



SAN FRANCISCO  
**PLANNING**  
DEPARTMENT

# PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:  
**JOHN RAHAIM**

**October 7/8, 2015**

## UPCOMING EVENTS:



### Affordable Housing Bonus Program Open House

**Date and Time:** Monday, October 26, 2015 from 5:30 – 7:30 p.m.

**Location:** City Hall, North Light Court, 1 Dr. Carlton B. Goodlett Place

You're invited to attend an open house for the City's Affordable Housing Bonus Program! The open house will provide an opportunity to learn about the proposed program's goals and objectives, status and next steps.

The Affordable Housing Bonus Program (AHBP) provides incentives for developers to include more affordable housing for very low, low, moderate, and middle income households. Development bonuses, such as increased density, would be offered on a graduated scale based on the percentage of affordable units provided. This proposed program is one of the tools put forward by San Francisco Planning to help the City meet its housing goal.

For more information about the program, visit <http://sf-planning.org/AHBP>.

## 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
<b>Total Units</b>	<b>28,869</b>	<b>1,685</b>	<b>15,171</b>	<b>58.4%</b>
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.