



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## RESIDENTIAL PIPELINE ENTITLED HOUSING UNITS 2018 Q2

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San Francisco reports actual production in its progress towards meeting its Regional Housing Need Assessment (RHNA) goals. These figures are submitted annually on April to the State Department of Housing and Community Development. The following table shows actual production – i.e. built units – through the second quarter of 2018.

### Progress Towards Meeting 2022 RHNA Production Goals, as of 2018 Q2

	Total RHNA Housing Goals, 2015 - 2022	Pro-Rated RHNA Housing Goals, 2015 - 2018 Q2	Actual Production, 2015 - 2018 Q2	Actual Production, 2015 - 2018 Q2 as % of Total RHNA Housing Goals	Actual Production as % of 2015 - 2018 Q2 Pro-Rated RHNA Housing Goals
<b>TOTAL</b>	<b>28,869</b>	<b>12,630</b>	<b>16,654</b>	<b>57.7%</b>	
Very Low Income	6,234	2,727	2,799	44.9%	102.6%
Low Income	4,639	2,030	1,292	27.9%	63.7%
Moderate Income	5,460	2,389	760	13.9%	31.8%
Above Moderate	12,536	5,485	11,803	94.2%	215.2%

Administrative Code 10E.4 (b)(1) calls for a summary of data on the total number of units at various stages of the housing production process and how completed and pipeline projects compare with San Francisco's RHNA production goals. The table below presents a summary of completed units and development projects in the current residential pipeline to the second quarter of 2018 (Q2).

### Summary of Completed and Entitled Units, as of 2018 Q2, As Required by Administrative Code 10E.4(b)(1)

	RHNA Housing Goals, 2015 - 2022	Actual Production, 2015 - 2018 Q2	Total Entitled by Planning, 2018 Q2*	Actual Production and Entitled, 2018 Q2*	Actual Production and Entitled, as % of Total RHNA Housing Goals
<b>TOTAL</b>	<b>28,869</b>	<b>16,654</b>	<b>18,646</b>	<b>35,300</b>	<b>122.3%</b>
Very Low Income	6,234	2,799	202	3,001	48.1%
Low Income	4,639	1,292	1,424	2,716	58.5%
Moderate Income	5,460	760	577	1,337	24.5%
TBD Affordable			803	803	
Above Moderate	12,536	11,803	15,640	27,443	218.9%

\* This column does not include seven entitled major multi-phased development projects that are not expected to be fully completed within this current RHNA reporting period. These projects have a total of 26,920 net new units, including about 6,380 net affordable units (24% affordable). However, phases of these projects are included when applications for building permits are filed and proceed along the development pipeline.

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The residential pipeline for the purposes of this report only includes entitled projects. The following table shows entitled units at various stages of development but are not yet built. Units under construction and projects with active building permits are likely to be completed within the RHNA reporting period. Typical duration from filing of building permit to building completion typically ranges from two to four years, depending on the size and complexity of the project. The current eight year RHNA period ends in 2022.

### Entitled Units, 2018 Q2

	Entitled by Planning, No Permits Filed*	Entitled, Building Permit Filed	Building Permit Approved or Issued	Under Construction	Total Entitled by Planning*
<b>TOTAL</b>	<b>3,142</b>	<b>4,855</b>	<b>6,558</b>	<b>7,078</b>	<b>21,633</b>
Very Low Income	-	-	94	108	202
Low Income	150	32	463	779	1,424
Moderate Income	15	179	118	265	577
TBD	56	120	115	512	803
Above Moderate	2,921	4,524	5,768	5,414	18,627

\* This column does not include seven entitled major development projects that are not expected to be fully completed within this current RHNA reporting period. These projects have a total of 25,790 net new units, including about 5,490 net affordable units (23% affordable). However, phases of these projects are included when applications for building permits are filed and proceed along the development pipeline.

The State Department of Housing and Community Development (HCD) determines these RHNA goals that San Francisco’s Housing Element must address. The RHNA total is the minimum number of housing units that a region or jurisdiction must plan for in each RHNA reporting period. 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.