



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM

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UPCOMING EVENTS:

Affordable Housing Bonus Program Community Meetings



San Francisco Planning is co-hosting a series of community meetings about the Affordable Housing Program with the City's Board of Supervisors and neighborhood group organizations.

The Affordable Housing Bonus Program (AHBP) provides incentives for developers to include more affordable housing for very low, low, moderate, and middle-income households. The AHBP was developed to go above and beyond the State law affordability requirements, and implements the 2014 Housing Element; builds on the City's Inclusionary Housing Ordinance; and helps the City meet the housing goals mandated in Proposition K.

This is an excellent opportunity to learn more about the proposed Program's goals and how the program works. City staff will present an overview of the Program and will be on hand to answer your questions.

Join us for one of our upcoming events and learn more about:

- Why the Program was developed
- How the Program works
- How affordable housing is defined
- Where the Program applies
- Next steps

District 1 Community Meeting

Saturday, January 23, 2016 from 1 – 3 p.m.
Richmond Recreation Center, 251 18th Ave
RSVP at <https://district1ahbp.eventbrite.com>

Alamo Square Neighborhood Association Community Meeting

Monday, January 25, 2016 from 7 – 9 p.m.
Redemption Church, 1660 McAllister Street
RSVP at <https://alamosquareahbp.eventbrite.com>

For more information about the program and future events, 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.*