



DIRECTOR'S REPORT

October 4/5, 2016

ANNOUNCEMENTS:

AIASF Community Alliance Awards Recipient

San Francisco Planning would like to recognize Diana Sokolove for being a recipient of the Local Government Award in the AIA San Francisco Community Alliance Awards 2016 program. Diana was selected for her dedication and service to the City's design community and to the future of the built environment.

The AIA's Community Alliance Awards recognizes individuals, firms and organizations for their contributions to enriching the quality of life in the Bay Area through their commitment to design excellence. Congratulations Diana!

UPCOMING EVENTS:

Residential Expansion Threshold Community Meeting

Join San Francisco Planning for a community meeting on the proposed Residential Expansion Threshold.

Date: Wednesday, October 12, 2016

Time: 6:00 - 8:00 p.m.

Location: San Francisco Planning, Suite 400, Room 431

Accessibility: San Francisco Planning Department is ADA accessible. For other disability accommodations or language assistance, please contact Candace SooHoo at candace.soofoo@sfgov.org or 415-575-9157 at least 72 hours in advance of the event.

Register: The event is free and open to the public. RSVPs are not mandatory, but helpful to ensure we have enough materials. Please RSVP by visiting <https://residentialexpansionthresholdcommunitymeeting.eventbrite.com>.

Regulations placed on demolitions of existing housing are currently known as "Tantamount to Demolition." Substantial alterations to a housing unit may also be considered Tantamount to Demolition, depending on the proposed amount of the building that will be removed to accomplish the alteration. Any project application that is considered as Tantamount to Demolition is reviewed no different than a formal demolition project and will typically receive additional scrutiny from the Planning Commission.

However, the current controls have led to project sponsors designing just short of the threshold, resulting in significantly expanded homes and inferior design.

In keeping with the ongoing effort of changing practices to better meet the needs of the City, the Department is proposing to remove the Tantamount to Demolition calculations from the Planning Code and replace them with a residential review threshold that would limit the size of the finished project to be more consistent with neighborhood character. This new standard will provide clarity for both project sponsors and their neighbors and will streamline the overall process; effectively saving time for both sponsors and staff.

These proposed changes do not affect any policies related to the review of mergers or proposed demolitions of any units under rent control.

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 2016 (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.

	RHNA Production Goals 2015 - 2022	New Units Built to 2016 Q2	Entitled by Planning in 2016 Q1 Pipeline*	Percent of RHNA Goals Built and Entitled by Planning
Total Units	28,869	5,615	16,268	75.8%
Above Moderate (> 120% AMI)	12,536	4,750	14,695	155.1%
Moderate Income (80 - 120% AMI)	5,460	276	353	11.5%
Low Income (< 80% AMI)	10,873	589	1,036	14.9%
<i>Affordability to be Determined</i>			184	

* This column does not include three entitled major development projects with a remaining total of 22,710 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 over 5,170 affordable units (23% affordable).