



DIRECTOR'S REPORT

April 5/6, 2017

UPCOMING EVENTS:

La Playa Pedestrian Improvements

Join us for an open house to discuss the a Playa Pedestrian Improvements Pilot project, a community-driven initiative to improve pedestrian safety and mobility, to enhance community character, and to create a vibrant public space at the intersection of Judah Street with La Playa Street.

Since 2012, residents, community leaders, and business owners have developed a range of ideas to re-envision the La Playa Park area, one of the Outer Sunset's key gateway intersections. In 2016, San Francisco Planning took the lead in further developing and implementing the community's ideas through the Groundplay program. This pilot project will temporarily transform the underused public space into the community's vision and test ideas for long-term improvements. For more information, please visit <http://groundplaysf.org/projects/n-judah-turnaround>

Date: Wednesday, April 26, 2017

Time: 5:00 – 7:00 p.m.

Location: Java Beach Café, 1396 La Playa St, San Francisco, CA 94122

Accessibility: Java Beach Cafe is ADA accessible. For other disability accommodations or language interpretation services at the open house, please contact Candace SooHoo at candace.soofoo@sfgov.org at least 72 hours in advance of the event.

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 (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.

	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	6,295	19,068	87.9%
Above Moderate (> 120% AMI)	12,536	5,255	17,436	181.0%
Moderate Income (80 - 120% AMI)	5,460	343	374	13.1%
Low Income (< 80% AMI)	10,873	697	1,026	15.8%
<i>Affordability to be Determined</i>			232	

* 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).