



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM

November 18/19, 2015

UPCOMING EVENTS:

Changes to Permit Checklist & Intake Process - Join Us for a Permit Intake Informational Workshop



San Francisco Planning has recently updated its Permit Checklist document for future intake permit applications. Beginning January 1, 2016, the Department will **no longer accept incomplete intake permit applications** at the Planning Information Center (PIC).

The Department invites you to a Permit Intake Informational Workshop to learn about the recent changes to the Permit Checklist document and intake process. Attend one of these workshops to learn more about these changes and what they mean for your application process.

San Francisco Planning has recently updated its Permit Checklist document for future intake permit applications. **Beginning January 1, 2016**, Planning will no longer accept incomplete permit applications at the Planning Information Center (PIC).

Attend one of these upcoming workshops to learn more about these changes and what they mean for your application process:

Friday, November 20 from noon - 1:00 p.m.
[RSVP Here](#)

Tuesday, December 15 from 5:00 - 7:00 p.m.
[RSVP Here](#)

Friday, December 18 from noon - 1:00 p.m.
[RSVP Here](#)

Thursday, January 7, 2016 from noon - 1:00 p.m.
[RSVP Here](#)

All workshops will be held at San Francisco Planning offices at 1650 Mission Street, Suite 400. For more information about the available workshops, visit <http://sf-planning.org/permitintakeworkshop>.

WHEN?	<ul style="list-style-type: none"> ■ Tuesday, November 17 5-7pm ■ Friday, November 20 12-1pm 	<ul style="list-style-type: none"> ■ Tuesday, December 14 5-7pm ■ Friday, December 18 12-1pm ■ Thursday, January 7, 2016 12-1pm
WHERE?	<ul style="list-style-type: none"> ■ San Francisco Planning 1650 Mission Street 4th Floor 	
For more information & to RSVP, visit: sf-planning.org/permitintakeworkshop		

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.