



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM

February 3/4, 2016

UPCOMING EVENTS:

SPUR Event: Creating a Vibrant Civic Space in the Heart of the City

Date and Time: Wednesday, February 10 at 12:30 p.m.

Location: SPUR Urban Center, 654 Mission Street

The public space between City Hall and Market Street is a commons where increasingly diverse groups of people have a chance to become a community. This space is not only the physical center of a rapidly transforming neighborhood but also the heart of a city that craves public spaces to gather people and experience civic life. Hear from city agencies about the current projects and the future plans that will activate, redesign and steward this important space and make it a beacon of San Francisco's inclusive values.

Panel includes:

- Sam Dodge / Mayor's Office of HOPE
- Phil Ginsburg / San Francisco Recreation and Parks Department
- Gil Kelley / San Francisco Planning Department
- Mohammed Nuru / San Francisco Public Works
- Joaquin Torres / San Francisco Office of Economic and Workforce Development

For cost and additional details on the event, please visit <http://www.spur.org/events/2016-02-10/creating-vibrant-civic-space-heart-city>.

RESIDENTIAL PIPELINE:

Entitled Housing Units 2015 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 2015 (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.

2015 Q3	RHNA Production Goals 2015 - 2022	Units Built to 2015 Q3	Entitled by Planning in 2015 Q3 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.