



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

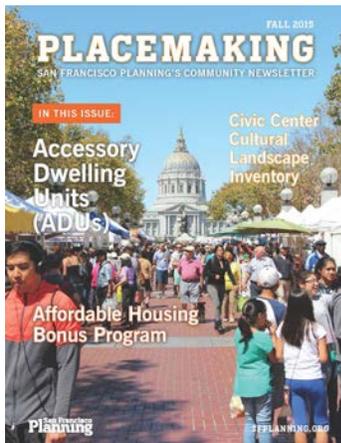
PLANNING DIRECTOR:
JOHN RAHAIM

December 2/3, 2015

ANNOUNCEMENTS:

Placemaking Fall 2014 Issue Now Available

San Francisco Planning is happy to release its Fall 2015 issue of *Placemaking*. *Placemaking* provides San Franciscans a quarterly update on the latest news from the Department and the exciting projects we're working on for the City.



In this issue of *Placemaking*, learn about:

- The Civic Center Cultural Landscape Inventory
- Accessory Dwelling Units
- The Affordable Housing Bonus Program
- Changes to the Department's Permit Checklist and Intake Process

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

UPCOMING EVENTS:

Central SoMa Open House

Date & Time: Wednesday, December 9 from 6 – 8 p.m.

Location: SPUR, 654 Mission Street

We are currently studying how to distribute the expected \$2 billion in public benefits, including the potential \$900 million from new requirements on development being contemplated by the Plan, within Central SoMa. Please join us on December 9 and be a part of the conversation.

For more information about the Central SoMa Plan, visit the webpage at <http://www.sf-planning.org/index.aspx?page=2557>.

District 5 Affordable Housing Bonus Program Community Meeting

Date & Time: Thursday, December 10 from 7 – 8:30 p.m.

Location: African American Art & Culture Complex, Nia Room, 762 Fulton Street

You are invited to attend a community meeting about the City's Affordable Housing Bonus Program, hosted by Supervisor Breed. This event is an excellent opportunity to learn more about the proposed Program's goals, and how the program works. City staff will present an overview of the program at 7:00 PM and will be on hand to answer your questions.

Learn more about:

- Why we developed the program
- How the program works
- Who affordable housing is for
- Where the program applies
- Next steps

Light refreshments will be provided. Register to attend the event at <http://district5ahbp.eventbrite.com>.

Changes to Permit Checklist & Intake Process - Join Us for a Permit Intake Informational Workshop



San Francisco Planning has recently updated its Permit Checklist document for future intake permit applications. Beginning January 1, 2016, the Department will **no longer accept incomplete intake permit applications** at the Planning Information Center (PIC).

The Department invites you to a Permit Intake Informational Workshop to learn about the recent changes to the Permit Checklist document and intake process. Attend one of these workshops to learn more about these changes and what they mean for your application process.

Tuesday, December 15 from 5:00 - 7:00 p.m.
[RSVP Here](#)

Friday, December 18 from noon - 1:00 p.m.
[RSVP Here](#)

Thursday, January 7, 2016 from noon - 1:00 p.m.
[RSVP Here](#)

All workshops will be held at San Francisco Planning offices at 1650 Mission Street, Suite 400. For more information about the available workshops, visit <http://sf-planning.org/permitintakeworkshop>.

RESIDENTIAL PIPELINE:

Entitled Housing Units 2015 Q2

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.