



SAN FRANCISCO PLANNING DEPARTMENT

New Administrative Code Summary: Housing Preservation and Production

Code Changes: New section 10E.4 in the Administrative Code
Case Number: Board File No. 12-0352
Initiated by: Supervisor Olague
Effective Date: January 6, 2013

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The Way It Was:

The San Francisco Housing Element, through a state mandated process called Regional Housing Need Allocation (RHNA), establishes San Francisco's share of the regional housing need for defined statutory cycles. Reports showing how closely the City's current housing production meets, exceeds or falls short of the RHNA goals were not mandated.

The Way It Is Now:

The new Ordinance requires different types of reports to include information on current housing production in San Francisco and how that compares to the RHNA goals, for each identified income categories. These reports include:

- 1- Housing Production Summary Report: An attachment to case reports to the Planning Commission, Historic Preservation Commission, and Board of Supervisors on residential projects of five units or more. This summary attachment is updated every quarter and a template is copied below. This form is included in the Executive Summary Template on the Forms and Templates on the Intranet.
- 2- Quarterly Housing Report: This report will be produced by the Department's information and analysis section in Citywide Policy. It should also include information on how many residential projects of 5 units or more received entitlements at the Planning Commission as opposed to projects entitled without Planning Commission review.
- 3- Annual Housing Inventory: This report, also produced by the information and analysis section, should also include information on production of Below Market Units categorized by on-site, off-site, or in-lieu options. In addition, this report should break down housing production based on Area Plans and Planning Districts, comparing production with RHNA goals for each area.

Link to signed legislation:

Board File No. 12- 0352	Ord. No. 0237-12	Administrative Code - Housing Preservation and Production http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances12/o0237-12.pdf
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Housing Production Summary Report

2007 TO MARCH (Q1) 2012

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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. The total number of entitled units is tracked by the San Francisco Planning Department and is updated quarterly in coordination with the *Pipeline Report*. Subsidized housing units, including moderate and low income units, are tracked by the Mayor's Office of Housing, and are also updated quarterly.

Household Income Category	2007-2014 RHNA Production Targets	HOUSING PRODUCTION SUMMARY				TOTALS	TOTALS as % of RHNA Targets
		Completed, 2007 to 2011 and Q1 2012	Under Construction, as of Q1 2012	Building Permits Issued, as of Q1 2012	Entitled by Planning* as of Q1 2012		
Very Low (< 50% AMI)†	6,589	2,836	661	170	771	4,438	67.4%
Low (50-79% AMI)	5,535	736	124	-	105	965	17.4%
Moderate (80-120% AMI)	6,754	957	187	197	361	1,702	25.2%
Above Moderate (over 120% AMI)	12,315	8,029	3,136	1,085	4,741	16,991	138.0%
TOTALS	31,193	12,558	4,108	1,452	5,978	24,096	77.2%

**This total does not include entitled major development projects such as Candlestick Hunters' Point, Treasure Island, and ParkMerced. While entitled, these projects are not expected to be completed within the current RHNA reporting period (2007 through June 2014).*