



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM

June 4, 2015

UPCOMING EVENTS:

District 8 Mobile Workshop

DISTRICT 8 MOBILE WORKSHOP

San Francisco Planning invites you to the first District 8 Mobile Workshop, featuring Supervisor Scott Wiener and the Department of Building Inspection (DBI).

Thinking about a home remodel project? Not sure about building requirements or seismic retrofits for your home? Curious about the recent In-Law Unit and the Accessory Dwelling Unit (ADU) legislations? This is an opportunity to speak directly with City staff in your own neighborhood to find out more.

After introductory remarks from Supervisor Wiener and a brief presentation from Planning and DBI staff, we will hold open Q&A sessions as well as scheduled 15 minute appointments with staff.

Other Topics:

- Recent changes to City laws regarding in-law units and short-term rentals
- Zoning
- Permits for building expansion, decks, stairs, fences, and windows
- Community Business Priority Processing Program (CB3P)

Learn:

- When a permit is required
- How the permit process works and what fees may be involved
- The difference between an in-law unit & an ADU

To schedule a 15 minute appointment, email planningnews@sfgov.org or call 415-575-9157 and specify your question or topic.

June 6, 2015
SATURDAY 1:00-3:00 PM

EUREKA VALLEY RECREATION CENTER
Auditorium 100 Collingwood (between 18th & 19th Streets)

REGISTER FOR THE UPCOMING EVENT AT:
<http://D8MobileWorkshop.eventbrite.com>

No RSVP or appointment required to attend the event.

For language assistance or disability accommodations, please contact us by June 3, 2015 by emailing or calling:
Candace Soohoo
candace.sooohoo@sfgov.org or 415-575-9157

San Francisco Planning **DBI** **WIENER**

中文詢問請電: (415) 575-9010
Para información en Español llame al: (415) 575-9010
Para sa Impormasyon sa Tagalog tumawag sa: (415) 575-9121

*Appointment availability is limited. We appreciate your understanding.

Date: Saturday, June 6, 2015

Location: Eureka Valley Recreation Center Auditorium, 100 Collingwood Street

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<http://D8MobileWorkshop.eventbrite.com>

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RESIDENTIAL PIPELINE:**Entitled Housing Units 2007 to 2014 Q3**

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 2014 (Q3). 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.

2014 QUARTER 3	RHNA Allocation 2007 - 2014	Units Built 2007 - 2014 Q2	Units Entitled in 2014 Q3 Pipeline*	Percent Built and Entitled
Total Units	31,193	19,267	14,448	108.1%
Above Moderate (> 120% AMI)	12,315	12,726	12,178	202.2%
Moderate Income (80 - 120% AMI)	6,754	1,213	839	30.4%
Low Income (< 80% AMI)	12,124	5,328	1,431	55.7%

**These totals do not include three entitled major development projects with a total of 23,714 net new units: Hunters' Point, Treasure Island and ParkMerced. While entitled, these projects are not expected to be completed during the 2007-2014 RHNA reporting period.*