



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM

February 18/19, 2015

EVENTS:

Urbanism From Within

Date: February 20, 2015

Time: 6:00 p.m.

Location: SPUR Urban Center, 654 Mission Street

It's no secret that San Francisco is amidst a housing crisis. Quite simply, our housing supply hasn't been able to keep up with growing demand. Accessory Dwelling Units (ADUs), or Secondary Units, are a part of the solution.

Within the last year, Supervisor Scott Weiner and former Supervisor David Chiu have authored successful legislation that will help the City make great progress in addressing the housing crisis through Accessory Dwelling Units, (ADU's) or secondary units, within existing housing stock. ADUs are a great balance to increasing housing density that meet the modern need while recognizing and preserving the City's unique – and vintage - architectural style and personality.

Thanks to the Planning Department's recent partnerships with Openscope Studio and California College of the Art's (CCA) Urban Works program, you can come see what an ADU could look like in your home or neighborhood. The architects at OpenScope Studio developed an ADU Handbook detailing the design, process, regulations and costs around the addition of an ADU in several typical San Francisco housing typologies. Building on that work, CCA's students visualized an Accessory Dwelling Unit by asking key questions such as:

- Who occupies it?
- How does it function?

This is an event for property owners, contractors, architects, designers, students and the general public alike to learn more about a variety of affordable housing in the City and the innovative methods being used to meet the housing needs for *all* San Franciscans.

Mission Public Life Plan & the New Muni Forward Project

Date: February 18, 2015

Time: 6:00 – 8:00 p.m.

Location: The Women's Building, Auditorium, 3543 18th Street

San Francisco Planning and SFMTA invite you to an open house to discuss the Mission Street Public Life Plan & the New Muni Forward Project.

The final meeting of the Mission Public Life Plan will unveil the results of the Streetscape Design Survey. The survey results will include priorities for sidewalk amenities and programs to maintain and enhance Mission Street as a vital transit corridor with art, commerce, and public spaces for all people to enjoy.

This meeting will also present Muni Forward, an initiative to make getting around San Francisco safer and more reliable for our customers. As part of this effort, Muni is improving transit corridors throughout the city, including the 14 and 14L Mission. For more info, visit <http://missionpublic.sfplanning.org> and <http://muniforward.com>.

– more –

Living Alleys Open House

Date: February 25, 2015

Time: 6:00 – 7:30 p.m.

Location: San Francisco LGBT Center, Rainbow Room, 1800 Market Street

The San Francisco Planning Department, Caltrans, SFMTA and SF Public Works invite you to an Open House to unveil the Market Octavia Living Alley Toolkit. Since 2013, we have worked with community members to design and implement a network of Living Alleys in the market Octavia Plan Area. This toolkit was created to give members of the community and understanding of the design elements and processes involved in creating your own Living Alley!

Stop by on February 25th for a short presentation and get a copy of the toolkit. After the presentation, staff will be on hand to answer any questions you might have. For more info, visit <http://livingalleys.sfplanning.org>.

Haight Ashbury Public Realm Final Open House

Date: February 25, 2015

Time: 6:30 – 7:30 pm

Location: Park Branch Library, 1833 Page Street

Since October 2012, the San Francisco Planning Department in collaboration with the SFMTA and Department of Public Works has worked with the community to develop the Haight Ashbury Public Realm Plan. The Public Realm Plan will be unveiled at an Open House on Wednesday February 25, 2015.

A central element of this plan is a conceptual design for Haight (between Masonic and Stanyan). The design for Haight Street includes public realm improvements and streetscape elements generated by this project, as well as transit improvements from the Muni Forward project.

The event will be an open house format, so come by any time between 6:00-7:30pm and stay for as long as you'd like. City staff will be on-hand to answer questions. We hope to see you at the event! For more info on the project, visit <http://haightashbury.sfplanning.org>.

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.*