



# PLANNING DEPARTMENT Director's Report

SAN FRANCISCO  
**PLANNING**  
DEPARTMENT

PLANNING DIRECTOR:  
**JOHN RAHAIM**

**October 15/16, 2014**

## EVENTS:



### Public Sites Portfolio Community Meeting #2

**Date:** Tuesday, October 21, 2014

**Time:** 6:00 – 8:00 p.m.

**Location:** Bayanihan Center, 1010 Mission Street, Suite B  
Please register [here](#) for the community meeting

Join the City of San Francisco in a dialogue on how to best utilize public property to improve affordability and livability in San Francisco's neighborhoods. Under the Public Sites Portfolio, the City is actively pursuing more productive uses of certain underutilized public properties to help address key city priorities such as housing, transportation, and neighborhood sustainability and resilience. Come help the City determine the criteria for selecting the sites and which sites meet these criteria! For more information about the project, visit <http://www.sf-planning.org/publicsites>.

## 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
<b>Total Units</b>	<b>31,193</b>	<b>18,283</b>	<b>15,166</b>	<b>107.2%</b>
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.*