



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

RESIDENTIAL PIPELINE ENTITLED HOUSING UNITS 2016 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 2016 (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 2016 Q4	Entitled by Planning in 2016 Q4 Pipeline*	Percent of RHNA Goals Built and Entitled by Planning
Total Units	28,869	8,120	22,305	105.4%
Above Moderate (> 120% AMI)	12,536	6,837	19,137	207.2%
Moderate Income (80 - 120% AMI)	5,460	375	502	16.1%
Low Income (< 80% AMI)	10,873	908	2,435	30.7%
<i>Affordability to be Determined</i>			231	

* This column does not include three entitled major development projects with a remaining total of 22,680 net new units: Hunters' Point, Treasure Island and ParkMerced. However, phases of these projects will be included when applications for building permits are filed and proceed along the development pipeline. These three projects will include about 4,920 affordable units (22% affordable).