



**RESIDENTIAL PIPELINE
ENTITLED HOUSING UNITS 2017 Q3**

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San Francisco reports actual production in its progress towards meeting RHNA goals. These figures are submitted annually on April to the State Department of Housing and Community Development. The following table shows actual production – i.e. built units – through the third quarter of 2017.

Progress Towards Meeting 2022 RHNA Production Goals, as of 2017 Q3

	RHNA Housing Goals, 2015 - 2022	Actual Production, 2015-2016	Actual Production, Q1 to Q3 2017	Actual Production, 2015 to Q3 2017	Actual Production, 2015 to Q3 2017 as % of RHNA Housing Goals
TOTAL	28,869	10,026	1,997	12,023	41.6%
Very Low Income	6,234	2,048	206	2,254	36.2%
Low Income	4,639	537	416	953	20.5%
Moderate Income	5,460	489	30	519	9.5%
Above Moderate	12,536	6,952	1,345	8,297	66.2%

Administrative Code 10E.4 (b)(1) calls for a summary of data on the total number of units at various stages of the housing production process and how completed and pipeline projects compare with San Francisco’s Regional Housing Need Assessment (RHNA) production goals. The table below presents a summary of completed units and development projects in the current residential pipeline to the third quarter of 2017 (Q3).

**Summary of Completed and Entitled Units, as of 2017 Q3,
As Required by Administrative Code 10E.4(b)(1)**

	RHNA Housing Goals, 2015 - 2022	Actual Production, 2015 to Q3 2017	Total Entitled by Planning, 2017 Q3*	Actual Production and Entitled, 2017 Q3*	Actual Production and Entitled, as % of RHNA Housing Goals
TOTAL	28,869	12,023	21,529	33,552	116.2%
Very Low Income	6,234	2,254	344	2,598	41.7%
Low Income	4,639	953	1,913	2,866	61.8%
Moderate Income	5,460	519	835	1,354	24.8%
Above Moderate	12,536	8,297	18,437	26,734	213.3%

* This column does not include seven entitled major development projects that are not expected to be fully completed within this current RHNA reporting period. These projects have a total of 25,790 net new units, including about 5,490 net affordable units (23% affordable). However, phases of these projects are included when applications for building permits are filed and proceed along the development pipeline.

The residential pipeline for the purposes of this report only includes entitled projects. The following table shows entitled units at various stages of development but are not yet built. Units under construction and projects with active building permits are likely to be completed within the RHNA reporting period. Typical duration from filing of building permit to building completion typically ranges from two to four years, depending on the size and complexity of the project. The current eight year RHNA period ends in 2022.

Entitled Units, 2017 Q3

	Entitled by Planning, No Permits Filed*	Entitled, Building Permit Filed	Building Permit Approved or Issued	Under Construction	Total Entitled by Planning*
TOTAL	6,178	2,846	5,931	6,574	21,529
Very Low Income	-	-	118	226	344
Low Income	184	32	734	963	1,913
Moderate Income	358	107	73	297	835
Above Moderate	5,636	2,707	5,006	5,088	18,437

* This column does not include seven entitled major development projects that are not expected to be fully completed within this current RHNA reporting period. These projects have a total of 25,790 net new units, including about 5,490 net affordable units (23% affordable). However, phases of these projects are included when applications for building permits are filed and proceed along the development pipeline.

The State Department of Housing and Community Development (HCD) determines these RHNA goals that San Francisco’s Housing Element must address. The RHNA total is the minimum number of housing units that a region or jurisdiction must plan for in each RHNA reporting period. 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.