PLANNING DEPARTMENT
Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM   **January 21/22, 2015**

ANNOUNCEMENTS:

2013-2014 Annual Report Available
The Department's 2013-2014 annual report was released in December 2014. Click here for a PDF version of the report.

The report covers the fiscal year from July 1, 2013 to June 30, 2014. Highlights include the Department's work for the Mayor's Executive Directive on Housing, the adoption of Visitacion Valley/Schlage Lock Plan, the completion of the Urban Forest Plan Phase 1: Street Trees Plan, Transit Effectiveness Project, the Sunset District Historic Resource Survey, In-Law legislation, and many others.

San Francisco Planning to Begin Accepting Short-Term Residential Rental Applications
With the new short-term residential rental legislation in effect on February 1, 2015, eligible property owners and tenants can apply to place their permanent residence on the Short-Term Residential Rental Registry starting on February 2nd.

Residents eager to apply for the Registry are encouraged to carefully review the list of eligibility requirements and mandatory documentation to legally rent their unit. Application requirements and additional information on the Short-Term Residential Registry is available at http://www.sf-planning.org/shorttermrentals.

EVENTS:

Ocean Ave Corridor Design Final Open House
Date: Wednesday, February 11, 2015
Time: 6:30 – 8:00 p.m.
Location: Lick-Wilmerding High School, 755 Ocean Ave
Lick-Wilmerding High School is ADA accessible. For language assistance or disability accommodations, please contact us with your request at least three business days in advance.

The City of San Francisco, in coordination with the Ocean Avenue Association, invites you to the final open house for the Ocean Avenue Corridor Design Project. Since March 2014, the City has been working with the community to identify ways to improve connections between Ocean Avenue Commercial District and the Balboa Park Station. Final designs will be unveiled at the open house, including:

- Designs for Ocean Ave between Phelan Ave and San Jose Ave
- Designs for Ocean Ave between San Jose and Mission Street
- Designs for Geneva Ave between Phelan Ave and I-280
- Designs for Gateway Nodes along Ocean Ave
- Proposed streetscape amenities

Members of the public are welcome to stop by to view designs and other project materials. City staff¬ will be on hand to answer questions and get feedback on your priorities for improvements. Please join us! For more information about the project, visit http://oceanavenue.sfplanning.org.

– more –

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.