



SAN FRANCISCO  
**PLANNING**  
DEPARTMENT

# PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:  
**JOHN RAHAIM**

February 17, 2016

## UPCOMING EVENTS:



### **District 10 Affordable Housing Bonus Program Community Meeting**

Date and Time: Monday, February 22, 2016 from 6 – 8 p.m.

Location: Southeast Community Facility, Alex Pitcher Jr. Community Room, 1800 Oakdale Ave

Accessibility: Southeast Community Facility Commission is ADA accessible. For additional ADA requests, please contact [candace.sooahoo@sfgov.org](mailto:candace.sooahoo@sfgov.org) at least 72 hours in advance of the event.

Register: Register for the event at <https://d10ahbp.eventbrite.com>

Co-hosted by Supervisor Cohen and San Francisco Planning, this event will be an excellent opportunity to learn more about the proposed Affordable Housing Bonus Program's goals and how the Program works. City staff will present an overview of the Program at the beginning of the meeting and will be on hand to answer your questions.

Learn more about:

- Why the program was developed
- How the program works
- How affordable housing is defined
- Where the program applies
- Next steps

Light refreshments will be provided. Please note: the event is FREE and open to the public. Registration is not mandatory, but helpful to ensure we have enough materials and refreshments.

### **Railyard Alternatives & I-280 Boulevard Feasibility Study Community Meeting**

Date and Time: Tuesday, February 23, 2016 from 6 – 8 p.m.

Location: Potrero Hill Recreation Center, Auditorium, 801 Arkansas Street

Accessibility: Potrero Hill Recreation Center is ADA accessible. For additional ADA requests, please contact [candace.sooahoo@sfgov.org](mailto:candace.sooahoo@sfgov.org) at least 72 hours in advance of the event.

Register: Register for the event at <https://rab.eventbrite.com>

The Railyard Alternatives and I-280 Boulevard Feasibility Study (RAB) is a multi-agency program studying transportation and land use alternatives in the most rapidly growing areas of the City: South of Market, Mission Bay, and Showplace Square/Lower Potrero Hill.

In anticipation of the Downtown Rail Extension (DTX), the electrification of Caltrain, and High-Speed Rail, the City is studying how best to coordinate these projects in a unified vision for the area rather than building each project independently.

The first phase of the RAB has prepared conceptual design alternatives for four different project components, in addition to a study of overall land use considerations and opportunities for placemaking:

- Make I-280 a Boulevard
- Value Engineer the Proposed Downtown Rail Extension (DTX) alignment
- Create a Loop Track/Extension to the East Bay to Enhance Operational Capacity at the Transbay Transit Center
- Reconfigure, Relocate, or Substantially Reduce the 4th and King Railyard
- Create Placemaking, Neighborhood Connectivity, Employment and Transit Oriented Development Opportunities

Join San Francisco Planning to learn about findings from the first phase of this study and opportunities to participate as we work toward managing growth and improving neighborhood connectivity.

Please note: the event is FREE and open to the public. Registration is not mandatory, but helpful to ensure we have enough materials and refreshments.

## RESIDENTIAL PIPELINE:

### Entitled Housing Units 2015 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 2015 (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.

2015 Q3	RHNA Production Goals 2015 - 2022	Units Built to 2015 Q3	Entitled by Planning in 2015 Q3 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.