4	-12.4	-28.8	-15.0	85.8	47.4

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, 2002-2011**

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

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	8	4	2	6	5	11	9	0	1	8
Retail	23	16	16	10	10	8	5	6	10	9
PDR	8	5	7	4	13	7	13	4	5	5
Hotel	2	0	0	0	1	0	0	0	0	1
CIE	6	11	9	5	18	11	5	5	8	3
Residential	216	252	189	260	179	150	101	63	92	58
Other	2	0	2	0	4	1	0	3	0	9
TOTAL	265	288	225	285	230	188	133	81	116	93

Annual Percentage Distribution

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	3.0	1.4	0.9	2.1	2.2	5.9	6.8	0.0	0.9	8.6
Retail	8.7	5.6	7.1	3.5	4.3	4.3	3.8	7.4	8.6	9.7
PDR	3.0	1.7	3.1	1.4	5.7	3.7	9.8	4.9	4.3	5.4
Hotel	0.8	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	1.1
CIE	2.3	3.8	4.0	1.8	7.8	5.9	3.8	6.2	6.9	3.2
Residential	81.5	87.5	84.0	91.2	77.8	79.8	75.9	77.8	79.3	62.4
Other	0.8	0.0	0.9	0.0	1.7	0.5	0.0	3.7	0.0	9.7
TOTAL	100.0									

Percentage Change

<i>Land Use Category</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	-50.0	-50.0	200.0	-16.7	120.0	-18.2	-100.0	--	700.0
Retail	-30.4	0.0	-37.5	0.0	-20.0	-37.5	20.0	66.7	-10.0
PDR	-37.5	40.0	-42.9	225.0	-46.2	85.7	-69.2	25.0	0.0
Hotel	-100.0	--	--	--	-100.0	--	--	--	--
CIE	83.3	-18.2	-44.4	260.0	-38.9	-54.5	0.0	60.0	-62.5
Residential	16.7	-25.0	37.6	-31.2	-16.2	-32.7	-37.6	46.0	-37.0
Other	-100.0	--	-100.0	--	-75.0	-100.0	--	-100.0	--
TOTAL	8.7	-21.9	26.7	-19.3	-18.3	-29.3	-39.1	43.2	-19.8

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 (Inflation-Adjusted 2011 \$ 000s)

Land Use Category	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	\$64,185	\$4,970	\$41,402	\$148,486	\$295,996	\$191,626	\$95,090	\$0	\$3,614	\$395,687
Retail	\$48,057	\$81,677	\$22,274	\$10,419	\$1,305	\$52,066	\$59,719	\$4,304	\$126,442	\$38,363
PDR	\$22,830	\$3,955	\$5,868	\$1,080	\$7,307	\$34,202	\$12,684	\$1,952	\$599	\$710
Hotel	\$179,215	\$0	\$0	\$0	\$13,444	\$0	\$0	\$0	\$0	\$26,062
CIE	\$70,896	\$48,790	\$37,248	\$18,291	\$38,884	\$22,014	\$24,043	\$22,787	\$131,382	\$18,930
Residential	\$824,995	\$482,574	\$1,064,802	\$1,653,343	\$975,025	\$469,966	\$204,886	\$237,405	\$766,858	\$1,130,033
Other	\$0	\$0	\$254	\$0	\$0	\$303	\$0	\$20	\$0	\$456,186
TOTAL	\$1,210,178	\$621,966	\$1,171,848	\$1,831,619	\$1,331,960	\$770,177	\$396,422	\$266,468	\$1,028,895	\$2,065,970

Annual Percentage Distribution

Land Use Category	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	5.3	0.8	3.5	8.1	22.2	24.9	24.0	0.0	0.4	19.2
Retail	4.0	13.1	1.9	0.6	0.1	6.8	15.1	1.6	12.3	1.9
PDR	1.9	0.6	0.5	0.1	0.5	4.4	3.2	0.7	0.1	0.0
Hotel	14.8	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.3
CIE	5.9	7.8	3.2	1.0	2.9	2.9	6.1	8.6	12.8	0.9
Residential	68.2	77.6	90.9	90.3	73.2	61.0	51.7	89.1	74.5	54.7
Other	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	22.1
TOTAL	100.0									

Percentage Change

Land Use Category	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	-92.3	733.1	258.6	99.3	-35.3	-50.4	-100.0	--	--
Retail	70.0	-72.7	-53.2	-87.5	3,889.9	14.7	-92.8	2,837.9	-69.7
PDR	-82.7	48.4	-81.6	576.5	368.1	-62.9	-84.6	-69.3	18.5
Hotel	-100.0	--	--	--	--	--	--	--	--
CIE	-31.2	-23.7	-50.9	112.6	-43.4	9.2	-5.2	476.6	-85.6
Residential	-41.5	120.7	55.3	-41.0	-51.8	-56.4	15.9	223.0	47.4
Other	--	--	--	--	--	--	--	--	--
TOTAL	-48.6	88.4	56.3	-27.3	-42.2	-48.5	-32.8	286.1	100.8

Notes:
 • PDR = Production/Distribution/Repair
 • CIE = Cultural/Institutional/Educational

Sources:
 San Francisco Planning Department; Department of Building Inspection

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 2011 being the base year. Also included is the percentage distribution in any given year and the annual change within each land use category.

Table 6.1.2.C**AVERAGE CONSTRUCTION COSTS FOR NEW CONSTRUCTION BY LAND USE CATEGORY, 2002-2011**

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).

Land Use Category	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	\$8,023	\$1,242	\$20,701	\$24,748	\$59,199	\$17,421	\$10,566	--	\$3,614	\$49,461
Retail	\$2,089	\$5,105	\$1,392	\$1,042	\$130	\$6,508	\$11,944	\$717	\$12,644	\$4,263
PDR	\$2,854	\$791	\$838	\$270	\$562	\$4,886	\$976	\$488	\$120	\$142
Hotel	\$89,608	--	--	--	\$13,444	--	--	--	--	\$26,062
CIE	\$11,816	\$4,435	\$4,139	\$3,658	\$2,160	\$2,001	\$4,809	\$4,557	\$16,423	\$6,310
Residential	\$3,819	\$1,915	\$5,634	\$6,359	\$5,447	\$3,133	\$2,029	\$3,768	\$8,335	\$19,483
Other	\$0	--	\$127	--	\$0	\$303	--	\$7	--	\$50,687
TOTAL	\$4,567	\$2,160	\$5,208	\$6,427	\$5,791	\$4,097	\$2,981	\$3,290	\$8,870	\$22,215

Land Use Category	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	-84.5	1,566.2	19.5	139.2	-70.6	-39.3	--	--	1,268.6
Retail	144.3	-72.7	-25.2	-87.5	4,887.4	83.5	-94.0	1,662.7	-66.3
PDR	-72.3	6.0	-67.8	108.2	769.2	-80.0	-50.0	-75.5	18.5
Hotel	--	--	--	--	--	--	--	--	--
CIE	-62.5	-6.7	-11.6	-40.9	-7.4	140.3	-5.2	260.4	-61.6
Residential	-49.9	194.2	12.9	-14.3	-42.5	-35.3	85.8	121.2	133.7
Other	--	--	--	--	--	--	--	--	--
TOTAL	-52.7	141.2	23.4	-9.9	-29.3	-27.2	10.4	169.6	150.5

Percentage Change

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, 2002-2011

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

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	3,173	3,577	3,811	4,196	4,128	4,355	3,782	2,907	2,967	3,398
Retail	1,722	1,737	1,871	1,651	2,129	1,844	1,922	2,197	1,955	2,168
PDR	231	206	169	181	157	191	222	232	200	243
Hotel	182	196	183	144	192	253	310	260	126	197
CIE	506	421	355	351	411	448	597	542	486	538
Residential	19,210	19,460	19,741	19,249	19,474	19,789	18,125	15,651	15,441	15,230
Other	284	267	273	379	264	335	270	218	212	271
TOTAL	25,308	25,864	26,403	26,151	26,755	27,215	25,228	22,007	21,387	22,045

Annual Percentage Distribution

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	12.5	13.8	14.4	16.0	15.4	16.0	15.0	13.2	13.9	15.4
Retail	6.8	6.7	7.1	6.3	8.0	6.8	7.6	10.0	9.1	9.8
PDR	0.9	0.8	0.6	0.7	0.6	0.7	0.9	1.1	0.9	1.1
Hotel	0.7	0.8	0.7	0.6	0.7	0.9	1.2	1.2	0.6	0.9
CIE	2.0	1.6	1.3	1.3	1.5	1.6	2.4	2.5	2.3	2.4
Residential	75.9	75.2	74.8	73.6	72.8	72.7	71.8	71.1	72.2	69.1
Other	1.1	1.0	1.0	1.4	1.0	1.2	1.1	1.0	1.0	1.2
TOTAL	100.0									

Percentage Change

<i>Land Use Category</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	12.7	6.5	10.1	-1.6	5.5	-13.2	-23.1	2.1	14.5
Retail	0.9	7.7	-11.8	29.0	-13.4	4.2	14.3	-11.0	10.9
PDR	-10.8	-18.0	7.1	-13.3	21.7	16.2	4.5	-13.8	21.5
Hotel	7.7	-6.6	-21.3	33.3	31.8	22.5	-16.1	-51.5	56.3
CIE	-16.8	-15.7	-1.1	17.1	9.0	33.3	-9.2	-10.3	10.7
Residential	1.3	1.4	-2.5	1.2	1.6	-8.4	-13.6	-1.3	-1.4
Other	-6.0	2.2	38.8	-30.3	26.9	-19.4	-19.3	-2.8	27.8
TOTAL	2.2	2.1	-1.0	2.3	1.7	-7.3	-12.8	-2.8	3.1

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, 2002-2011**

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 2011 \$ 000s)

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	\$356,433	\$354,890	\$410,317	\$463,638	\$525,876	\$671,717	\$391,172	\$294,576	\$388,972	\$560,931
Retail	\$109,896	\$118,775	\$109,509	\$108,366	\$175,489	\$162,911	\$113,629	\$91,032	\$160,582	\$144,573
PDR	\$21,638	\$18,835	\$24,359	\$17,222	\$16,152	\$15,895	\$15,358	\$21,829	\$12,167	\$16,391
Hotel	\$23,845	\$10,328	\$6,504	\$38,145	\$64,608	\$75,619	\$41,481	\$26,738	\$20,619	\$28,615
CIE	\$77,358	\$110,023	\$246,557	\$59,161	\$104,709	\$93,346	\$99,882	\$73,575	\$77,427	\$158,292
Residential	\$682,202	\$680,021	\$602,157	\$679,727	\$571,903	\$716,418	\$601,997	\$450,153	\$536,636	\$409,897
Other	\$1,468	\$1,828	\$1,225	\$3,246	\$8,805	\$7,832	\$6,352	\$4,837	\$5,384	\$10,295
TOTAL	\$1,272,840	\$1,294,700	\$1,400,628	\$1,369,505	\$1,467,542	\$1,743,738	\$1,269,871	\$962,740	\$1,201,787	\$1,328,994

Annual Percentage Distribution

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	28.0	27.4	29.3	33.9	35.8	38.5	30.8	30.6	32.4	42.2
Retail	8.6	9.2	7.8	7.9	12.0	9.3	8.9	9.5	13.4	10.9
PDR	1.7	1.5	1.7	1.3	1.1	0.9	1.2	2.3	1.0	1.2
Hotel	1.9	0.8	0.5	2.8	4.4	4.3	3.3	2.8	1.7	2.2
CIE	6.1	8.5	17.6	4.3	7.1	5.4	7.9	7.6	6.4	11.9
Residential	53.6	52.5	43.0	49.6	39.0	41.1	47.4	46.8	44.7	30.8
Other	0.1	0.1	0.1	0.2	0.6	0.4	0.5	0.5	0.4	0.8
TOTAL	100.0									

Percentage Change

<i>Land Use Category</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	-0.4	15.6	13.0	13.4	27.7	-41.8	-24.7	32.0	44.2
Retail	8.1	-7.8	-1.0	61.9	-7.2	-30.3	-19.9	76.4	-10.0
PDR	-13.0	29.3	-29.3	-6.2	-1.6	-3.4	42.1	-44.3	34.7
Hotel	-56.7	-37.0	486.5	69.4	17.0	-45.1	-35.5	-22.9	38.8
CIE	42.2	124.1	-76.0	77.0	-10.9	7.0	-26.3	5.2	104.4
Residential	-0.3	-11.5	12.9	-15.9	25.3	-16.0	-25.2	19.2	-23.6
Other	24.5	-33.0	165.0	171.3	-11.1	-18.9	-23.9	11.3	91.2
TOTAL	1.7	8.2	-2.2	7.2	18.8	-27.2	-24.2	24.8	10.6

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, 2002-2011**

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 2011 \$ 000s)

<i>Land Use Category</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Office	\$112.3	\$99.2	\$107.7	\$110.5	\$127.4	\$154.2	\$103.4	\$101.3	\$131.1	\$165.1
Retail	\$63.8	\$68.4	\$58.5	\$65.6	\$82.4	\$88.3	\$59.1	\$41.4	\$82.1	\$66.7
PDR	\$93.7	\$91.4	\$144.1	\$95.1	\$102.9	\$83.2	\$69.2	\$94.1	\$60.8	\$67.5
Hotel	\$131.0	\$52.7	\$35.5	\$264.9	\$336.5	\$298.9	\$133.8	\$102.8	\$163.6	\$145.3
CIE	\$152.9	\$261.3	\$694.5	\$168.5	\$254.8	\$208.4	\$167.3	\$135.7	\$159.3	\$294.2
Residential	\$35.5	\$34.9	\$30.5	\$35.3	\$29.4	\$36.2	\$33.2	\$28.8	\$34.8	\$26.9
Other	\$5.2	\$6.8	\$4.5	\$8.6	\$33.4	\$23.4	\$23.5	\$22.2	\$25.4	\$38.0
TOTAL	\$594.4	\$614.8	\$1,075.4	\$748.6	\$966.7	\$892.6	\$589.6	\$526.4	\$657.2	\$803.6

Percentage Change

<i>Land Use Category</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Office	-11.7	8.5	2.6	15.3	21.1	-32.9	-2.0	29.4	25.9
Retail	7.1	-14.4	12.1	25.6	7.2	-33.1	-29.9	98.2	-18.8
PDR	-2.4	57.6	-34.0	8.1	-19.1	-16.9	36.0	-35.3	10.9
Hotel	-59.8	-32.6	645.3	27.0	-11.2	-55.2	-23.1	59.1	-11.2
CIE	70.9	165.8	-75.7	51.2	-18.2	-19.7	-18.9	17.4	84.7
Residential	-1.6	-12.7	15.8	-16.8	23.3	-8.3	-13.4	20.8	-22.6
Other	32.5	-34.5	90.9	289.4	-29.9	0.6	-5.7	14.5	49.6
TOTAL	3.4	74.9	-30.4	29.1	-7.7	-34.0	-10.7	24.8	22.3

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, 2002-2011

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

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	831	765	651	702	702	715	635	552	569	601
Civic Center	738	858	850	801	766	999	897	752	694	782
Financial	2,604	2,965	3,363	3,724	3,486	3,733	3,369	2,687	2,601	2,992
Mission	2,127	2,129	2,042	2,004	2,070	1,988	1,984	1,807	1,897	1,820
North Beach	888	814	788	842	840	803	838	713	650	730
North Central	3,581	3,781	3,575	3,602	3,844	4,052	3,499	3,197	2,982	2,911
Northwest	2,285	2,461	2,575	2,477	2,490	2,422	2,485	1,900	1,908	1,937
South of Market	2,053	2,035	2,038	2,116	2,512	2,259	2,254	2,051	1,971	2,135
Southwest	9,574	9,549	9,902	9,372	9,432	9,381	8,670	7,585	7,569	7,369
Van Ness	1,032	1,144	1,140	1,063	1,175	1,509	1,192	991	1,062	1,112
Unclassified	199	150	153	132	89	137	87	232	21	224
TOTAL	25,912	26,651	27,077	26,835	27,406	27,998	25,910	22,467	21,924	22,613

Annual Percentage Distribution

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	3.2	2.9	2.4	2.6	2.6	2.6	2.5	2.5	2.6	2.7
Civic Center	2.8	3.2	3.1	3.0	2.8	3.6	3.5	3.3	3.2	3.5
Financial	10.0	11.1	12.4	13.9	12.7	13.3	13.0	12.0	11.9	13.2
Mission	8.2	8.0	7.5	7.5	7.6	7.1	7.7	8.0	8.7	8.0
North Beach	3.4	3.1	2.9	3.1	3.1	2.9	3.2	3.2	3.0	3.2
North Central	13.8	14.2	13.2	13.4	14.0	14.5	13.5	14.2	13.6	12.9
Northwest	8.8	9.2	9.5	9.2	9.1	8.7	9.6	8.5	8.7	8.6
South of Market	7.9	7.6	7.5	7.9	9.2	8.1	8.7	9.1	9.0	9.4
Southwest	36.9	35.8	36.6	34.9	34.4	33.5	33.5	33.8	34.5	32.6
Van Ness	4.0	4.3	4.2	4.0	4.3	5.4	4.6	4.4	4.8	4.9
Unclassified	0.8	0.6	0.6	0.5	0.3	0.5	0.3	1.0	0.1	1.0
TOTAL	100.0									

Percentage Change

<i>C&I District</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Bayview	-7.9	-14.9	7.8	0.0	1.9	-11.2	-13.1	3.1	5.6
Civic Center	16.3	-0.9	-5.8	-4.4	30.4	-10.2	-16.2	-7.7	12.7
Financial	13.9	13.4	10.7	-6.4	7.1	-9.8	-20.2	-3.2	15.0
Mission	0.1	-4.1	-1.9	3.3	-4.0	-0.2	-8.9	5.0	-4.1
North Beach	-8.3	-3.2	6.9	-0.2	-4.4	4.4	-14.9	-8.8	12.3
North Central	5.6	-5.4	0.8	6.7	5.4	-13.6	-8.6	-6.7	-2.4
Northwest	7.7	4.6	-3.8	0.5	-2.7	2.6	-23.5	0.4	1.5
South of Market	-0.9	0.1	3.8	18.7	-10.1	-0.2	-9.0	-3.9	8.3
Southwest	-0.3	3.7	-5.4	0.6	-0.5	-7.6	-12.5	-0.2	-2.6
Van Ness	10.9	-0.3	-6.8	10.5	28.4	-21.0	-16.9	7.2	4.7
Unclassified	-24.6	2.0	-13.7	-32.6	53.9	-36.5	166.7	-90.9	966.7
TOTAL	2.9	1.6	-0.9	2.1	2.2	-7.5	-13.3	-2.4	3.1

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, 2002-2011**

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 2011 \$ 000s)

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	\$52,265	\$57,177	\$62,919	\$364,221	\$81,080	\$141,350	\$22,732	\$84,562	\$41,500	\$32,960
Civic Center	\$179,153	\$121,021	\$105,420	\$87,633	\$169,457	\$111,616	\$84,310	\$56,939	\$149,992	\$82,936
Financial	\$632,133	\$445,217	\$952,995	\$944,254	\$670,651	\$490,444	\$451,104	\$256,984	\$516,335	\$448,970
Mission	\$110,589	\$115,420	\$96,746	\$122,822	\$92,519	\$116,235	\$55,801	\$49,430	\$64,674	\$69,610
North Beach	\$164,944	\$55,135	\$58,066	\$41,366	\$51,999	\$35,720	\$39,468	\$37,307	\$32,770	\$37,825
North Central	\$160,216	\$189,509	\$179,110	\$157,503	\$469,493	\$243,662	\$209,402	\$107,464	\$151,117	\$110,429
Northwest	\$98,599	\$91,376	\$100,909	\$104,157	\$105,719	\$154,960	\$100,536	\$57,951	\$70,993	\$61,436
South of Market	\$616,520	\$323,081	\$412,274	\$862,496	\$680,436	\$724,112	\$350,498	\$196,348	\$419,757	\$1,018,729
Southwest	\$390,968	\$397,430	\$501,063	\$385,215	\$322,978	\$330,345	\$292,435	\$273,613	\$259,974	\$207,429
Van Ness	\$77,749	\$86,474	\$95,341	\$110,321	\$122,293	\$184,926	\$62,756	\$49,147	\$45,757	\$201,632
Unclassified	\$5,760	\$40,973	\$25,393	\$27,984	\$70,100	\$3,845	\$3,587	\$63,608	\$483,337	\$1,128,550
TOTAL	\$2,488,896	\$1,922,813	\$2,590,236	\$3,207,972	\$2,836,725	\$2,537,215	\$1,672,629	\$1,233,353	\$2,236,206	\$3,400,506

Annual Percentage Distribution

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	2.1	3.0	2.4	11.4	2.9	5.6	1.4	6.9	1.9	1.0
Civic Center	7.2	6.3	4.1	2.7	6.0	4.4	5.0	4.6	6.7	2.4
Financial	25.4	23.2	36.8	29.4	23.6	19.3	27.0	20.8	23.1	13.2
Mission	4.4	6.0	3.7	3.8	3.3	4.6	3.3	4.0	2.9	2.0
North Beach	6.6	2.9	2.2	1.3	1.8	1.4	2.4	3.0	1.5	1.1
North Central	6.4	9.9	6.9	4.9	16.6	9.6	12.5	8.7	6.8	3.2
Northwest	4.0	4.8	3.9	3.2	3.7	6.1	6.0	4.7	3.2	1.8
South of Market	24.8	16.8	15.9	26.9	24.0	28.5	21.0	15.9	18.8	30.0
Southwest	15.7	20.7	19.3	12.0	11.4	13.0	17.5	22.2	11.6	6.1
Van Ness	3.1	4.5	3.7	3.4	4.3	7.3	3.8	4.0	2.0	5.9
Unclassified	0.2	2.1	1.0	0.9	2.5	0.2	0.2	5.2	21.6	33.2
TOTAL	100.0									

Percentage Change

<i>C&I District</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Bayview	9.4	10.0	478.9	-77.7	74.3	-83.9	272.0	-50.9	-20.6
Civic Center	-32.4	-12.9	-16.9	93.4	-34.1	-24.5	-32.5	163.4	-44.7
Financial	-29.6	114.1	-0.9	-29.0	-26.9	-8.0	-43.0	100.9	-13.0
Mission	4.4	-16.2	27.0	-24.7	25.6	-52.0	-11.4	30.8	7.6
North Beach	-66.6	5.3	-28.8	25.7	-31.3	10.5	-5.5	-12.2	15.4
North Central	18.3	-5.5	-12.1	198.1	-48.1	-14.1	-48.7	40.6	-26.9
Northwest	-7.3	10.4	3.2	1.5	46.6	-35.1	-42.4	22.5	-13.5
South of Market	-47.6	27.6	109.2	-21.1	6.4	-51.6	-44.0	113.8	142.7
Southwest	1.7	26.1	-23.1	-16.2	2.3	-11.5	-6.4	-5.0	-20.2
Van Ness	11.2	10.3	15.7	10.9	51.2	-66.1	-21.7	-6.9	340.7
Unclassified	611.3	-38.0	10.2	150.5	-94.5	-6.7	1,673.3	659.9	133.5
TOTAL	-22.7	34.7	23.8	-11.6	-10.6	-34.1	-26.3	81.3	52.1

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, 2002-2011**

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 2011 \$ 000s)

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	\$62.9	\$74.7	\$96.6	\$518.8	\$115.5	\$197.7	\$35.8	\$153.2	\$72.9	\$54.8
Civic Center	\$242.8	\$141.1	\$124.0	\$109.4	\$221.2	\$111.7	\$94.0	\$75.7	\$216.1	\$106.1
Financial	\$242.8	\$150.2	\$283.4	\$253.6	\$192.4	\$131.4	\$133.9	\$95.6	\$198.5	\$150.1
Mission	\$52.0	\$54.2	\$47.4	\$61.3	\$44.7	\$58.5	\$28.1	\$27.4	\$34.1	\$38.2
North Beach	\$185.7	\$67.7	\$73.7	\$49.1	\$61.9	\$44.5	\$47.1	\$52.3	\$50.4	\$51.8
North Central	\$44.7	\$50.1	\$50.1	\$43.7	\$122.1	\$60.1	\$59.8	\$33.6	\$50.7	\$37.9
Northwest	\$43.2	\$37.1	\$39.2	\$42.0	\$42.5	\$64.0	\$40.5	\$30.5	\$37.2	\$31.7
South of Market	\$300.3	\$158.8	\$202.3	\$407.6	\$270.9	\$320.5	\$155.5	\$95.7	\$213.0	\$477.2
Southwest	\$40.8	\$41.6	\$50.6	\$41.1	\$34.2	\$35.2	\$33.7	\$36.1	\$34.3	\$28.1
Van Ness	\$75.3	\$75.6	\$83.6	\$103.8	\$104.1	\$122.5	\$52.6	\$49.6	\$43.1	\$181.3
Unclassified	\$28.9	\$273.2	\$166.0	\$212.0	\$787.6	\$28.1	\$41.2	\$274.2	\$23,016.0	\$5,038.2
Citywide Average	\$96.1	\$72.1	\$95.7	\$119.5	\$103.5	\$90.6	\$64.6	\$54.9	\$102.0	\$150.4

Percentage Change

<i>C&I District</i>	2002- 03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Bayview	18.8	29.3	436.8	-77.7	71.2	-81.9	327.9	-52.4	-24.8
Civic Center	-41.9	-12.1	-11.8	102.2	-49.5	-15.9	-19.4	185.4	-50.9
Financial	-38.1	88.7	-10.5	-24.1	-31.7	1.9	-28.6	107.6	-24.4
Mission	4.3	-12.6	29.4	-27.1	30.8	-51.9	-2.7	24.6	12.2
North Beach	-63.5	8.8	-33.3	26.0	-28.1	5.9	11.1	-3.6	2.8
North Central	12.0	0.0	-12.7	179.3	-50.8	-0.5	-43.8	50.8	-25.1
Northwest	-14.0	5.5	7.3	1.0	50.7	-36.8	-24.6	22.0	-14.8
South of Market	-47.1	27.4	101.5	-33.5	18.3	-51.5	-38.4	122.5	124.1
Southwest	1.9	21.6	-18.8	-16.7	2.8	-4.2	6.9	-4.8	-18.0
Van Ness	0.3	10.6	24.1	0.3	17.7	-57.0	-5.8	-13.1	320.8
Unclassified	843.7	-39.2	27.7	271.5	-96.4	46.9	565.0	8,294.7	-78.1
Citywide Average	-24.9	32.6	25.0	-13.4	-12.4	-28.8	-15.0	85.8	47.4

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.2.A**BUILDING PERMITS FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT, 2002-2011**

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

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	30	8	23	34	27	15	16	9	8	2
Civic Center	7	4	4	4	3	2	4	3	9	3
Financial	1	3	6	9	6	6	3	1	3	4
Mission	26	33	22	30	28	31	8	4	5	4
North Beach	23	6	5	4	1	0	1	0	0	1
North Central	13	17	16	41	23	18	14	2	11	6
Northwest	17	16	8	10	16	12	7	2	7	3
South of Market	25	39	31	38	31	21	20	8	8	20
Southwest	115	109	101	86	74	67	56	40	61	18
Van Ness	4	8	6	23	11	11	2	4	3	4
Unclassified	4	45	3	5	10	5	2	8	1	28
TOTAL	265	288	225	284	230	188	133	81	116	93

Annual Percentage Distribution

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	11.3	2.8	10.2	12.0	11.7	8.0	12.0	11.1	6.9	2.2
Civic Center	2.6	1.4	1.8	1.4	1.3	1.1	3.0	3.7	7.8	3.2
Financial	0.4	1.0	2.7	3.2	2.6	3.2	2.3	1.2	2.6	4.3
Mission	9.8	11.5	9.8	10.6	12.2	16.5	6.0	4.9	4.3	4.3
North Beach	8.7	2.1	2.2	1.4	0.4	0.0	0.8	0.0	0.0	1.1
North Central	4.9	5.9	7.1	14.4	10.0	9.6	10.5	2.5	9.5	6.5
Northwest	6.4	5.6	3.6	3.5	7.0	6.4	5.3	2.5	6.0	3.2
South of Market	9.4	13.5	13.8	13.4	13.5	11.2	15.0	9.9	6.9	21.5
Southwest	43.4	37.8	44.9	30.3	32.2	35.6	42.1	49.4	52.6	19.4
Van Ness	1.5	2.8	2.7	8.1	4.8	5.9	1.5	4.9	2.6	4.3
Unclassified	1.5	15.6	1.3	1.8	4.3	2.7	1.5	9.9	0.9	30.1
TOTAL	100.0									

Percentage Change

<i>C&I District</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Bayview	-73.3	187.5	47.8	-20.6	-44.4	6.7	-43.8	-11.1	-75.0
Civic Center	-42.9	0.0	0.0	-25.0	-33.3	100.0	-25.0	200.0	-66.7
Financial	200.0	100.0	50.0	-33.3	0.0	-50.0	-66.7	200.0	33.3
Mission	26.9	-33.3	36.4	-6.7	10.7	-74.2	-50.0	25.0	-20.0
North Beach	-73.9	-16.7	-20.0	-75.0	-100.0	--	--	--	--
North Central	30.8	-5.9	156.3	-43.9	-21.7	-22.2	-85.7	450.0	-45.5
Northwest	-5.9	-50.0	25.0	60.0	-25.0	-41.7	-71.4	250.0	-57.1
South of Market	56.0	-20.5	22.6	-18.4	-32.3	-4.8	-60.0	0.0	150.0
Southwest	-5.2	-7.3	-14.9	-14.0	-9.5	-16.4	-28.6	52.5	-70.5
Van Ness	100.0	-25.0	283.3	-52.2	0.0	-81.8	100.0	-25.0	33.3
Unclassified	1,025.0	-93.3	66.7	100.0	-50.0	-60.0	300.0	-87.5	2,700.0
TOTAL	8.7	-21.9	26.2	-19.0	-18.3	-29.3	-39.1	43.2	-19.8

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.2.B TOTAL CONSTRUCTION COSTS FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT, 2002-2011

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 2011 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 2011 \$ 000s)

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	\$19,091	\$19,926	\$30,017	\$336,836	\$19,704	\$68,632	\$5,061	\$52,067	\$20,569	\$505
Civic Center	\$118,986	\$30,544	\$15,445	\$38,946	\$103,391	\$2,477	\$11,535	\$11,327	\$91,152	\$25,515
Financial	\$249,634	\$50,580	\$612,859	\$502,239	\$284,350	\$88,957	\$10,690	\$18,461	\$188,868	\$146,949
Mission	\$47,344	\$56,649	\$46,861	\$61,810	\$45,319	\$35,735	\$4,038	\$3,544	\$4,706	\$3,820
North Beach	\$119,351	\$8,114	\$9,632	\$3,505	\$1,072	\$0	\$4,403	\$0	\$0	\$7,100
North Central	\$28,991	\$63,516	\$66,273	\$15,999	\$291,314	\$54,756	\$80,206	\$2,152	\$40,679	\$7,048
Northwest	\$12,436	\$17,519	\$8,983	\$17,500	\$11,722	\$74,024	\$17,430	\$2,412	\$4,053	\$2,740
South of Market	\$459,341	\$156,825	\$237,038	\$682,330	\$427,113	\$293,269	\$185,343	\$6,878	\$231,061	\$707,946
Southwest	\$134,357	\$140,507	\$87,074	\$84,097	\$63,698	\$58,317	\$70,221	\$96,167	\$73,901	\$8,561
Van Ness	\$19,543	\$39,988	\$38,000	\$63,093	\$42,839	\$92,615	\$5,835	\$14,808	\$5,259	\$155,560
Unclassified	\$1,106	\$37,796	\$19,666	\$25,264	\$41,437	\$1,394	\$1,660	\$58,651	\$368,649	\$1,000,226
TOTAL	\$1,210,180	\$621,964	\$1,171,848	\$1,831,619	\$1,331,959	\$770,176	\$396,422	\$266,467	\$1,028,897	\$2,065,970

Annual Percentage Distribution

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	1.6	3.2	2.6	18.4	1.5	8.9	1.3	19.5	2.0	0.0
Civic Center	9.8	4.9	1.3	2.1	7.8	0.3	2.9	4.3	8.9	1.2
Financial	20.6	8.1	52.3	27.4	21.3	11.6	2.7	6.9	18.4	7.1
Mission	3.9	9.1	4.0	3.4	3.4	4.6	1.0	1.3	0.5	0.2
North Beach	9.9	1.3	0.8	0.2	0.1	0.0	1.1	0.0	0.0	0.3
North Central	2.4	10.2	5.7	0.9	21.9	7.1	20.2	0.8	4.0	0.3
Northwest	1.0	2.8	0.8	1.0	0.9	9.6	4.4	0.9	0.4	0.1
South of Market	38.0	25.2	20.2	37.3	32.1	38.1	46.8	2.6	22.5	34.3
Southwest	11.1	22.6	7.4	4.6	4.8	7.6	17.7	36.1	7.2	0.4
Van Ness	1.6	6.4	3.2	3.4	3.2	12.0	1.5	5.6	0.5	7.5
Unclassified	0.1	6.1	1.7	1.4	3.1	0.2	0.4	22.0	35.8	48.4
TOTAL	100.0									

Percentage Change

<i>C&I District</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Bayview	4.4	50.6	1,022.2	-94.2	248.3	-92.6	928.8	-60.5	-97.5
Civic Center	-74.3	-49.4	152.2	165.5	-97.6	365.7	-1.8	704.7	-72.0
Financial	-79.7	1,111.7	-18.0	-43.4	-68.7	-88.0	72.7	923.1	-22.2
Mission	19.7	-17.3	31.9	-26.7	-21.1	-88.7	-12.2	32.8	-18.8
North Beach	-93.2	18.7	-63.6	-69.4	-100.0	--	--	--	--
North Central	119.1	4.3	-75.9	1,720.8	-81.2	46.5	-97.3	1,790.3	-82.7
Northwest	40.9	-48.7	94.8	-33.0	531.5	-76.5	-86.2	68.0	-32.4
South of Market	-65.9	51.1	187.9	-37.4	-31.3	-36.8	-96.3	3,259.4	206.4
Southwest	4.6	-38.0	-3.4	-24.3	-8.4	20.4	36.9	-23.2	-88.4
Van Ness	104.6	-5.0	66.0	-32.1	116.2	-93.7	153.8	-64.5	2,858.0
Unclassified	3,317.4	-48.0	28.5	64.0	-96.6	19.1	3,433.2	528.5	171.3
TOTAL	-48.6	88.4	56.3	-27.3	-42.2	-48.5	-32.8	286.1	100.8

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.2.C**AVERAGE CONSTRUCTION COSTS FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT, 2002-2011**

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 2011 \$ 000s)

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	\$636	\$2,491	\$1,305	\$9,907	\$730	\$4,575	\$316	\$5,785	\$2,571	\$253
Civic Center	\$16,998	\$7,636	\$3,861	\$9,737	\$34,464	\$1,239	\$2,884	\$3,776	\$10,128	\$8,505
Financial	\$249,634	\$16,860	\$102,143	\$55,804	\$47,392	\$14,826	\$3,563	\$18,461	\$62,956	\$36,737
Mission	\$1,821	\$1,717	\$2,130	\$2,060	\$1,619	\$1,153	\$505	\$886	\$941	\$955
North Beach	\$5,189	\$1,352	\$1,926	\$876	\$1,072	--	\$4,403	--	--	\$7,100
North Central	\$2,230	\$3,736	\$4,142	\$390	\$12,666	\$3,042	\$5,729	\$1,076	\$3,698	\$1,175
Northwest	\$732	\$1,095	\$1,123	\$1,750	\$733	\$6,169	\$2,490	\$1,206	\$579	\$913
South of Market	\$18,374	\$4,021	\$7,646	\$17,956	\$13,778	\$13,965	\$9,267	\$860	\$28,883	\$35,397
Southwest	\$1,168	\$1,289	\$862	\$978	\$861	\$870	\$1,254	\$2,404	\$1,211	\$476
Van Ness	\$4,886	\$4,999	\$6,333	\$2,743	\$3,894	\$8,420	\$2,918	\$3,702	\$1,753	\$38,890
Unclassified	\$277	\$840	\$6,555	\$5,053	\$4,144	\$279	\$830	\$7,331	\$368,649	\$35,722
Citywide Average	\$301,944	\$46,036	\$138,028	\$107,254	\$121,351	\$54,537	\$34,159	\$45,487	\$481,370	\$166,123

Percentage Change

<i>C&I District</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Bayview	291.4	-47.6	659.1	-92.6	527.0	-93.1	1,729.0	-55.6	-90.2
Civic Center	-55.1	-49.4	152.2	254.0	-96.4	132.8	30.9	168.2	-16.0
Financial	-93.2	505.8	-45.4	-15.1	-68.7	-76.0	418.1	241.0	-41.6
Mission	-5.7	24.1	-3.3	-21.4	-28.8	-56.2	75.5	6.2	1.5
North Beach	-73.9	42.5	-54.5	22.3	--	-100.0	--	-100.0	--
North Central	67.5	10.9	-90.6	3,145.8	-76.0	88.3	-81.2	243.7	-68.2
Northwest	49.7	2.6	55.8	-58.1	742.0	-59.6	-51.6	-52.0	57.7
South of Market	-78.1	90.2	134.8	-23.3	1.4	-33.6	-90.7	3,259.4	22.6
Southwest	10.3	-33.1	13.4	-12.0	1.1	44.1	91.7	-49.6	-60.7
Van Ness	2.3	26.7	-56.7	42.0	116.2	-65.3	26.9	-52.6	2,118.5
Unclassified	203.8	680.5	-22.9	-18.0	-93.3	197.7	783.3	4,928.4	-90.3
Citywide Average	-84.8	199.8	-22.3	13.1	-55.1	-37.4	33.2	958.3	-65.5

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.3.A**BUILDING PERMITS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE & INDUSTRY DISTRICT, 2002-2011**

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

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	788	748	617	656	655	691	603	528	542	575
Civic Center	701	814	819	764	736	956	841	724	658	735
Financial	2,526	2,886	3,267	3,629	3,419	3,629	3,237	2,607	2,509	2,882
Mission	2,087	2,062	2,003	1,954	2,025	1,929	1,951	1,778	1,867	1,784
North Beach	841	774	757	829	823	789	810	689	627	705
North Central	3,537	3,703	3,515	3,510	3,780	3,965	3,427	3,160	2,944	2,866
Northwest	2,254	2,400	2,550	2,453	2,443	2,357	2,447	1,878	1,881	1,917
South of Market	1,951	1,917	1,923	2,000	2,367	2,102	2,143	1,983	1,843	2,022
Southwest	9,420	9,355	9,717	9,214	9,285	9,206	8,532	7,480	7,450	7,284
Van Ness	1,008	1,109	1,095	1,025	1,152	1,467	1,153	960	1,046	1,088
Unclassified	195	96	140	117	70	124	84	220	20	187
TOTAL	25,308	25,864	26,403	26,151	26,755	27,215	25,228	22,007	21,387	22,045

Annual Percentage Distribution

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	3.1	2.9	2.3	2.5	2.4	2.5	2.4	2.4	2.5	2.6
Civic Center	2.8	3.1	3.1	2.9	2.8	3.5	3.3	3.3	3.1	3.3
Financial	10.0	11.2	12.4	13.9	12.8	13.3	12.8	11.8	11.7	13.1
Mission	8.2	8.0	7.6	7.5	7.6	7.1	7.7	8.1	8.7	8.1
North Beach	3.3	3.0	2.9	3.2	3.1	2.9	3.2	3.1	2.9	3.2
North Central	14.0	14.3	13.3	13.4	14.1	14.6	13.6	14.4	13.8	13.0
Northwest	8.9	9.3	9.7	9.4	9.1	8.7	9.7	8.5	8.8	8.7
South of Market	7.7	7.4	7.3	7.6	8.8	7.7	8.5	9.0	8.6	9.2
Southwest	37.2	36.2	36.8	35.2	34.7	33.8	33.8	34.0	34.8	33.0
Van Ness	4.0	4.3	4.1	3.9	4.3	5.4	4.6	4.4	4.9	4.9
Unclassified	0.8	0.4	0.5	0.4	0.3	0.5	0.3	1.0	0.1	0.8
TOTAL	100.0									

Percentage Change

<i>C&I District</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Bayview	-5.1	-17.5	6.3	-0.2	5.5	-12.7	-12.4	2.7	6.1
Civic Center	16.1	0.6	-6.7	-3.7	29.9	-12.0	-13.9	-9.1	11.7
Financial	14.3	13.2	11.1	-5.8	6.1	-10.8	-19.5	-3.8	14.9
Mission	-1.2	-2.9	-2.4	3.6	-4.7	1.1	-8.9	5.0	-4.4
North Beach	-8.0	-2.2	9.5	-0.7	-4.1	2.7	-14.9	-9.0	12.4
North Central	4.7	-5.1	-0.1	7.7	4.9	-13.6	-7.8	-6.8	-2.6
Northwest	6.5	6.3	-3.8	-0.4	-3.5	3.8	-23.3	0.2	1.9
South of Market	-1.7	0.3	4.0	18.4	-11.2	2.0	-7.5	-7.1	9.7
Southwest	-0.7	3.9	-5.2	0.8	-0.9	-7.3	-12.3	-0.4	-2.2
Van Ness	10.0	-1.3	-6.4	12.4	27.3	-21.4	-16.7	9.0	4.0
Unclassified	-50.8	45.8	-16.4	-40.2	77.1	-32.3	161.9	-90.9	835.0
TOTAL	2.2	2.1	-1.0	2.3	1.7	-7.3	-12.8	-2.8	3.1

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, 2002-2011**

This table presents the total cost of construction associated with building permits filed for alterations and demolitions by Commerce & Industry District. For ease of comprehension, costs are presented in constant, 2011 dollar values, with 2011 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 2011 \$ 000s)

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	\$32,819	\$36,858	\$19,700	\$26,813	\$30,844	\$72,573	\$17,500	\$31,247	\$18,187	\$32,297
Civic Center	\$59,948	\$90,170	\$89,472	\$48,460	\$65,888	\$108,695	\$72,502	\$45,479	\$58,701	\$57,128
Financial	\$381,407	\$393,879	\$338,978	\$441,371	\$384,293	\$390,992	\$438,363	\$237,748	\$327,024	\$301,610
Mission	\$63,173	\$58,604	\$49,811	\$60,632	\$47,049	\$80,397	\$51,686	\$45,742	\$59,899	\$65,654
North Beach	\$45,413	\$46,842	\$48,285	\$37,834	\$50,824	\$35,381	\$34,898	\$37,228	\$32,665	\$30,564
North Central	\$131,066	\$125,418	\$112,552	\$141,243	\$178,000	\$188,611	\$128,130	\$105,096	\$110,337	\$103,271
Northwest	\$86,068	\$73,100	\$91,772	\$86,609	\$93,774	\$80,623	\$83,008	\$55,457	\$66,849	\$58,655
South of Market	\$154,210	\$164,346	\$174,636	\$177,214	\$251,480	\$423,957	\$163,337	\$189,162	\$187,489	\$306,853
Southwest	\$255,949	\$256,289	\$412,611	\$299,518	\$258,400	\$270,960	\$221,774	\$176,431	\$185,543	\$198,622
Van Ness	\$58,132	\$46,327	\$57,158	\$47,164	\$78,448	\$89,136	\$56,748	\$34,205	\$40,474	\$46,026
Unclassified	\$4,654	\$2,867	\$5,651	\$2,647	\$28,543	\$2,413	\$1,927	\$4,946	\$114,619	\$128,316
TOTAL	\$1,272,839	\$1,294,700	\$1,400,626	\$1,369,505	\$1,467,543	\$1,743,738	\$1,269,873	\$962,741	\$1,201,787	\$1,328,996

Annual Percentage Distribution

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	2.6	2.8	1.4	2.0	2.1	4.2	1.4	3.2	1.5	2.4
Civic Center	4.7	7.0	6.4	3.5	4.5	6.2	5.7	4.7	4.9	4.3
Financial	30.0	30.4	24.2	32.2	26.2	22.4	34.5	24.7	27.2	22.7
Mission	5.0	4.5	3.6	4.4	3.2	4.6	4.1	4.8	5.0	4.9
North Beach	3.6	3.6	3.4	2.8	3.5	2.0	2.7	3.9	2.7	2.3
North Central	10.3	9.7	8.0	10.3	12.1	10.8	10.1	10.9	9.2	7.8
Northwest	6.8	5.6	6.6	6.3	6.4	4.6	6.5	5.8	5.6	4.4
South of Market	12.1	12.7	12.5	12.9	17.1	24.3	12.9	19.6	15.6	23.1
Southwest	20.1	19.8	29.5	21.9	17.6	15.5	17.5	18.3	15.4	14.9
Van Ness	4.6	3.6	4.1	3.4	5.3	5.1	4.5	3.6	3.4	3.5
Unclassified	0.4	0.2	0.4	0.2	1.9	0.1	0.2	0.5	9.5	9.7
TOTAL	100.0									

Percentage Change

<i>C&I District</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Bayview	12.3	-46.6	36.1	15.0	135.3	-75.9	78.6	-41.8	77.6
Civic Center	50.4	-0.8	-45.8	36.0	65.0	-33.3	-37.3	29.1	-2.7
Financial	3.3	-13.9	30.2	-12.9	1.7	12.1	-45.8	37.6	-7.8
Mission	-7.2	-15.0	21.7	-22.4	70.9	-35.7	-11.5	30.9	9.6
North Beach	3.1	3.1	-21.6	34.3	-30.4	-1.4	6.7	-12.3	-6.4
North Central	-4.3	-10.3	25.5	26.0	6.0	-32.1	-18.0	5.0	-6.4
Northwest	-15.1	25.5	-5.6	8.3	-14.0	3.0	-33.2	20.5	-12.3
South of Market	6.6	6.3	1.5	41.9	68.6	-61.5	15.8	-0.9	63.7
Southwest	0.1	61.0	-27.4	-13.7	4.9	-18.2	-20.4	5.2	7.0
Van Ness	-20.3	23.4	-17.5	66.3	13.6	-36.3	-39.7	18.3	13.7
Unclassified	-38.4	97.1	-53.2	978.3	-91.5	-20.1	156.7	2217.4	12.0
TOTAL	1.7	8.2	-2.2	7.2	18.8	-27.2	-24.2	24.8	10.6

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, 2002-2011**

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 2011 \$ 000s)

<i>C&I District</i>	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bayview	\$41.6	\$49.3	\$31.9	\$40.9	\$47.1	\$105.0	\$29.0	\$59.2	\$33.6	\$56.2
Civic Center	\$85.5	\$110.8	\$109.2	\$63.4	\$89.5	\$113.7	\$86.2	\$62.8	\$89.2	\$77.7
Financial	\$151.0	\$136.5	\$103.8	\$121.6	\$112.4	\$107.7	\$135.4	\$91.2	\$130.3	\$104.7
Mission	\$30.3	\$28.4	\$24.9	\$31.0	\$23.2	\$41.7	\$26.5	\$25.7	\$32.1	\$36.8
North Beach	\$54.0	\$60.5	\$63.8	\$45.6	\$61.8	\$44.8	\$43.1	\$54.0	\$52.1	\$43.4
North Central	\$37.1	\$33.9	\$32.0	\$40.2	\$47.1	\$47.6	\$37.4	\$33.3	\$37.5	\$36.0
Northwest	\$38.2	\$30.5	\$36.0	\$35.3	\$38.4	\$34.2	\$33.9	\$29.5	\$35.5	\$30.6
South of Market	\$79.0	\$85.7	\$90.8	\$88.6	\$106.2	\$201.7	\$76.2	\$95.4	\$101.7	\$151.8
Southwest	\$27.2	\$27.4	\$42.5	\$32.5	\$27.8	\$29.4	\$26.0	\$23.6	\$24.9	\$27.3
Van Ness	\$57.7	\$41.8	\$52.2	\$46.0	\$68.1	\$60.8	\$49.2	\$35.6	\$38.7	\$42.3
Unclassified	\$23.9	\$29.9	\$40.4	\$22.6	\$407.8	\$19.5	\$22.9	\$22.5	\$5,731.0	\$686.2
Citywide Average	\$625.4	\$634.6	\$627.4	\$567.9	\$1,029.4	\$806.1	\$565.9	\$532.8	\$6,306.6	\$1,292.8

Percentage Change

<i>C&I District</i>	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Bayview	18.3	-35.2	28.0	15.2	123.0	-72.4	103.9	-43.3	67.4
Civic Center	29.5	-1.4	-41.9	41.1	27.0	-24.2	-27.1	42.0	-12.9
Financial	-9.6	-24.0	17.2	-7.6	-4.1	25.7	-32.7	42.9	-19.7
Mission	-6.1	-12.5	24.8	-25.1	79.4	-36.4	-2.9	24.7	14.7
North Beach	12.1	5.4	-28.4	35.3	-27.4	-3.9	25.4	-3.6	-16.8
North Central	-8.6	-5.5	25.7	17.0	1.0	-21.4	-11.0	12.7	-3.9
Northwest	-20.2	18.2	-1.9	8.7	-10.9	-0.8	-12.9	20.3	-13.9
South of Market	8.5	5.9	-2.4	19.9	89.8	-62.2	25.2	6.6	49.2
Southwest	0.8	55.0	-23.4	-14.4	5.8	-11.7	-9.3	5.6	9.5
Van Ness	-27.6	25.0	-11.8	48.0	-10.8	-19.0	-27.6	8.6	9.3
Unclassified	25.1	35.2	-44.0	1702.3	-95.2	17.9	-2.0	25391.5	-88.0
Citywide Average	1.5	-1.1	-9.5	81.3	-21.7	-29.8	-5.8	1083.6	-79.5

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.3.A
PERMIT APPLICATIONS
BY COMMERCE &
INDUSTRY DISTRICT
AND LAND USE
CATEGORY, 2011

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

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	47	84	52	0	34	334	50	601
Civic Center	227	146	1	78	28	245	57	782
Financial	2,127	343	8	40	51	300	123	2,992
Mission	85	232	33	14	43	1,364	49	1,820
North Beach	60	108	1	14	18	500	29	730
North Central	65	197	2	9	101	2,477	60	2,911
Northwest	28	145	7	0	41	1,691	25	1,937
South of Market	579	470	116	14	71	767	118	2,135
Southwest	112	332	18	2	119	6,678	108	7,369
Van Ness	60	109	9	24	24	861	25	1,112
Unclassified	16	12	1	3	11	71	110	224
TOTAL	3,406	2,178	248	198	541	15,288	754	22,613

Percentage Distribution by C&I District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	1.4	3.9	21.0	0.0	6.3	2.2	6.6	2.7
Civic Center	6.7	6.7	0.4	39.4	5.2	1.6	7.6	3.5
Financial	62.4	15.7	3.2	20.2	9.4	2.0	16.3	13.2
Mission	2.5	10.7	13.3	7.1	7.9	8.9	6.5	8.0
North Beach	1.8	5.0	0.4	7.1	3.3	3.3	3.8	3.2
North Central	1.9	9.0	0.8	4.5	18.7	16.2	8.0	12.9
Northwest	0.8	6.7	2.8	0.0	7.6	11.1	3.3	8.6
South of Market	17.0	21.6	46.8	7.1	13.1	5.0	15.6	9.4
Southwest	3.3	15.2	7.3	1.0	22.0	43.7	14.3	32.6
Van Ness	1.8	5.0	3.6	12.1	4.4	5.6	3.3	4.9
Unclassified	0.5	0.6	0.4	1.5	2.0	0.5	14.6	1.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Category

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	7.8	14.0	8.7	0.0	5.7	55.6	8.3	100.0
Civic Center	29.0	18.7	0.1	10.0	3.6	31.3	7.3	100.0
Financial	71.1	11.5	0.3	1.3	1.7	10.0	4.1	100.0
Mission	4.7	12.7	1.8	0.8	2.4	74.9	2.7	100.0
North Beach	8.2	14.8	0.1	1.9	2.5	68.5	4.0	100.0
North Central	2.2	6.8	0.1	0.3	3.5	85.1	2.1	100.0
Northwest	1.4	7.5	0.4	0.0	2.1	87.3	1.3	100.0
South of Market	27.1	22.0	5.4	0.7	3.3	35.9	5.5	100.0
Southwest	1.5	4.5	0.2	0.0	1.6	90.6	1.5	100.0
Van Ness	5.4	9.8	0.8	2.2	2.2	77.4	2.2	100.0
Unclassified	7.1	5.4	0.4	1.3	4.9	31.7	49.1	100.0
TOTAL	15.1	9.6	1.1	0.9	2.4	67.6	3.3	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, 2011**

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 (2011 \$ 000s)

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	\$8,312	\$3,381	\$3,624	\$0	\$3,312	\$8,850	\$5,480	\$32,960
Civic Center	\$28,077	\$15,246	\$0	\$1,759	\$1,000	\$36,078	\$776	\$82,936
Financial	\$335,897	\$37,468	\$77	\$30,089	\$9,486	\$34,404	\$1,549	\$448,970
Mission	\$4,073	\$12,163	\$2,005	\$14,794	\$7,202	\$29,152	\$221	\$69,610
North Beach	\$5,692	\$5,618	\$2	\$2,783	\$7,490	\$15,745	\$494	\$37,825
North Central	\$2,186	\$5,773	\$500	\$1,257	\$7,638	\$92,815	\$260	\$110,429
Northwest	\$778	\$3,801	\$593	\$0	\$6,262	\$49,933	\$69	\$61,436
South of Market	\$302,155	\$47,882	\$9,061	\$392	\$99,093	\$554,843	\$5,303	\$1,018,729
Southwest	\$14,846	\$16,006	\$1,063	\$14	\$26,978	\$147,710	\$813	\$207,429
Van Ness	\$129,159	\$4,640	\$76	\$1,572	\$2,143	\$63,663	\$379	\$201,632
Unclassified	\$125,443	\$30,958	\$100	\$2,017	\$6,618	\$506,737	\$456,676	\$1,128,550
TOTAL	\$956,619	\$182,937	\$17,101	\$54,677	\$177,222	\$1,539,930	\$472,020	\$3,400,505

Annual Percentage Distribution by C&I District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	0.9	1.8	21.2	0.0	1.9	0.6	1.2	1.0
Civic Center	2.9	8.3	0.0	3.2	0.6	2.3	0.2	2.4
Financial	35.1	20.5	0.5	55.0	5.4	2.2	0.3	13.2
Mission	0.4	6.6	11.7	27.1	4.1	1.9	0.0	2.0
North Beach	0.6	3.1	0.0	5.1	4.2	1.0	0.1	1.1
North Central	0.2	3.2	2.9	2.3	4.3	6.0	0.1	3.2
Northwest	0.1	2.1	3.5	0.0	3.5	3.2	0.0	1.8
South of Market	31.6	26.2	53.0	0.7	55.9	36.0	1.1	30.0
Southwest	1.6	8.7	6.2	0.0	15.2	9.6	0.2	6.1
Van Ness	13.5	2.5	0.4	2.9	1.2	4.1	0.1	5.9
Unclassified	13.1	16.9	0.6	3.7	3.7	32.9	96.7	33.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Annual Percentage Distribution by Land Use Category

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	25.2	10.3	11.0	0.0	10.0	26.9	16.6	100.0
Civic Center	33.9	18.4	0.0	2.1	1.2	43.5	0.9	100.0
Financial	74.8	8.3	0.0	6.7	2.1	7.7	0.3	100.0
Mission	5.9	17.5	2.9	21.3	10.3	41.9	0.3	100.0
North Beach	15.0	14.9	0.0	7.4	19.8	41.6	1.3	100.0
North Central	2.0	5.2	0.5	1.1	6.9	84.0	0.2	100.0
Northwest	1.3	6.2	1.0	0.0	10.2	81.3	0.1	100.0
South of Market	29.7	4.7	0.9	0.0	9.7	54.5	0.5	100.0
Southwest	7.2	7.7	0.5	0.0	13.0	71.2	0.4	100.0
Van Ness	64.1	2.3	0.0	0.8	1.1	31.6	0.2	100.0
Unclassified	11.1	2.7	0.0	0.2	0.6	44.9	40.5	100.0
TOTAL	28.1	5.4	0.5	1.6	5.2	45.3	13.9	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, 2011

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 (2011 \$ 000s)

C&I District	Office	Retail	PDR	Hotel	CIE	Residential	Other	Average
Bayview	\$6.5	\$140.9	\$52.3	--	\$20.5	\$919.3	\$27.8	\$76.6
Civic Center	\$220.8	\$80.2	\$137,000.0	\$58.9	\$755.9	\$511.0	\$26.3	\$312.5
Financial	\$1,474.4	\$147.4	\$42.0	\$11.4	\$112.7	\$1,891.7	\$53.6	\$369.9
Mission	\$95.6	\$202.5	\$7.1	\$5.0	\$33.1	\$1,658.5	\$29.5	\$44.0
North Beach	\$101.3	\$48.3	--	\$6.1	\$8.5	\$454.3	\$5.9	\$38.5
North Central	\$100.6	\$455.7	\$0.1	\$2.3	\$430.4	\$2,505.4	\$136.9	\$252.8
Northwest	\$116.4	\$202.6	\$2.2	--	\$16.1	\$1,954.6	\$75.6	\$213.5
South of Market	\$148.7	\$907.2	\$63.4	\$54.3	\$12.7	\$277.6	\$44.5	\$137.2
Southwest	\$45.4	\$210.5	\$32.8	\$7.7	\$66.0	\$9,421.5	\$99.7	\$481.5
Van Ness	\$1.3	\$70.3	\$4.9	\$13.4	\$17.0	\$448.7	\$15.6	\$17.0
Unclassified	--	\$0.0	--	--	\$2.8	\$0.0	\$0.0	\$0.1
Citywide Average	\$32.6	\$52.6	\$16.3	\$6.5	\$37.7	\$114.8	\$1.8	\$48.5

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, 2011

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	Cancelled	Completed	Issued	Other	TOTAL
Office	12	7	2,488	742	157	3,406
Retail	17	8	1,365	578	210	2,178
PDR	1	1	138	85	23	248
Hotel	0	1	112	66	19	198
CIE	2	3	319	184	33	541
Residential	66	19	10,387	4,217	599	15,288
Other	21	8	263	194	268	754
TOTAL	119	47	15,072	6,066	1,309	22,613

Percentage Distribution by Land Use Category

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	10.1	14.9	16.5	12.2	12.0	15.1
Retail	14.3	17.0	9.1	9.5	16.0	9.6
PDR	0.8	2.1	0.9	1.4	1.8	1.1
Hotel	0.0	2.1	0.7	1.1	1.5	0.9
CIE	1.7	6.4	2.1	3.0	2.5	2.4
Residential	55.5	40.4	68.9	69.5	45.8	67.6
Other	17.6	17.0	1.7	3.2	20.5	3.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	0.4	0.2	73.0	21.8	4.6	100.0
Retail	0.8	0.4	62.7	26.5	9.6	100.0
PDR	0.4	0.4	55.6	34.3	9.3	100.0
Hotel	0.0	0.5	56.6	33.3	9.6	100.0
CIE	0.4	0.6	59.0	34.0	6.1	100.0
Residential	0.4	0.1	67.9	27.6	3.9	100.0
Other	2.8	1.1	34.9	25.7	35.5	100.0
TOTAL	0.5	0.2	66.7	26.8	5.8	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, 2011

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.

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

Total Construction Costs (2011 \$ 000s)

<i>Land Use Category</i>	<i>Approved</i>	<i>Cancelled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Office	\$100,754	\$272	\$263,717	\$313,288	\$278,588	\$956,619
Retail	\$457	\$143	\$70,298	\$67,445	\$44,594	\$182,937
PDR	\$4	\$2	\$4,519	\$9,124	\$3,453	\$17,101
Hotel	\$0	\$10	\$16,931	\$32,772	\$4,964	\$54,677
CIE	\$10	\$5,840	\$53,048	\$115,485	\$2,841	\$177,222
Residential	\$23,743	\$3,871	\$187,452	\$621,849	\$703,016	\$1,539,930
Other	\$910	\$18	\$5,783	\$7,596	\$457,712	\$472,020
TOTAL	\$125,876	\$10,154	\$601,748	\$1,167,558	\$1,495,169	\$3,400,505

Percentage Distribution by Land Use Category

<i>Land Use Category</i>	<i>Approved</i>	<i>Cancelled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Office	80.0	2.7	43.8	26.8	18.6	28.1
Retail	0.4	1.4	11.7	5.8	3.0	5.4
PDR	0.0	0.0	0.8	0.8	0.2	0.5
Hotel	0.0	0.1	2.8	2.8	0.3	1.6
CIE	0.0	57.5	8.8	9.9	0.2	5.2
Residential	18.9	38.1	31.2	53.3	47.0	45.3
Other	0.7	0.2	1.0	0.7	30.6	13.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

<i>Land Use Category</i>	<i>Approved</i>	<i>Cancelled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Office	10.5	0.0	27.6	32.7	29.1	100.0
Retail	0.2	0.1	38.4	36.9	24.4	100.0
PDR	0.0	0.0	26.4	53.4	20.2	100.0
Hotel	0.0	0.0	31.0	59.9	9.1	100.0
CIE	0.0	3.3	29.9	65.2	1.6	100.0
Residential	1.5	0.3	12.2	40.4	45.7	100.0
Other	0.2	0.0	1.2	1.6	97.0	100.0
TOTAL	3.7	0.3	17.7	34.3	44.0	100.0

Table 6.4.1.C
AVERAGE CONSTRUCTION COSTS BY LAND USE CATEGORY AND PERMIT STATUS, 2011

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 (2011 \$ 000s)

<i>Land Use Category</i>	<i>Approved</i>	<i>Cancelled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Office	\$8,396.1	\$38.8	\$106.0	\$422.2	\$1,774.4	\$280.9
Retail	\$26.9	\$17.8	\$51.5	\$116.7	\$212.4	\$84.0
PDR	\$3.5	\$1.5	\$32.7	\$107.3	\$150.1	\$69.0
Hotel	--	\$10.0	\$151.2	\$496.5	\$261.3	\$276.1
CIE	\$4.8	\$1,946.5	\$166.3	\$627.6	\$86.1	\$327.6
Residential	\$359.7	\$203.7	\$18.0	\$147.5	\$1,173.6	\$100.7
Other	\$43.3	\$2.3	\$22.0	\$39.2	\$1,707.9	\$626.0
TOTAL	\$1,057.8	\$216.1	\$39.9	\$192.5	\$1,142.2	\$150.4

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, 2011

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.

Note:
 Other represents those permits still in the pipeline.

Sources:
 San Francisco Planning Department;
 Department of Building Inspection

Number of Permits

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	12	2	322	234	31	601
Civic Center	4	3	492	231	52	782
Financial	17	7	2,150	680	138	2,992
Mission	9	6	1,194	497	114	1,820
North Beach	1	1	475	203	50	730
North Central	22	5	1,913	833	138	2,911
Northwest	11	4	1,295	535	92	1,937
South of Market	8	5	1,347	627	148	2,135
Southwest	21	11	5,143	1,914	280	7,369
Van Ness	12	1	733	307	59	1,112
Unclassified	2	2	8	5	207	224
TOTAL	119	47	15,072	6,066	1,309	22,613

Percentage Distribution by C&I District

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	10.1	4.3	2.1	3.9	2.4	2.7
Civic Center	3.4	6.4	3.3	3.8	4.0	3.5
Financial	14.3	14.9	14.3	11.2	10.5	13.2
Mission	7.6	12.8	7.9	8.2	8.7	8.0
North Beach	0.8	2.1	3.2	3.3	3.8	3.2
North Central	18.5	10.6	12.7	13.7	10.5	12.9
Northwest	9.2	8.5	8.6	8.8	7.0	8.6
South of Market	6.7	10.6	8.9	10.3	11.3	9.4
Southwest	17.6	23.4	34.1	31.6	21.4	32.6
Van Ness	10.1	2.1	4.9	5.1	4.5	4.9
Unclassified	1.7	4.3	0.1	0.1	15.8	1.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	2.0	0.3	53.6	38.9	5.2	100.0
Civic Center	0.5	0.4	62.9	29.5	6.6	100.0
Financial	0.6	0.2	71.9	22.7	4.6	100.0
Mission	0.5	0.3	65.6	27.3	6.3	100.0
North Beach	0.1	0.1	65.1	27.8	6.8	100.0
North Central	0.8	0.2	65.7	28.6	4.7	100.0
Northwest	0.6	0.2	66.9	27.6	4.7	100.0
South of Market	0.4	0.2	63.1	29.4	6.9	100.0
Southwest	0.3	0.1	69.8	26.0	3.8	100.0
Van Ness	1.1	0.1	65.9	27.6	5.3	100.0
Unclassified	0.9	0.9	3.6	2.2	92.4	100.0
TOTAL	0.5	0.2	66.7	26.8	5.8	100.0

Table 6.4.2.B
TOTAL CONSTRUCTION COSTS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2011

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.

Note:
 Other represents those permits still in the pipeline.

Sources:
 San Francisco Planning Department;
 Department of Building Inspection

Total Construction Costs (2011 \$ 000s)

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	\$4,293	\$77	\$13,785	\$11,581	\$3,224	\$32,960
Civic Center	\$128	\$10	\$30,270	\$50,912	\$1,617	\$82,936
Financial	\$100,878	\$82	\$216,666	\$124,322	\$7,023	\$448,970
Mission	\$698	\$9	\$35,936	\$23,218	\$9,748	\$69,610
North Beach	\$74	\$10	\$18,713	\$16,930	\$2,098	\$37,825
North Central	\$7,936	\$167	\$45,284	\$44,764	\$12,278	\$110,429
Northwest	\$1,605	\$44	\$25,722	\$28,614	\$5,450	\$61,436
South of Market	\$6,517	\$20	\$93,956	\$756,153	\$162,083	\$1,018,729
Southwest	\$2,938	\$340	\$102,973	\$86,236	\$14,941	\$207,429
Van Ness	\$790	\$66	\$18,365	\$24,081	\$158,331	\$201,632
Unclassified	\$20	\$9,330	\$78	\$747	\$1,118,375	\$1,128,550
TOTAL	\$125,876	\$10,154	\$601,748	\$1,167,558	\$1,495,169	\$3,400,505

Percentage Distribution by C&I District

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	3.4	0.8	2.3	1.0	0.2	1.0
Civic Center	0.1	0.1	5.0	4.4	0.1	2.4
Financial	80.1	0.8	36.0	10.6	0.5	13.2
Mission	0.6	0.1	6.0	2.0	0.7	2.0
North Beach	0.1	0.1	3.1	1.5	0.1	1.1
North Central	6.3	1.6	7.5	3.8	0.8	3.2
Northwest	1.3	0.4	4.3	2.5	0.4	1.8
South of Market	5.2	0.2	15.6	64.8	10.8	30.0
Southwest	2.3	3.4	17.1	7.4	1.0	6.1
Van Ness	0.6	0.7	3.1	2.1	10.6	5.9
Unclassified	0.0	91.9	0.0	0.1	74.8	33.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	13.0	0.2	41.8	35.1	9.8	100.0
Civic Center	0.2	0.0	36.5	61.4	1.9	100.0
Financial	22.5	0.0	48.3	27.7	1.6	100.0
Mission	1.0	0.0	51.6	33.4	14.0	100.0
North Beach	0.2	0.0	49.5	44.8	5.5	100.0
North Central	7.2	0.2	41.0	40.5	11.1	100.0
Northwest	2.6	0.1	41.9	46.6	8.9	100.0
South of Market	0.6	0.0	9.2	74.2	15.9	100.0
Southwest	1.4	0.2	49.6	41.6	7.2	100.0
Van Ness	0.4	0.0	9.1	11.9	78.5	100.0
Unclassified	0.0	0.8	0.0	0.1	99.1	100.0
TOTAL	3.7	0.3	17.7	34.3	44.0	100.0

Table 6.4.2.C
AVERAGE CONSTRUCTION COSTS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2011

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 (2011 \$ 000s)

C&I District	Approved	Cancelled	Completed	Issued	Other	TOTAL
Bayview	\$357.7	\$38.3	\$42.8	\$49.5	\$104.0	\$54.8
Civic Center	\$32.0	\$3.2	\$61.5	\$220.4	\$31.1	\$106.1
Financial	\$5,934.0	\$11.7	\$100.8	\$182.8	\$50.9	\$150.1
Mission	\$77.6	\$1.5	\$30.1	\$46.7	\$85.5	\$38.2
North Beach	\$74.0	\$10.0	\$39.4	\$83.4	\$42.0	\$51.8
North Central	\$360.7	\$33.3	\$23.7	\$53.7	\$89.0	\$37.9
Northwest	\$145.9	\$11.1	\$19.9	\$53.5	\$59.2	\$31.7
South of Market	\$814.6	\$4.1	\$69.8	\$1,206.0	\$1,095.2	\$477.2
Southwest	\$139.9	\$31.0	\$20.0	\$45.1	\$53.4	\$28.1
Van Ness	\$65.8	\$66.1	\$25.1	\$78.4	\$2,683.6	\$181.3
Unclassified	\$10.0	\$4,665.0	\$9.8	\$149.4	\$5,402.8	\$5,038.2
TOTAL	\$1,057.8	\$216.1	\$39.9	\$192.5	\$1,142.2	\$150.4

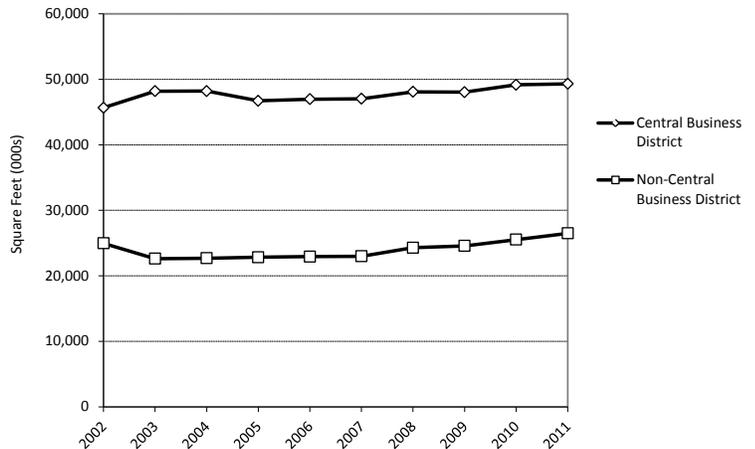
Note: Other represents those permits still in the pipeline.
Sources: San Francisco Planning Department; Department of Building Inspection

Table & Figure 6.5
TOTAL OFFICE SPACE IN CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS, 2002-2011

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.

- 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



Building Square Footage (000s)

Location	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Central Business District	45,663	48,192	48,198	46,719	46,956	47,026	48,084	48,039	49,158	49,310
Non-Central Business District	24,968	22,622	22,686	22,845	22,932	22,996	24,300	24,569	25,539	26,488
TOTAL	70,631	70,814	70,884	69,564	69,888	70,022	72,384	72,608	74,697	75,798

Percentage Change

Location	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Central Business District	5.5	0.0	-3.1	0.5	0.1	2.3	-0.1	2.3	0.3
Non-Central Business District	-9.4	0.3	0.7	0.4	0.3	5.7	1.1	3.9	3.7
TOTAL	0.3	0.1	-1.9	0.5	0.2	3.4	0.3	2.9	2.3



Planning Department Plan Areas

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MAP 6.2

Table 6.6
LAND USE SQUARE FOOTAGE BY PLAN AREA, 2011

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 6.2.

Land Square Footage (000s)

Plan Area	Residential	Mixed Res	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, 2011 (CONTINUED)

Percentage Distribution by Planning Area

<i>Plan Area</i>	<i>Residential</i>	<i>Mixed Res</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>CIE</i>	<i>Hotel</i>	<i>Mixed Uses</i>	<i>Public/OS</i>	<i>Vacant</i>	<i>Other</i>	<i>TOTAL</i>
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

Percentage Distribution by Land Use Category

<i>Plan Area</i>	<i>Residential</i>	<i>Mixed Res</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>CIE</i>	<i>Hotel</i>	<i>Mixed Uses</i>	<i>Public/OS</i>	<i>Vacant</i>	<i>Other</i>	<i>TOTAL</i>
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: Mixed Res = Mixed Residential; PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational; Public/OS = Public and Open Space;

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



SAN FRANCISCO
/ PTS BAYPOINT
2 CAR TRAIN

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*. 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 2002 through 2011; however, data for employees was available only from 2004 to 2011.

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 2006 through 2011 are listed by zoning district.

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](#).

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 2007 (2006-07) and 2011 (2010-11), 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.

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 2011 dollars.

Table 7.1 MODE SPLIT FOR COMMUTERS, 2002-2011

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					
	2004	2006	2008	2009	2010	2011	2004	2006	2008	2009	2010	2011
Drive Alone	42.3	40.5	38.4	38.9	36.0	37.6	38.8	37.7	36.5	36.6	35.3	37.1
Carpool/Vanpool	8.7	7.7	8.4	7.4	7.9	7.3	11.9	10.5	11.1	11.0	10.5	9.5
Transit	29.6	30.3	31.9	31.8	34.1	31.6	34.9	35.8	36.4	35.6	37.5	36.0
Walk	8.2	9.6	9.4	10.3	9.4	9.9	5.9	6.9	6.7	7.6	7.1	7.0
Bicycle	1.8	2.3	2.7	3.0	3.5	3.4	1.3	1.5	2.0	2.2	2.6	2.5
Work at Home	7.7	7.6	7.5	6.8	6.7	7.8	5.3	5.4	5.3	4.8	5.0	5.6
Other	1.7	2.0	1.7	1.8	2.4	2.3	2.0	2.2	2.0	2.2	1.9	2.3
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.

Table 7.2

**PARKING ENTITLEMENTS
BY PLANNING
COMMISSION, ZONING
ADMINISTRATOR OR
MAJOR ENVIRONMENTAL
ANALYSIS, 2007-2011**

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 2011.

Zoning District	2007		2008		2009		2010		2011	
	Projects	Net Spaces	Projects	Net Spaces	Projects	Net Spaces	Projects	Net Spaces	Projects	Net Spaces
C-2	1	620	0	0	0	0	1	-25	1	-1
C-3-G	0	0	2	270	2	-80	0	225	2	113
C-3-O	1	-12	0	0	1	15	0	0	1	129
C-3-O(SD)	0	0	0	0	0	0	1	10	0	0
C-3-R	0	0	0	25	0	0	0	0	1	40
C-3-S	0	0	1	52	0	0	0	0	1	23
CRNC	0	0	0	0	0	0	0	0	0	0
C-M	0	0	0	0	1	156	0	0	0	0
M-1	0	0	0	0	1	421	0	0	0	0
PDR-1-D	0	0	0	0	0	0	0	0	0	0
PDR-2	0	0	0	0	0	0	0	0	2	57
NC-1	1	18	0	0	0	0	0	0	0	0
NC-2	1	0	3	125	0	0	0	0	0	0
NC-3	0	0	4	157	1	126	1	0	2	7
HAIGHT	0	0	1	129	0	0	1	0	0	0
24th St-Mission	0	0	0	0	1	9	0	0	0	0
INNER SUNSET	0	0	0	0	0	0	0	0	0	0
PACIFIC	1	24	0	0	0	0	0	0	0	0
POLK	0	0	0	0	1	32	2	31	0	0
UPR MARKET NCD	0	0	0	0	0	0	0	0	0	0
NCT-3	0	0	1	30	2	63	2	39	0	0
UPR MARKET NCT	0	0	1	15	0	0	0	0	1	28
Valencia St NCT	0	0	1	17	0	0	0	0	2	39
Mission St NCT	1	92	0	0	0	0	0	0	1	0
HAYES NCT	0	0	1	-20	0	0	1	4	1	-32
HAYES NCT/RTO	0	0	0	0	0	0	0	0	0	0
Ocean Avenue NCT	0	0	0	0	1	175	0	0	0	0
Ocean Avenue NCT/P	0	0	0	0	0	0	1	-16	0	0
RC-3	0	0	0	0	0	0	1	38	0	0
RC-4	2	118	2	180	3	-4,495	1	670	0	0
RED	0	0	0	0	1	6	0	0	0	0
RED/SLR	1	47	0	0	0	0	0	0	0	0
RH DTR	1	1	0	0	1	2	0	0	1	358
RH-1	1	1	0	0	1	25	3	78	1	0
RH-2	0	0	0	0	0	0	0	0	10	9
RH-3	0	0	1	28	0	0	1	1	3	7
RM-1	0	0	1	739	1	20	1	3	2	45
RM-1/RM-4	0	0	0	0	0	0	0	0	1	6,975
RM-2	0	0	0	0	0	0	0	0	3	6
RM-3	0	0	2	312	0	0	0	0	1	2
RM-4	0	0	0	0	0	0	0	0	0	0
RSD	0	0	0	0	1	7	0	0	0	0
RTO	0	0	0	0	0	0	3	107	1	30
RTO-Mission	0	0	0	0	0	0	1	-1	0	0
SLI	1	1	1	85	1	-53	1	14	0	0
SLR	1	0	0	0	1	18	1	0	2	0
SPD	0	0	0	0	0	0	0	0	0	0
UMU	0	0	0	1	0	0	3	-87	6	595
MUG	0	0	0	0	0	0	0	0	1	1
MUO	0	0	0	0	1	18	0	0	0	0
MUR	0	0	0	0	1	11	2	204	1	55
TOTAL	13	910	22	2,145	23	-3,524	28	1,295	48	8,486

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, 2002-2011

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	2002	2004	2006	2008	2009	2010	2011
San Francisco Residents	1.20	1.20	1.11	1.14	1.16	1.15	1.13

Sources: US Census American Community Survey.

Table 7.4
TRANSIT
RIDERSHIP ON
MUNI LINES,
2007 & 2011

Table 7.4 presents data on average daily ridership on MUNI lines for 2007 and 2011.

Daily Ridership by Route

Route Nos.	Route Name	2006	2010	Difference	% Change
1, 1AX, 1BX	California	27,415	27,673	259	0.9%
2	Clement	6,997	5,344	-1,653	-23.6%
3	Jackson	4,116	3,250	-866	-21.0%
5	Fulton	13,044	18,693	5,649	43.3%
6	Parnassus	9,221	9,116	-104	-1.1%
9, 9AX, 9BX, 9X	San Bruno	25,540	50,974	25,434	99.6%
10	Townsend	3,533	5,539	2,006	56.8%
12	Folsom	7,046	4,338	-2,708	-38.4%
14, 14L, 14X	Mission	37,476	43,110	5,634	15.0%
16AX, 16BX	Noriega Express	2,206	1,582	-624	-28.3%
17	Parkmerced	1,062	833	-229	-21.6%
18	46th Avenue	3,508	3,357	-151	-4.3%
19	Polk	9,159	7,508	-1,651	-18.0%
21	Hayes	12,242	11,763	-480	-3.9%
22	Fillmore	18,826	16,955	-1,871	-9.9%
23	Monterey	4,690	4,367	-323	-6.9%
24	Divisadero	10,892	11,972	1,081	9.9%
27	Bryant	11,159	7,511	-3,648	-32.7%
28, 28L	19th Avenue	14,407	14,367	-40	-0.3%
29	Sunset	18,547	20,724	2,178	11.7%
30, 30X	Stockton	33,412	34,082	670	2.0%
31, 31AX, 31BX	Balboa	10,741	10,232	-509	-4.7%
33	Stanyan	5,774	6,853	1,079	18.7%
35	Eureka	559	702	144	25.7%
36	Teresita	1,226	1,212	-14	-1.1%
37	Corbett	1,401	1,812	411	29.3%
38, 38L, 38AX, 38BX	Geary	55,223	50,342	-4,881	-8.8%
39	Coit	495	597	102	20.5%
41	Union	3,017	2,685	-332	-11.0%
43	Masonic	14,876	12,866	-2,009	-13.5%
44	O'Shaughnessy	13,779	13,802	24	0.2%
23 ilnes	Union-Stockton	13,546	10,787	-2,759	-20.4%
47	Van Ness	12,220	11,141	-1,079	-8.8%

Source:
San Francisco Municipal
Transportation Agency

CONTINUED >

Daily Ridership by Route

Route Nos.	Route Name	2006	2010	Difference	% Change
48	Quintara–24th Street	10,752	10,684	-68	-0.6%
49	Van Ness–Mission	24,103	24,405	302	1.3%
52	Excelsior	2,146	1,841	-305	-14.2%
54	Felton	4,373	6,348	1,975	45.2%
56	Rutland	410	503	93	22.6%
66	Quintara	789	634	132	-19.7%
67	Bernal Heights	2,872	1,515	125	-47.2%
71, 71L	Haight-Noriega	12,316	12,164	-151	-1.2%
80X	Gateway Express	95	9	-85	-90.4%
81X	Caltrain Express	143	240	97	67.5%
82X	Levi Plaza	277	834	353	201.2%
88	BART Shuttle	809	340	-469	-58.0%
90	Owl	180	204	23	12.9%
91	Owl	460	417	-43	-9.3%
108	Treasure Island	2,454	3,459	1,006	41.0%
F	Market	16,421	19,277	2,856	17.4%
J	Church	17,526	14,349	-3,177	-18.1%
K	Ingleside	13,098	32,033	18,935	144.6%
L	Taraval	25,589	27,413	1,824	7.1%
M	Ocean View	21,037	26,809	5,772	27.4%
N	Judah	35,347	40,277	4,930	13.9%
Discontinued Routes					
4	Sutter	1,817	na	na	na
7	Haight	1,470	na	na	na
15	Third Street	25,463	na	na	na
26	Valencia	3,307	na	na	na
53	Southern Heights	1,096	na	na	na
89	Laguna Honda	132	na	na	na
TOTAL		631,833	649,846	18,012	2.9%

Table 7.5
TRANSIT IMPACT DEVELOPMENT
FEE (TIDF) REVENUE COLLECTED
(INFLATION-ADJUSTED), FISCAL
YEARS 2000-2011

Table 7.5 presents data on TIDF revenues collected in San Francisco since Fiscal Year 2002 (July 1, 2001 - June 30, 2002) in 2011 dollars.

Fiscal Year	Fee Structure	Collections (2011 \$)
2001 - 2002	1981 Ordinance	\$7,879,767
2002 - 2003	1981 Ordinance	\$4,023,552
2003 - 2004	2004 Ordinance	\$1,344,207
2004 - 2005	2004 Ordinance	\$928,449
2005 - 2006	2004 Ordinance	\$11,161,809
2006 - 2007	2004 Ordinance	\$1,980,198
2007 - 2008	2004 Ordinance	\$889,475
2008 - 2009	2004 Ordinance	\$4,513,011
2009 - 2010	2004 Ordinance	\$1,849,046
2010 - 2011	2004 Ordinance	\$1,048,049

Source: San Francisco Municipal Transportation Agency

Acknowledgements

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Maria Oropeza-Mander

Michael Webster

Outside Agencies

With assistance from:

Association of Bay Area Governments (ABAG)

Bureau of Labor Statistics

U.S. Census Bureau

California Department of Finance

California Employment Development Department

California State Board of Equalization

Cushman & Wakefield

Dun & Bradstreet

San Francisco Controller's Office

San Francisco Department of Building Inspection

