



# DIRECTOR'S REPORT

June 7/8, 2017

## ANNOUNCEMENTS:



### Placemaking, Spring 2017 Issue Now Available

San Francisco Planning is happy to release its Spring 2017 issue of Placemaking. Placemaking provides San Franciscans a quarterly update on the latest news from the Department and the exciting projects we're working on for the City.

In this issue of Placemaking, learn about:

- Transportation Demand Management
- Urban Design Guidelines
- Are ADUs Right for You?
- Mission Action Plan 2020
- Landmark of the Quarter: Cowell House

Placemaking is available in the following formats:

- [Web Interactive Version](#)
- [Accessible PDF](#)

## 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 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 to 2015 Q1 to 2017 Q1	Entitled by Planning in 2017 Q1 Pipeline*	Percent of RHNA Goals Built and Entitled by Planning
<b>Total Units</b>	<b>28,869</b>	<b>9,170</b>	<b>22,773</b>	<b>114.1%</b>
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 af- fordable units (22% affordable).