



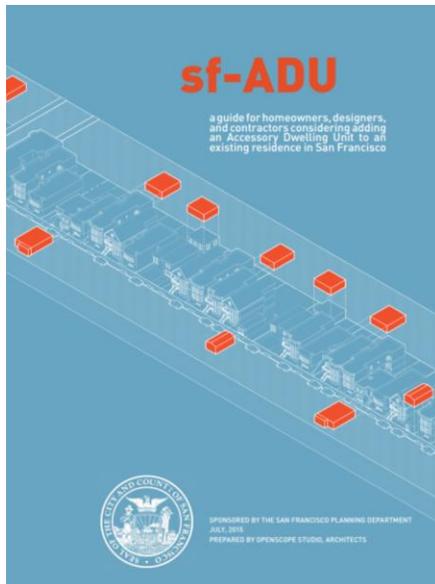
SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM

July 15/16, 2015

ANNOUNCEMENTS:



Accessory Dwelling Unit Handbook Now Available

Much of the City's existing housing stock has the capacity to legally include an Accessory Dwelling Unit (ADU). Also known as Secondary Units, In-Law Units, or Granny Flats, ADUs are independent residential units added to an existing building using underutilized space within a lot: usually a garage, rear yard, or an attic.

The San Francisco Planning Department and OpenScope Studio created this handbook to serve as a guide for homeowners and contractors looking to add a unit to an existing residential building. It helps define the various physical forms for ADUs; the multiple City Codes which regulate ADUs; and when an ADU investment is financially feasible or beneficial to small property owners.

Download the ADU Handbook [here](#).

UPCOMING EVENTS:

Final Community Meeting for the Francis Scott Key Annex Site

Date: Wednesday, July 29

Time: 6:30 – 8:00 p.m.

Location: St. Paul's Presbyterian Church, 1399 43rd Avenue

Come see the final concept plan for the new temporary community space at the FS Key annex site sponsored by Pavement to Parks!

The Planning Department heard many creative ideas from community members: from play areas for youth, gardening and gathering space to rest areas for seniors. The final meeting will also provide the chance to meet your community sponsors, and learn about construction and management of the site in the months to come.

-more-

RESIDENTIAL PIPELINE:

Completed and Entitled Housing Units 2007 to 2014

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) and sets production targets that each jurisdiction's Housing Element must address. The RHNA allocation represents the minimum number of housing units that a region must plan for in each reporting period.

The table below shows completed units to the fourth quarter of 2014 (Q4), or the end of the 2007-2014 RHNA reporting period.

2014 QUARTER 4	RHNA Allocation 2007 - 2014	Units Built 2007 - 2014	Percent of RHNA Targets Built
Total Units	31,193	20,455	65.6%
Above Moderate (> 120% AMI)	12,315	13,391	108.7%
Moderate Income (80 - 120% AMI)	6,754	1,283	19.0%
Low Income (< 80% AMI)	12,124	5,781	47.7%

The second table below lists production targets for the new 2015-2020 RHNA reporting period. It also accounts for units that have received entitlements from the Planning Department but have not been built as of December 31, 2014. Once completed, these entitled units will count towards the 2015-2022 RHNA production targets. 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. Publicly subsidized housing units (including moderate and low income units) and inclusionary units are tracked by the Mayor's Office of Housing; these are also updated quarterly.

Total Units	28,869	13,860	48.0%
Above Moderate (> 120% AMI)	12,536	11,996	95.7%
Moderate Income (80 - 120% AMI)	5,460	676	12.4%
Low Income (< 80% AMI)	10,873	1,188	10.9%

**These totals do not include a total of 23,270 net new units from three major entitled projects: Hunters' Point, Treasure Island and Park Merced. However, Phase I of Hunter's Point (about 444 units) is under construction and is included in this table.*