



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM

October 1, 2015

UPCOMING EVENTS:

District 3 Mobile Workshop

Date and Time: Sunday, October 4, 2015 from 11:00 a.m. to 1:00 p.m.

Location: Piazza Market Building, 627 Vallejo Street



San Francisco Planning invites you to the first District 3 Mobile Workshop, featuring Supervisor Julie Christensen.

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Thinking about a home remodel project? Curious about the Accessory Dwelling Unit (ADU) or restaurant legislations in District 3? This is an opportunity to speak directly with City staff in your own neighborhood to find out more.

After introductory remarks from Supervisor Christensen and a brief presentation from Planning staff, we will hold open Q&A sessions as well as scheduled 15 minute appointments with staff.

No RSVP or appointment required. To schedule a 15 minute appointment, email planningnews@sfgov.org or call 415-575-9157 and specify your question or topic.

The Future of Big Cities: Planning Directors Share Their Perspectives

Date and Time: Tuesday, October 6, 2015 from 6 – 8 p.m.

Location: City Hall, North Light Court, 1 Dr. Carlton B. Goodlett Place

Join us for a celebratory conversation from Planning Directors on the future of major U.S. cities. Panelist include: John Rahaim, Director of San Francisco Planning; Eric Shaw, Director, Office of Planning at District of Columbia and opening comments from Richard Blakeway, London Deputy Mayor for Housing, Land, and Property. For detailed info on the event, visit www.sfplanning.org.

Bayshore Multi-Modal Facility Study Open House

Date and Time: Tuesday, October 6, 2015 from 6 – 8 p.m.

Location: Visitation Valley Branch Library, 201 Leland Ave



Join the City & County of San Francisco to discuss the Bayshore Multi-Modal Facility Study. The Study will analyze alternatives, recommend a location and conceptual design, and provide an implementation plan for a multi-modal facility in the Bayshore area.

At the open house, staff will ask for your input on preferred elements at a multi-modal facility, potential locations to evaluate, and our method of evaluating. The City & County will host another event in 2016 to discuss a preferred location and conceptual drawings.

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It will be "open house style," with boards around the room and the opportunity to talk to City staff one on one and provide direct feedback on the study locations, facility make-up and evaluation method. There will not be a formal presentation, so feel free to come by anytime between 6 and 8 p.m.

Light refreshments served. Cantonese interpretation will be provided.

For language assistance or disability accommodations, please contact Candace SooHoo at candace.soofoo@sfgov.org with your request no later than Thursday, October 1, 2015.

For project info see: <http://sf-planning.org/bayshore>.

Affordable Housing Bonus Program Open House

Date and Time: Monday, October 26, 2015 from 5:30 – 7:30 p.m.

Location: City Hall, North Light Court, 1 Dr. Carlton B. Goodlett Place

You're invited to attend an open house for the City's Affordable Housing Bonus Program! The open house will provide an opportunity to learn about the proposed program's goals and objectives, status and next steps.

The Affordable Housing Bonus Program (AHBP) provides incentives for developers to include more affordable housing for very low, low, moderate, and middle income households. Development bonuses, such as increased density, would be offered on a graduated scale based on the percentage of affordable units provided. This proposed program is one of the tools put forward by San Francisco Planning to help the City meet its housing goal.

For more information about the program, visit <http://sf-planning.org/AHBP>.

RESIDENTIAL PIPELINE:

Entitled Housing Units 2015 Q2

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 (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.

2015 Q1	RHNA Production Goals 2015 - 2022	Units Built to 2015 Q2	Entitled by Planning in 2015 Q2 Pipeline*	Percent of RHNA Goals Built and Entitled by Planning
Total Units	28,869	1,685	15,171	58.4%
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.