



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM

September 17/18, 2014

EVENTS:



San Francisco Planning at Ocean Avenue Arts and Culture Festival

Date: Saturday, September 20, 2014

Time: 11:00 a.m. – 4:00 p.m.

Join San Francisco Planning at the Ocean Avenue Arts and Culture Festival! The department will have a booth where residents can learn more about the department and about planning projects happening along Ocean Ave's commercial corridor.



SPUR Evening Forum: Innovation, Urban Prototyping and You

Date: Tuesday, September 23, 2014

Time: 6:00 p.m.

Location: SPUR Urban Center, 654 Mission Street

What makes an urban space special? Can those elements be bottled, replicated and adopted elsewhere? Can technology and artistic expression better the relationship between the sidewalk and its users? Come hear a rapid-fire presentation from a slate of planners, designers and community leaders as they discuss how innovation and urban prototyping in the public realm is improving cities around the world. This SPUR event is in collaboration with the Market Street Prototyping Festival. For more information about the Market Street Prototyping Festival, visit <http://marketstreetprototyping.org/>.

San Francisco Planning at Sunday Streets Excelsior/2014 Excelsior Festival

Date: Sunday, September 28, 2014

Time: 11:00 a.m. – 4:00 p.m.

Join San Francisco Planning at the Sunday Streets Excelsior/2014 Excelsior Festival! The department will have a booth where residents can learn more about the department and about planning projects happening in the Excelsior neighborhood.

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RESIDENTIAL PIPELINE:

Entitled Housing Units 2007 to 2014 Q2

State law requires each city and county to adopt a Housing Element as a part of its general plan. The State Department of Housing and Community Development (HCD) determines a Regional Housing Need (RHNA) that the Housing Element must address. The need is the minimum number of housing units that a region must plan for in each RHNA period.

This table represents completed units and development projects in the current residential pipeline to the first quarter of 2014 (Q2). The total number of entitled units is tracked by the San Francisco Planning Department and is updated quarterly in coordination with the Quarterly Pipeline Report. Subsidized housing units – including moderate and low income units – as well as inclusionary units are tracked by the Mayor's Office of Housing; these are also updated quarterly.

2014 QUARTER 2	RHNA Allocation 2007 - 2014	Units Built 2007 - 2014 Q2	Units Entitled in 2014 Q2 Pipeline*	Percent Built and Entitled
Total Units	31,193	18,283	15,166	107.2%
Above Moderate (> 120% AMI)	12,315	12,074	12,170	196.9%
Moderate Income (80 - 120% AMI)	6,754	1,187	554	25.8%
Low Income (< 80% AMI)	12,124	5,022	2,442	61.6%

**These totals do not include three entitled major development projects with a total of 23,714 net new units: Hunters' Point, Treasure Island and ParkMerced. While entitled, these projects are not expected to be completed during the 2007-2014 RHNA reporting period.*