



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
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ANNOUNCEMENTS:



Hello, Placemaking

San Francisco Planning is proud to release its inaugural community newsletter, *Placemaking*. *Placemaking* will provide San Franciscans a quarterly update on the latest news from the Department and the exciting projects we're working on for the City.

We hope you enjoy reading through our first issue and learn more about the wide range of work staff performs every day to help make the City is a great place for everyone.

Placemaking is available in the following formats on the homepage of Planning's website under the "Planning News" section:

- web interactive
- web PDF
- accessible PDF

Subscribe [today](#) to receive quarterly email updates when a new issue is published.

San Francisco Planning Receives Grant from California Coastal Commission

San Francisco Planning is excited to announce that it has been awarded a grant from the California Coastal Commission to amend our Local Coastal Program to address sea level rise and erosion along Ocean Beach. The amendment will incorporate actionable policies that support the vision and associated strategies presented in the 2012 Ocean Beach Master Plan. This is important and much needed work to ensure that our General Plan accounts for the significant changes taking place along our coastline.

We anticipate a 20-month amendment process that will include regular engagement, including several informational presentations, with the Planning Commission, Board of Supervisors, key stakeholders, City departments, and the community beginning in the fall of 2015.

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UPCOMING EVENTS:

Reaching New Heights: Transbay

Date and Time: Thursday, August 6 at 6 p.m.

Location: SPUR, 654 Mission St.

San Francisco's new Transbay neighborhood, located in the heart of the bustling downtown landscape, is growing rapidly as much of the area's new development becomes concentrated there. This new growth is also attracting some of the biggest names in international architecture, designers keen on making their mark on the city. Join us for a discussion of the process that has shaped the urban fabric of the neighborhood and how its architects are creating new precedents for large-scale projects in San Francisco.

Panelists include: Jason Long, OMA, Maia Small, San Francisco Planning Department and Joshua Switzky, San Francisco Planning Department. For detailed information on the event, click [here](#).

RESIDENTIAL PIPELINE:

Completed and Entitled Housing Units 2007 to 2014

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) and sets production targets that each jurisdiction's Housing Element must address. The RHNA allocation represents the minimum number of housing units that a region must plan for in each reporting period.

The table below shows completed units to the fourth quarter of 2014 (Q4), or the end of the 2007-2014 RHNA reporting period.

2014 QUARTER 4	RHNA Allocation 2007 - 2014	Units Built 2007 - 2014	Percent of RHNA Targets Built
Total Units	31,193	20,455	65.6%
Above Moderate (> 120% AMI)	12,315	13,391	108.7%
Moderate Income (80 - 120% AMI)	6,754	1,283	19.0%
Low Income (< 80% AMI)	12,124	5,781	47.7%

The second table below lists production targets for the new 2015-2020 RHNA reporting period. It also accounts for units that have received entitlements from the Planning Department but have not been built as of December 31, 2014. Once completed, these entitled units will count towards the 2015-2022 RHNA production targets. 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. Publicly subsidized housing units (including moderate and low income units) and inclusionary units are tracked by the Mayor's Office of Housing; these are also updated quarterly.

Total Units	28,869	13,860	48.0%
Above Moderate (> 120% AMI)	12,536	11,996	95.7%
Moderate Income (80 - 120% AMI)	5,460	676	12.4%
Low Income (< 80% AMI)	10,873	1,188	10.9%

**These totals do not include a total of 23,270 net new units from three major entitled projects: Hunters' Point, Treasure Island and Park Merced. However, Phase I of Hunter's Point (about 444 units) is under construction and is included in this table.*