

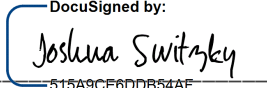


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GENERAL PLAN REFERRAL

June 10, 2024

Case No.: 2024-004683GPR
Address: 2901-2929 16th Street
Block/Lot Nos.: 3570/001
Project Sponsor: Mayor's Office of Housing & Community Development
Applicant: Amanda Fukutome-Lopez, Senior Community Development Specialist
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Recommended By: 
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Joshua Switzky, Deputy Director of Citywide Policy for
Rich Hillis, Director of Planning

Finding: The project, on balance, is **in conformity** with the General Plan.

Please note that a General Plan Referral is a determination regarding the project’s consistency with the Eight Priority Policies of Planning Code Section 101.1 and conformity with the Objectives and Policies of the General Plan. This General Plan Referral is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

Project Description

The City and County of San Francisco, acting by and through the Mayor's Office of Housing & Community Development (MOHCD), is proposing to provide permanent financing for the acquisition and rehabilitation of 2901-2929 16th Street ("Project"). The property will be acquired and rehabilitated under MOHCD's Small Sites Program (SSP), a preservation program that prevents displacement of low-income San Franciscans, by providing financing and deed restricting the units as 100% Affordable Housing. The building includes approximately 63 residential units and eight ground-floor commercial units.

Environmental Review

The Project is a Real estate transaction only. It is not defined as a project under CEQA Guidelines Sections 15378 and 21065 because it would not result in a direct or indirect physical change in the environment.

General Plan Compliance and Basis for Recommendation

As described below, the proposed financing and rehabilitation is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

HOUSING ELEMENT

OBJECTIVE 1.A

ENSURE HOUSING STABILITY AND HEALTHY HOMES

OBJECTIVE 4.A

SUBSTANTIALLY EXPAND THE AMOUNT OF PERMANENTLY AFFORDABLE HOUSING FOR EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS

Policy 3

Acquire and rehabilitate privately-owned housing as permanently affordable to better serve residents and areas vulnerable to displacement with unmet affordable housing needs.

Policy 39

Support the repair and rehabilitation of housing to ensure life safety, health, and well-being of residents, especially in Environmental Justice Communities, and to support sustainable building practices.

The Project will provide permanent funding for approximately 63 affordable housing units which will be acquired and rehabilitated.

MISSION AREA PLAN

OBJECTIVE 2.2

RETAIN AND IMPROVE EXISTING HOUSING AFFORDABLE TO PEOPLE OF ALL INCOMES

Policy 2.2.2

Preserve viability of existing rental units.

Policy 2.2.3

Consider acquisition of existing housing for rehabilitation and dedication as permanently affordable housing.

OBJECTIVE 2.6

CONTINUE AND EXPAND THE CITY'S EFFORTS TO INCREASE PERMANENTLY AFFORDABLE HOUSING PRODUCTION AND AVAILABILITY

Policy 2.6.1

Continue and strengthen innovative programs that help to make both rental and ownership housing more affordable and available.

OBJECTIVE 8.2**PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE MISSION PLAN AREA**

Policy 8.2.3

Promote and offer incentives for the rehabilitation and adaptive reuse of historic buildings in the Mission plan area.

By acquiring and rehabilitating this historic building, approximately 63 residential units will be retained and improved to continue providing affordable housing at 2901-2929 16th Street. With area median income levels ranging from approximately 30% to approximately 109%, these deed-restricted units will align with the goal to continue increasing the amount of permanently affordable housing in the City.

Planning Code Section 101 Findings

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The Project would have no effect on existing neighborhood-serving retail uses. The property includes commercial spaces which may provide future opportunities for resident employment in and ownership of neighborhood serving retail businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The Project would conserve and protect existing housing and neighborhood character by providing permanent financing for approximately 63 existing affordable housing units that will be rehabilitated.

3. That the City's supply of affordable housing be preserved and enhanced;

The Project would preserve and enhance the City's supply of affordable housing by providing permanent financing for approximately 63 existing affordable housing units that will be rehabilitated.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood

parking;

The Project would have no effect on commuter traffic, MUNI transit service, streets, or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The Project would have no effect on the City's industrial or service sectors or on future opportunities for resident employment or ownership in these sectors.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

Rehabilitation of the property will include voluntary seismic upgrades.

7. That the landmarks and historic buildings be preserved;

The property is a Historic Resource. Rehabilitation of the property will follow all applicable preservation guidelines.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The Project would have no effect on the City's parks and open space and their access to sunlight and vistas.

Finding: The project, on balance, is **in conformity** with the General Plan.