



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

RESIDENTIAL PIPELINE ENTITLED HOUSING UNITS 2007 to 2013 Q4

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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 to the fourth quarter of 2013 (Q4). 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.

2013 QUARTER 4	RHNA Allocation 2007 - 2014	Units Built 2007 - 2013 Q4	Units Entitled in 2013 Q4 Pipeline*	Percent Built and Entitled
Total Units	31,193	16,449	16,129	104.4%
Above Moderate (> 120% AMI)	12,315	10,572	14,596	204.4%
Moderate Income (80 - 120% AMI)	6,754	1,075	217	19.1%
Low Income (< 80% AMI)	12,124	4,802	1,316	50.5%

**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.*