



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM

October 21/22, 2015

UPCOMING EVENTS:



San Francisco Planning invites you to the first District 5 Mobile Workshop, featuring Supervisor London Breed and Multiple City Agencies.

District 5 Mobile Workshop

Date and Time: Saturday, October 24, 2015 from 1:00 – 3:00 p.m.

Location: Hamilton Recreation Center, 1600 Geary Boulevard

San Francisco Planning invites you to the first District 5 Mobile Workshop, featuring Supervisor London Breed and Multiple City Agencies.

Thinking about a home remodel project? Curious about the SFMTA and SFPUC improvements taking place in District 5? This is an opportunity to speak directly with City staff to get an update on what's happening in your own neighborhood.

After introductory remarks from Supervisor Breed, take time to ask questions of staff from various City Agencies, learn more about programs the City offers and the various projects near you. Planning and the Department of Building Inspection will also be conducting pre-scheduled 15 minute appointments with the public to address specific property or home project questions.

Hear & Learn From:

- **San Francisco Planning:** Lower Haight Public Realm Plan and the Affordable Housing Bonus Program
- **San Francisco Municipal Transportation Agency (SFMTA):** Geary Corridor Bus Rapid Transit (BRT) and the Western Addition Community Based Transportation Plan
- **San Francisco Public Utilities Commission (SFPUC):** Clean Power SF & the Water Main Replacement Project on McAllister, Fulton & Grove Streets
- **Department of Building Inspection:** General Department Service Information
- **San Francisco Public Works:** Overview of some of the City Codes

No RSVP or appointment required. To schedule a 15 minute appointment, email planningnews@sfgov.org and specify your question or topic.



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 are invited to attend a public event for the City's Affordable Housing Bonus Program! The event will be an "open house style," with boards around the room and the opportunity to talk to City staff one on one to learn about the proposed Program's goals and objectives, status, next steps and to ask your questions about the Program. There will not be a formal presentation, so feel free to come by anytime between 5:30 and 7:30 p.m.

The Affordable Housing Bonus Program (AHBP) provides incentives for developers to include more affordable housing for 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 goals. 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
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.