



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

RESIDENTIAL PIPELINE ENTITLED HOUSING UNITS 2015 Q4

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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 fourth quarter of 2015 (Q4). 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.

	RHNA Production Goals 2015 - 2022	New Units Built to 2015 Q4	Entitled by Planning in 2015 Q4 Pipeline*	Percent of RHNA Goals Built and Entitled by Planning
Total Units	28,869	3,095	13,689	58.1%
Above Moderate (> 120% AMI)	12,536	2,566	11,498	112.2%
Moderate Income (80 - 120% AMI)	5,460	250	329	10.6%
Low Income (< 80% AMI)	10,873	279	1,862	19.7%

These totals do not include over 22,800 net new units from three major entitled projects: Treasure Island, ParkMerced and remaining phases of Hunters' Point. However, discrete buildings or phases will be included once applications for building permits are filed.