



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 1/25/18
Pils. Com.

MEMO

RESIDENTIAL PIPELINE ENTITLED HOUSING UNITS 2017 Q1

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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 first quarter of 2017 (Q1). 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 2015 Q1 to 2017 Q1	Entitled by Planning in 2017 Q1 Pipeline*	Percent of RHNA Goals Built and Entitled by Planning
Total Units	28,869	9,170	23,773	114.1%
Above Moderate (> 120% AMI)	12,536	7,486	19,740	217.2%
Moderate Income (80 - 120% AMI)	5,460	384	761	21.0%
Low Income (< 80% AMI)	10,873	1,300	3,104	40.5%
<i>Affordability to be Determined</i>			168	

* This column does not include three entitled major development projects with a remaining total of 22,680 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 about 4,920 affordable units (22% affordable).

San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

NAPA COUNTY	Very Low (0-50% AMI)				Low (50-80% AMI)				Moderate (80-120% AMI)				Above Mod (120%+ AMI)				Total			
	Permits Issued				Permits Issued				Permits Issued				Permits Issued				Permits Issued			
	RHNA	Non Deed-Restricted	Deed-Restricted	Total	% of RHNA Met	RHNA	Non Deed-Restricted	Deed-Restricted	Total	% of RHNA Met	RHNA	Non Deed-Restricted	Deed-Restricted	Total	% of RHNA Met	RHNA	Non Deed-Restricted	Deed-Restricted	Total	% of RHNA Met
American Canyon*	116	0	0	0	0%	54	17	0	17	31%	58	133	0	133	229%	164	150	0	150	38%
Calistoga*	6	0	37	37	617%	2	0	10	10	500%	4	2	0	2	50%	15	9	47	56	207%
Napa	185	0	0	0	0%	106	0	0	0	0%	141	3	0	3	2%	403	99	0	99	12%
St. Helena*	8	0	0	0	0%	5	0	0	0	0%	5	0	0	0	0%	13	3	0	3	10%
Yountville*	4	0	0	0	0%	2	0	0	0	0%	3	0	0	0	0%	8	4	0	4	24%
Napa County	51	1	0	1	2%	30	0	0	0	0%	32	0	0	0	0%	67	21	0	21	12%
County Totals	370	1	37	38	10%	199	17	10	27	14%	243	138	0	138	57%	670	286	47	333	22%

SAN FRANCISCO COUNTY	Very Low (0-50% AMI)				Low (50-80% AMI)				Moderate (80-120% AMI)				Above Mod (120%+ AMI)				Total			
	Permits Issued				Permits Issued				Permits Issued				Permits Issued				Permits Issued			
	RHNA	Non Deed-Restricted	Deed-Restricted	Total	% of RHNA Met	RHNA	Non Deed-Restricted	Deed-Restricted	Total	% of RHNA Met	RHNA	Non Deed-Restricted	Deed-Restricted	Total	% of RHNA Met	RHNA	Non Deed-Restricted	Deed-Restricted	Total	% of RHNA Met
San Francisco ¹	6,234	0	213	213	3%	4,639	1,529	66	1,595	24%	5,460	196	53	49	5%	2,536	4,291	332	4,623	10%
County Totals	6,234	0	213	213	3%	4,639	1,529	66	1,595	24%	5,460	196	53	49	5%	2,536	4,291	332	4,623	16%

San Francisco Planning Department
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November 29, 2017

To Whom It May Concern:

**RE: Formal complaint regarding the proposed project at 1555 UNION STREET ☐
(Case number: 2014.1364CUAVAR ☐)**

We own property in the immediate vicinity of the proposed project. We wish to make a formal complaint against the recommendation for approval of this project for the reasons outlined below.

Failure to properly inform interested parties about the nature of this project

We have significant concerns that information regarding this project was withheld, and this prevented people from putting forth an objection. I personally made numerous requests for information to the Department about the substance of the project (by email and phone). I know of others who did so as well. However, none of us received the promised information about this project. Therefore, I sincerely believe that the Department's statement that

"the Department has received 27 letters in support of the project, including one from the Union Street Association. The Department has also received three letters in opposition to the project"

is in error- if people are not provided with information about the project even after multiple requests, how can they possibly object?

Insufficient parking

Parking is already a severe problem in this area. The project removes some street parking and adds an insufficient amount of parking. This is on top of other projects that also remove parking. Furthermore, the public transportation currently in place is not adequate as it is too cumbersome for the newcomer proposed hotel guests to the tourist sites that they wish to visit.

Proposed structure is too large

The proposed project should be limited to the current structure size or, at a minimum, be built within existing building guidelines, without the need to seek approval for additional space outside the existing guidelines (for example, the encroachment of the proposed building mass into the required rear yard). The proposed structure is excessive and allowing it to exceed the existing guidelines will detrimentally encroach upon neighboring properties, reducing those property owners' use and

enjoyment of their properties.

Objection to the use of the property

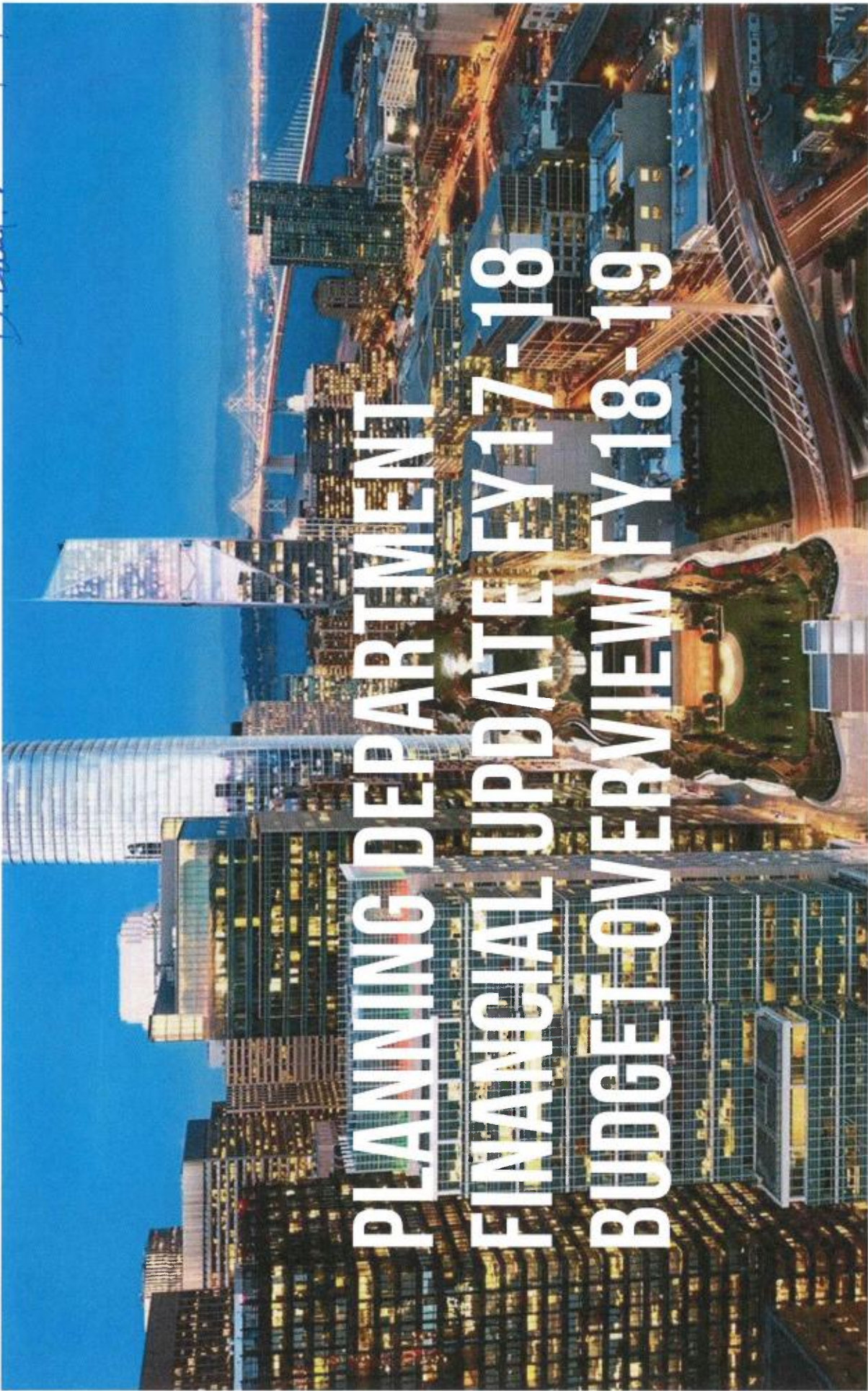
We also object to the use of the project. The city would be better served by building residential units as there is already a shortage of affordable housing units and this shortage is forcing people with limited means out of the city. By building residential units, the city would earn a transfer tax each time a unit was sold. Furthermore, residential units are more compatible with the character of the surrounding neighborhood.

For the reasons stated above, we strongly object to this project and request that the Department deny approval.

Sincerely,

Karen Mak
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San Francisco, CA

Revised at CPC Hearing 1/25/18
Plans



Deborah Landis
Deputy Director of Administration, January 25, 2018



San Francisco
Planning

FY18-20 Budget Overview

- Updates
- Current-Year Projections
 - Volume
 - Financial
- Proposed Budget
 - Revenues
 - Expenditures
- Division Work Program Staffing
- Budget Calendar

Updates

- Mayor's Budget Instructions
 - (2.5%) reduction in General Fund Support in each fiscal year
 - No new positions
 - Absorb all cost increases
- Mayoral Directive
 - Streamline approval and construction of housing
 - Focus on expanding housing opportunities for all San Franciscans

VOLUME FY01-18

