



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM

April 15/16, 2015

EVENTS:



Pavement to Parks' Parklet Open House & Information Sessions
Dates & Time: April 15th, 6:00 – 8:00 p.m. or April 16th, 12:00 – 1:30 p.m.
Location: San Francisco LGBT Center, 1800 Market Street

Got questions about the [Parklet proposal process](#)? Or how to design and maintain your parklet? Want to know more about what's involved?

RSVP for one of the Parklet Open House Information Sessions, where you will have the opportunity to learn more from City staff, parklet designers, and current parklet sponsors.

For more information and to RSVP, visit http://pavementtoparks.sfplanning.org/parklet_openhouse_registration.html.

Accommodations: San Francisco LGBT Center is ADA accessible. To request any other disability accommodations or language assistance, please contact 415-575-9157 or candace.soofoo@sfgov.org at least three business days in advanced.

ANNOUNCEMENTS:

2014 Housing Element Adopted

The Planning Department is pleased to announce that the 2014 Housing Element was signed by Mayor Lee on March 27, 2015 and will become effective on April 27, 2015.

The Housing Element provides the overarching policy framework and vision for the City's housing strategy. Future policy work will be evaluated for consistency with the Housing Element. To learn more about housing in the City, review the Planning Department's video at <https://www.youtube.com/watch?v=5XKkJfkLWW4&feature=youtu.be>.

The 2014 Housing Element consists of:

- [Part 1: Data and Needs Analysis](#), which contains a description and analysis of San Francisco's population, household and employment trends, as well as an assessment of existing housing characteristics, and housing needs;
- [Part 2: Objectives and Policies](#), defines the City's policies and goals related to housing;
- [Implementing Programs](#) includes a number implementation measures that result in specific actions to help implement the City's housing-related objectives and policies.

The 2014 Housing Element reflects the City's core housing values, including prioritization of permanently affordable housing; recognition and preservation of neighborhood character; integration of planning for housing, jobs, transportation and infrastructure; and our City's role as sustainable model of development. The 2014 Housing Element also builds on the work of the Housing Working Group and the Mayor's Executive Directive 13-01, which requests that City Departments prioritize the construction of affordable housing.

For further information, please visit the Housing Element webpage at <http://www.sf-planning.org/housingelementupdate2014>.

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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.*