



GENERAL PLAN REFERRAL

January 6, 2021

Case No.: 2020-009700GPR
Block/Lot No.: 4014/001 - 2445 Mariposa Street
Project Sponsor: Mayor's Office of Housing and Community Development (MOHCD)
Applicant: Omar Cortez – (415) 701-4218
Omar.cortez@sfgov.org
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103
Staff Contact: María De Alva – (628) 652-7453
maria.dealva@sfgov.org

Recommended By: 
Rich Hillis, Director of Planning

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

Project Description

The Project Site (or the "Site") is owned by the Mayor's Office of Housing Community Development (MOHCD). The Site has a 63-unit multifamily housing development affordable to low-income families (Mariposa Gardens, the "Property"). The owner of the Mariposa Gardens, an affiliate of Mission Housing Development Corporation (MHDC), leases the Site from MOHCD pursuant to an existing ground lease. The owner intends to refinance the senior loan on the Property to obtain the funds necessary to conduct repairs of the Property and other affordable housing developments in need of rehabilitation - also owned by MHDC. The refinance of Mariposa Gardens will require the amendment of the existing ground lease to incorporate and/or amend provisions as required by the new senior lender and to extend the term of the ground lease and existing affordability restrictions.

Environmental Review

The project is a Real Estate transaction and not defined as a project under CEQA Guidelines Sections 15378 and 15060©(2) because it would not result in a direct or indirect physical change in the environment.

General Plan Compliance and Basis for Recommendation

The proposed ground lease amendment is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

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

HOUSING ELEMENT

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The proposed project, serving low-income families, would preserve and extend affordability on this and other affordable housing developments.

OBJECTIVE 2

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

The proposed project would procure funds to rehabilitate this and other affordable housing sites, ensuring preservation for current and future tenants.

OBJECTIVE 3

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.2

Promote voluntary housing acquisition and rehabilitation to protect affordability for existing occupants.

The proposed project would secure funds to rehabilitate existing multifamily properties serving low-income residents and prevent their displacement.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES

Policy 4.2

Encourage the remodeling of existing housing, for families with children.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

The proposed project would procure funds to rehabilitate the residential structures on this site and other area affordable housing developments, preserving their long-term affordability.

OBJECTIVE 8

BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE AND MAINTAIN AFFORDABLE HOUSING.

Policy 8.1

Support the production and management of permanently affordable housing.

The proposed project would provide support to the non-profit Mission Housing Development Corporation for the enhancement and continued operations of its sites, which provide affordable housing for low-income families.

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 not have a negative effect on existing neighborhood-serving retail uses and would not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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 not have a negative effect on housing or neighborhood character in San Francisco.

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

The Project would help preserve the long-term viability and feasibility of the subject and other area multifamily affordable housing properties to prevent displacement of low-income residents.

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

The Project would not result in commuter traffic impeding MUNI transit service, nor overburden our 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 not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The Project would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The Project would not have an adverse effect on the City's Landmarks and historic buildings.

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

The Project would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Recommendation: Finding the project, on balance, is in conformity with the General Plan