



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

RESIDENTIAL PIPELINE ENTITLED HOUSING UNITS 2015 Q2

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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 2015 (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.

2015 Q1	RHNA Production Goals 2015 - 2022	Units Built to 2015 Q2	Entitled by Planning in 2015 Q2 Pipeline*	Percent of RHNA Goals Built and Entitled by Planning
Total Units	28,869	1,685	15,171	58.4%
Above Moderate (> 120% AMI)	12,536	1,383	13,179	116.2%
Moderate Income (80 - 120% AMI)	5,460	110	647	13.9%
Low Income (< 80% AMI)	10,873	192	1,345	14.1%

* Phase I of Hunter’s Point (about 444 units) is under construction and is included in this table. These totals do not include a total of 22,830 net new units from three major entitled projects: Treasure Island, ParkMerced and the remaining phases of Hunters’ Point.