



DIRECTOR'S REPORT

April 6/7, 2016

ANNOUNCEMENTS:



San Francisco Planning Announces EveryTreeSF, the City's First Street Tree Census

Do you know how many street trees there are in San Francisco?

Trees play a vital role in San Francisco. Trees not only beautify and green our City, they also store carbon, filter pollution from air and water, provide wildlife habitats and help enhance the quality of our daily lives. They are a valued community resource, an important component of the urban infrastructure, and a part of our identity.

However, the City lacks comprehensive data on the trees on San Francisco's streets. Without knowing more about their conditions and how many exist, the City cannot develop a long-term plan for maintaining and growing its urban forest. This is why the City is launching its first-ever citywide street tree census, EveryTreeSF.

Our team of tree specialists will be on the path of identifying the exact location, species and current condition of every street tree in the City. In addition to identifying existing trees, we will be surveying vacant sites to help determine locations for new trees to be planted. Once EveryTreeSF is completed, the data generated will help San Francisco make more informed species selections and identify priority maintenance needs and future planting sites.

Follow our street tree census progress by visiting <https://sf-planning.org/everytreesf> or join us for a virtual tree tour of the City on Instagram at [@EveryTreeSF](#) (account required). We'll be posting some of our best "treefies" in your neighborhood with fun facts about the City's trees.

UPCOMING EVENTS:



Market Street Hub Project Workshop

Date and Time: Wednesday, April 13, 2016 from 6:00 – 8:00 p.m.

Location: 1 South Van Ness, 2nd Floor Atrium Conference Room

Did you know that the intersection of Market, Valencia, Haight and Gough Streets was once known as The Hub? It got its name because of the location of where four streetcar lines met as they traveled across the City. The name eventually came to represent the surrounding neighborhood as well.

With the growing interest in the area and major transportation projects underway, The Market Street Hub Project, or The Hub, seeks to study ways to provide more affordable housing, improve transportation and create

placemaking opportunities in the area immediately surrounding the intersection of Market Street and Van Ness Avenue and the neighborhood south of Market Street from Valencia Street to 11th Street.

The City's 2008 Market & Octavia Area Plan envisioned the area as a high-density mixed-use residential neighborhood. This project seeks to build on this framework to increase public benefits for transportation, streets, housing, open space and the arts.

This first workshop will focus on land use, urban form and public benefits, and will build on initial ideas and comments we've heard from community members and neighborhood groups thus far. We will begin with a brief presentation followed by an open house and an opportunity to ask questions and provide feedback.

For more information about the project visit <https://www.sf-planning.org/hub>.

Real Estate Roundtable: What's the Latest with the Central SoMa Plan?

Date and Time: Thursday, April 14, 2016 from 12:00 – 1:00 p.m.

Location: The City Club of San Francisco, 9th Floor, 155 Sansome Street

Cost: Hosted by Hanson Bridgett, the ticket cost is \$75. Visit <https://www.eventbrite.com/e/real-estate-roundtable-whats-the-latest-with-the-central-soma-plan-tickets-22069961850>

In the 2nd half of 2016, the Central SoMa Plan will be going before the Planning Commission and Board of Supervisors. Hosted by Hanson Bridgett, hear the latest on the Plan from the project manager, Steve Wertheim, from San Francisco Planning.

RESIDENTIAL PIPELINE:

Entitled Housing Units 2015 Q4

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 (Q4). 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.

	RHNA Production Goals 2015 - 2022	Units Built to 2015 Q4	Entitled by Planning in 2015 Q4 Pipeline*	Percent of RHNA Goals Built and Entitled by Planning
Total Units	28,869	2,954	13,689	57.7%
Above Moderate (> 120% AMI)	12,536	1,823	11,498	106.3%
Moderate Income (80 - 120% AMI)	5,460	368	329	12.8%
Low Income (< 80% AMI)	10,873	763	1,862	24.1%

* These totals do not include over 22,800 net new units from three major entitled projects: Treasure Island, ParkMerced and remaining phases of Hunters' Point. However, discrete buildings or phases will be included once applications for building permits are filed.