

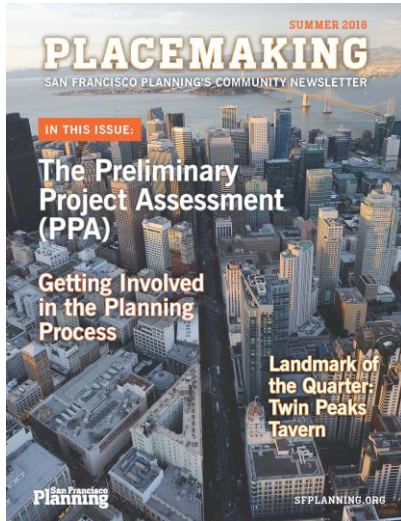


DIRECTOR'S REPORT

September 21/22, 2016

ANNOUNCEMENTS:

Placemaking – Community Newsletter Now Available



San Francisco Planning released its Summer 2016 issue of Placemaking. Placemaking provides San Franciscans a quarterly update on the latest news from the Department and the exciting projects we're working on for the City.

In this issue of Placemaking, learn about:

- The Preliminary Project Assessment (PPA)
- Getting Involved in the Planning Process
- Sea Level Action Plan
- New Living Innovation Zone Debuted at UN Plaza
- Landmark of the Quarter: Twin Peaks Tavern

Placemaking is available in the following formats:

- [Web Interactive Version](#)
- [Web PDF Version](#)
- [Accessible PDF Version](#)

RESIDENTIAL PIPELINE:

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 2016 (Q2). 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	New Units Built to 2016 Q2	Entitled by Planning in 2016 Q1 Pipeline*	Percent of RHNA Goals Built and Entitled by Planning
Total Units	28,869	5,615	16,268	75.8%
Above Moderate (> 120% AMI)	12,536	4,750	14,695	155.1%
Moderate Income (80 - 120% AMI)	5,460	276	353	11.5%
Low Income (< 80% AMI)	10,873	589	1,036	14.9%
<i>Affordability to be Determined</i>			184	

* This column does not include three entitled major development projects with a remaining total of 22,710 net new units: Hunters' Point, Treasure Island and ParkMerced. However, phases of these projects will be included when applications for building permits are filed and proceed along the development pipeline. These three projects will include over 5,170 affordable units (23% affordable).