



SAN FRANCISCO  
**PLANNING**  
DEPARTMENT

# PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:  
**JOHN RAHAIM**

December 3/4, 2014

## ANNOUNCEMENTS:

### Annie Street Plaza Unveiled in the Yerba Buena Neighborhood



*Photo courtesy of Paula Poortinga/YBCBD*

programing, such as music, movies, festivals, luncheons, dance performances, and places to relax. YBCBD, in collaboration with neighborhood organizations, will program the location with events each week.

On November 19<sup>th</sup>, 2014, the San Francisco's Yerba Buena neighborhood celebrated the debut of Annie Street Plaza, the latest pedestrian-friendly open space from San Francisco Planning's Pavement to Parks program.

Located at the intersection of Annie and Mission Streets between New Montgomery and Third Streets, the plaza marks the re-launch of the Pavement to Parks Pedestrian Plaza program. As an important midblock connection, Annie Street Plaza will make it safer for high volumes of pedestrians who use the alley every day to travel from Market to Mission Street. The Yerba Buena Community Benefit District (YBCBD) funded the Plaza and its completion involved a collaborative effort with the YBCBD, Yerba Buena's residents and businesses, San Francisco Planning, San Francisco Public Works, San Francisco Municipal Transportation Agency, and Supervisor Jane Kim's office.

Designed by CMG Landscape Architecture, the plaza will allow for a variety of uses and

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**RESIDENTIAL PIPELINE:**

**Entitled Housing Units 2007 to 2014 Q3**

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 second quarter of 2014 (Q3). 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.

<b>2014 QUARTER 3</b>	<b>RHNA Allocation 2007 - 2014</b>	<b>Units Built 2007 - 2014 Q2</b>	<b>Units Entitled in 2014 Q3 Pipeline*</b>	<b>Percent Built and Entitled</b>
<b>Total Units</b>	<b>31,193</b>	<b>19,267</b>	<b>14,448</b>	<b>108.1%</b>
Above Moderate ( > 120% AMI )	12,315	12,726	12,178	202.2%
Moderate Income ( 80 - 120% AMI )	6,754	1,213	839	30.4%
Low Income ( < 80% AMI )	12,124	5,328	1,431	55.7%

*\*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.*