



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
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ANNOUNCEMENTS:



San Francisco Planning Releases New Housing Video

Part of the Housing Element 2014 Update, San Francisco Planning has released a new video titled "Housing: Where We Are, and Where We're Going."

This six-minute video covers topics such as housing construction, job and population growth and how it's affecting the Bay Area, market rate vs. below market rate housing, and what the City is doing to build more housing for all San Franciscans.

The Housing Element is a required component of the City's General Plan that provides the policy background for housing programs and to provide direction toward meeting the City's housing goals. The proposed 2014 Housing Element includes new Data Analysis reporting on housing trends since the last Housing Element period (2009-2014) and updates to the existing objectives, policies and implementation measures.

As both local and national conversations about the current housing market continue, we hope this video provides useful information and perspective on this very complicated - and popular - topic. To view the video, visit <http://youtu.be/5XKkJfkLWW4>.

San Francisco Planning and the Office of Economic and Workforce Development Release Food and Beverage Cluster Strategy

On November 5, 2014, Mayor Ed Lee released San Francisco's strategy report to support the city's food and beverage manufacturing and distribution industry. The report, the Makers & Movers Economic Cluster Strategy, is the result of a collaborative effort led by the San Francisco Planning Department, Office of Economic and Workforce Development (OEWD) and SPUR, and supported by a steering committee of food and beverage industry experts and city agency staff.

The report includes four Cluster Strategies, identifying several key areas where the main challenges identified by food and beverage business owners can be addressed. Within each area, the report includes specific policy recommendations to support food and beverage production and distribution businesses in San Francisco. To view the report's Cluster Strategies and findings, visit <http://sf-planning.org/sffoodbevindustry>.

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EVENTS:

Central SoMa Plan Community Open House

Date: Tuesday, November 18, 2014

Time: 6:00 – 8:00 p.m.

Location: SPUR, 654 Mission Street, San Francisco, CA 94105

Since 2011, the Planning Department has worked to provide vision and strategy for the Central SoMa neighborhood, located in the vicinity of 4th Street between Townsend and Market streets. The Central SoMa Plan aims to preserve the neighborhood's vitality and eclectic nature while supporting growth. The Plan covers such topics as land use, building shape and height, transportation, open space, historic preservation, and environmental sustainability. It is anticipated that the Plan will be adopted in mid- to late-2015.

The purpose of this community open house is to share how the Plan has been refined since the release of the draft Plan in April 2013. We will focus on a discussion of the community benefit components of the Plan, including creation of affordable housing; protecting Production, Distribution, and Repair (PDR), the arts and the non-profit community; improving pedestrian conditions and transportation; and creating new open space.

The Central SoMa Plan has been shaped by the ideas and feedback received from hundreds of community members and stakeholders. We are looking forward to continuing this conversation with you as we move towards the Plan's completion.

For more information on the Central SoMa Plan, please visit the website:
<http://centralsoma.sfplanning.org>.

RESIDENTIAL PIPELINE:

Entitled Housing Units 2007 to 2014 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 first quarter of 2014 (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.

2014 QUARTER 2	RHNA Allocation 2007 - 2014	Units Built 2007 - 2014 Q2	Units Entitled in 2014 Q2 Pipeline*	Percent Built and Entitled
Total Units	31,193	18,283	15,166	107.2%
Above Moderate (> 120% AMI)	12,315	12,074	12,170	196.9%
Moderate Income (80 - 120% AMI)	6,754	1,187	554	25.8%
Low Income (< 80% AMI)	12,124	5,022	2,442	61.6%

**These totals do not include three entitled major development projects with a total of 23,714 net new units: Hunters' Point, Treasure Island and ParkMerced. While entitled, these projects are not expected to be completed during the 2007-2014 RHNA reporting period.*