



PLANNING APPROVAL LETTER

Date: May 27, 2025
BPA No.: TBD
Planning Record No. **2025-002304PRJ**
Project Address: **2970 16th Street**
Zoning: Mission Street NCT (MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT) District
Priority Equity Geographies, Mission Street Alcohol Restrict, and Mission Street Formula Retail
Restaurant Special Use Districts
105-E,55-X Height and Bulk District
Block/Lot: 3553 / 052
Project Sponsor: Melissa Iris Garcia
Herman Coliver Locus Architecture
423 Tehama Street, Floor 2
San Francisco, CA 94103
Staff Contact: Gabriela Pantoja, Senior Planner (628) 652-7380
Gabriela.Pantoja@sfgov.org

Project Description

The proposal is for subdivision of an existing approximately 57,325 square foot lot into three new lots, the demolition of an existing two-story commercial building, and the construction of a new nine-story residential building with 136 dwelling units with more than three percent of non-residential gross floor area for supportive services. The new lots will measure approximately 24,700, 18,737, and 13,888 square feet in size.

Project Approval

This project is approved pursuant to Government Code Section 65650 et seq., commonly known as AB 2162. AB 2162 requires the ministerial approval of eligible supportive housing projects. For additional details on AB 2162, please see Government Code section 65650 et seq., or Planning Director Bulletin 5.

The Project Sponsor will record the Notice of Special Restrictions before issuance of the building permit or site permit for the project.

Project Timeline

Action	Date
Applicant submitted a AB 2162 Development Application	March 20, 2025
Department staff deemed Application Complete (CAN)	April 2, 2025

Notice of Eligibility for AB 2162 was issued	April 8, 2025
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Compliance with the State Density Bonus Law

The Project Sponsor seeks to proceed pursuant to Planning Code Section 206.6, Individually Requested State Density Bonus Law, Government Code Section 65915 et seq (the “State Law”). Under subsection 65915(b)(1)(G) of the State Law, a housing development that provides 100 percent of the total units for lower income households, except that up to 20 percent of the total units in the development may be for moderate-income households and exclusive of a manager’s unit(s), is entitled to five concessions and incentives that result in identifiable and actual cost reductions to provide for affordable housing costs. Such project, when located within one-half mile of a major transit stop, shall be relieved of maximum density controls and shall also receive a height increase of up to three additional stories, or 33 feet, and unlimited waivers from development standards that might otherwise preclude the construction of the project are permitted under this subsection of the State Law.

The Project Sponsor is providing 135 dwelling units of housing affordable to low- and very low-income households, and the project is located within one-half mile of a major transit stop, the project is not subject to any maximum control on density, and is entitled to receive up to five concessions/incentives and an additional three stories, or 33 feet of height and unlimited waivers. The project sponsor is requesting a concession/incentive from the development standards for Rear Yard (Planning Code Section 134), Permitted Obstructions (Planning Code Section 136(c)(2)), Ground Floor Commercial (Planning Code Section 145.4), and Ground Floor Ceiling Heights (145.1(c)(4)(B)). The project has requested waivers from the development standards for Usable Open Space (Planning Code Section 135), Dwelling Unit Exposure (Planning Code Section 140), Active Use (Planning Code Section 145.1(c)(3)), Bicycle Parking (Planning Code Section 155.1), Mission St. NCT First Story Non-Residential Tenant Space (Planning Code Section 754(c)(3)), and Bulk (Planning Code Section 270).

<i>Project Tenure</i>	Rental
<i>Location</i>	Mission St. NCT Zoning District
<i>Total On-Site Affordable Units</i>	135 affordable units, plus one manager’s unit (136 total units)
<i>Project Unit Mix</i>	87 Studio, 48 1BR, 1 2BR
<i>Total Residential Floor Area</i>	89,003 sf
<i>Base Residential Floor Area or Base Units</i>	93,274 sf

Planning Code Findings

Planning Code Section 206.6

The Department finds that the project is consistent with the findings set forth in 206.6 as further described below.

Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission or Director shall make the following findings as applicable.

- A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project qualifies for the State Density Bonus Program by providing all of the Project's residential units on-site as affordable to households at 50% of AMI or below, except for one dwelling unit (manager's unit).

- B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The project has requested concessions/incentives from the development standards for Rear Yard (Planning Code Section 134), Permitted Obstructions (Planning Code Section 136(c)(2)), Ground Floor Commercial (Planning Code Section 145.4), and Ground Floor Ceiling Heights (145.1(c)(4)(B)).

Rear Yard. *The requested incentive/concession from the rear yard requirements of Planning Code Section 134 allows the Project to be designed in a manner that maximizes the buildable envelope on an irregular shaped lot without incurring additional cost. The subject property is required to provide a rear yard equal to 25 percent of the lot's depth, or approximately 3,500 square feet in area. The Project will locate the proposed residential building within the subject property's required rear yard and provide a yard area that is approximately 2,210 square feet in size. No setback is provided for at maximum 69 linear feet. Providing a rear yard that runs parallel to the irregular shaped rear property line of the subject property would result a more complex building form, and would incur additional construction cost.*

Permitted Obstructions (Bay Windows). *The requested incentive from the Planning Code Section 136(c)(2), Bay Projections, allows the Project to be designed in a manner that maximizes the buildable envelope on an irregular shaped lot without incurring additional cost. Accommodating additional building square footage above 85 feet will bump the proposed building into a high-rise development. The Project proposes a residential building measuring 84 feet in height. Reducing the proposed bay projections to meet Planning Code Section 136(c)(2) would result in the loss of overall volume of the building and additional construction cost in order to meet Building Code, Fire Code, etc. requirements of a high-rise development.*

Ground Floor Ceiling Height. *The requested incentive/concession from the ground floor ceiling height requirements of Planning Code Section 145.1(c)(4) allows the Project to construct a ground floor that is less than 14 feet floor-to-floor. Pursuant to Planning Code Section 145.1(c)(4), subject properties within*

the Mission St. NCT Zoning District are required to provide a ground floor that contains ceiling height of at minimum 14 feet in height. The Project will provide a ground floor with a ceiling height of 11 feet in height. Providing a code-complaint ground floor ceiling height would bump the classification of the building into a high-rise development and incur additional cost in order to accommodate the Building Code, Fire Code, etc. requirements of a high-rise development.

Ground Floor Commercial. *The requested incentives result in actual cost and identifiable cost reductions. The requested incentive from the Planning Code Section, 145.4, Ground Floor Commercial, allows the Project to accommodate residential supportive services on the ground floor. Without the requested incentive, the Project would be required to lease space currently slated for residential use to another commercial use and would displace the proposed ground floor residential support services. To accommodate the displaced residential support services, the Project would have to increase the building volume in other areas, increasing overall project cost to construct a larger building.*

- C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

The project has requested waivers from the development standards for Usable Open Space (Planning Code Section 135), Dwelling Unit Exposure (Planning Code Section 140), Active Use (Planning Code Section 145.1(c)(3)), Bicycle Parking (Planning Code Section 155.1), Mission St. NCT First Story Non-Residential Tenant Space (Planning Code Section 754(c)(3)), and Bulk (Planning Code Section 270).

Usable Open Space. *The requested waiver from the usable open space requirement of Planning Code Section 135 results in an increased residential density. Subject properties located within the Mission St. NCT Zoning District are required to provide at minimum 80 square feet of private or 100 square feet of common usable open space per dwelling unit. The Project is required to provide at minimum 13,600 square feet of common usable open space but will provide approximately 2,438 square feet of usable open space via a roof deck and yard space. Providing code-compliant usable open space within the yard would substantially decrease the buildable lot coverage and reduce the residential density of the Project, resulting in the loss of dwelling units.*

Dwelling Unit Exposure. *The requested waiver from the dwelling unit exposure requirement of Planning Code Section 140 results in an increased residential density, and would support the requested incentive from rear yard requirements. Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code. Providing a code-compliant rear yard or open area for the purposes of exposure would substantially decrease the residential density of the Project, resulting in the loss of dwelling units.*

Active Use. *The requested waiver from the active use requirement of Planning Code Section 145.1(c)(3) results in an increased residential density. Pursuant to Planning Code Section 145.1(c)(3), an active use is required at the ground floor for the first 25 feet of the building depth. Providing an active use at the*

ground floor that measures at minimum 25 feet in depth would substantially decrease the residential density of the Project, resulting in the loss of dwelling units. Approximately 4,913 square feet of the ground floor would need to be dedicated to an active use.

Bicycle Parking. *The requested waiver from the bicycle parking requirement of Planning Code Section 155.1 results in an increased residential density. Pursuant to Planning Code Section 155.1 for Projects containing more than 100 dwelling units, 100 Class 1 bicycle parking spaces are required and thereafter one for every four dwelling units. Therefore, 109 Class 1 bicycle parking spaces are required for the Project. The Project will not provide any Class 1 bicycle parking spaces. Providing code complaint Class 1 bicycle parking spaces would substantially decrease the residential density of the Project, resulting in the loss of dwelling units. Providing code complaint Class 1 bicycle parking spaces would require at maximum 1,308 square feet of area.*

Mission St. NCT First Story Non-Residential Tenant Space. *The requested waiver from the Mission St. NCT Zoning District's first story non-residential tenant space requirement of Planning Code Section Planning Code Section 754(c)(3) results in an increased density, and would support the requested incentive from ground floor commercial. Pursuant to Planning Code Section 754(c)(3), one tenant space for non-residential uses of at minimum 10,000 square feet in size at the ground floor. The Project will not provide a tenant space for non-residential uses at the ground floor. Providing a code complaint non-residential tenant space that measures at minimum 10, 000 square feet in size would substantially decrease the residential density of the Project, resulting in the loss of dwelling units.*

Bulk. *The requested waiver from Bulk requirement of Planning Code Section 270 results in an increased density. Pursuant to Planning Code Section 270, at a height above 65 feet, the subject property is required to maintain a maximum horizontal dimension of 110 feet and a maximum diagonal dimension of 140 for a total buildable area of approximately 4,913 square feet. A loss of approximately 3,113 square feet in area at each floor above 65 feet in height. Therefore, providing a code complaint Project that meets the subject property's bulk limitations would substantially decrease the residential density of the Project, resulting in the loss of dwelling units.*

- D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The requested Density Bonus is not based on donation of land.

- E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The requested Density Bonus and concessions/incentives are not based on inclusion of a Child Care facility.

- F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

The requested concessions/incentives are for residential use only.

General Plan Compliance

As described below, the Project 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 UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

HOUSING ELEMENT

General Plan Findings

HOUSING ELEMENT

POLICY 15

EXPAND PERMANENTLY AFFORDABLE HOUSING INVESTMENTS IN PRIORITY EQUITY GEOGRAPHIES TO BETTER SERVE AMERICAN INDIAN, BLACK, AND OTHER PEOPLE OF COLOR WITHIN INCOME RANGES UNDERSERVED, INCLUDING EXTREMELY-, VERY LOW-, AND MODERATE-INCOME HOUSEHOLDS.

Objective 4.A

Substantially expand the amount of permanently affordable housing for extremely low- to moderate-income households.

POLICY 26

STREAMLINE AND SIMPLIFY PERMIT PROCESSES TO PROVIDE MORE EQUITABLE ACCESS TO THE APPLICATION PROCESS, IMPROVE CERTAINTY OF OUTCOMES, AND ENSURE MEETING STATE- AND LOCAL-REQUIRED TIMELINES, ESPECIALLY FOR 100% AFFORDABLE HOUSING AND SHELTER PROJECTS.

POLICY 32

PROMOTE AND FACILITATE AGING IN PLACE FOR SENIORS AND MULTI-GENERATIONAL LIVING THAT SUPPORTS EXTENDED FAMILIES AND COMMUNAL HOUSEHOLDS.

Objective 4.C

Diversify housing types for all cultures, family structures, and abilities.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.5

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

MISSION AREA PLAN: HOUSING

Objectives and Policies

Policy 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

Policy 2.3.5

Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.

Policy 2.3.6

Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

The Project will demolish an existing two-story commercial building and construct a new nine-story residential building within a close proximity to public transportation, public open spaces, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing a total of 136 new dwelling units, all of which will be on-site rental affordable dwelling units (100% of the Project's total units, except for the manager's unit). Family orientated amenities will be made available to the future residential tenants of the subject building including community spaces and usable open space. The Project site is well served by public transportation. The subject property is located adjacent to 16th St. BART station and less than a block from the 14, 14R, 49, 55, 22, and 33 bus lines.

Furthermore, the Project will provide a development that is compatible with the immediate neighborhood and embodies design principles that guide building massing and articulation. The Project will design a ground floor that enhances the existing pedestrian environment of the immediate neighborhood and provides a transition between the public and private realms. The development will respect the existing building massing and articulation of the immediate neighborhood by incorporating three-dimensional building features (i.e. bay windows, recessed windows and doors, entries) and reflect the immediate neighborhood.

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

The project site does contain a neighborhood-serving retail use. The subject property is developed with a two-story commercial building that contains a Grocery Store (DBA "Hwa Lei Market") and a Limited Restaurant (DBA "Mission Hunan"), and associated parking lot. While the Project will remove neighborhood serving retail uses, the Project will construct a new residential building with 136 dwelling units which will enhance the nearby retail uses by providing new residents and patrons to the area, and therefore, strengthen the customer base of existing retail uses and contribute to the demand for new retail uses serving the area.

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 will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will demolish an existing two-story commercial building and construct a new residential building that will contain 136 new dwelling units, all of which will be affordable units except for the manager's unit, and Supportive Service space including a community room, wellness clinic, and conference rooms.

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

The Project will not negatively affect the City's supply of affordable housing as no affordable housing units will be removed. Rather, the Project will enhance the City's supply of affordable housing by constructing 135 rental affordable dwelling units.

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

The Project is not expected to impede public transportation, vehicle traffic patterns, or overburden the immediate neighborhood's existing on-street parking availability; the Project site is well served by public transportation. The subject property is located adjacent to 16th St. BART station and less than a block from the 14, 14R, 49, 55, 22, and 33 bus lines. Additionally, the number of available on-street parking spaces is not expected to altered. No new curb cuts are proposed.

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 will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector.

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

7. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project will not impact parks and open spaces access to sunlight and vistas.

Attachments:

Conditions of Approval for 100% Affordable AB 2162 Projects
Draft Notice of Special Restriction
Approved Plans

CONDITIONS OF APPROVAL FOR A 100% AFFORDABLE AB 2162 PROJECTS

Authorization

This authorization to allow a subdivision of an existing approximately 57,325 square foot lot into three new lots, the demolition of an existing two-story commercial building, and the construction of a new nine-story residential building with 136 dwelling units with more than three percent of non-residential gross floor area for supportive services located at 2970 16th Street, Block 3553, Lot 052 within the Mission St. NCT Zoning District and 105-E and 55-X Height and Bulk Districts; in general conformance with plans, dated March 14, 2025, included in the case file for Planning Record No. 2025-002304PRJ. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Department on May 27, 2025 under Planning Record No. 2025-002304PRJ.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by Planning Staff if the modifications to the Project are compliant with the objective provisions of the Planning Code in effect at the time of the original Planning approval.

Performance

1. **Expiration.** The authorization and right vested by virtue of this action does not expire.

Provisions

2. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.
3. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415.581.2335, www.onestopSF.org.

4. **Affordable Housing.** 100% of the units, excluding managers' units, within the development are restricted to lower income households, as defined in CA Health and Safety Code Section 50079.5, and are or will be receiving public funding to ensure affordability of the housing to lower income Californians. The rents in the development shall be set at an amount consistent with the rent limits stipulated by the public program providing financing for the development. All units within the development are subject to a recorded affordability restriction for 55 years.
5. **Regulatory Agreement.** The Project was approved ministerially in accordance with the provisions of California Government Code Section 65650, since 100% of the units, excluding managers' units, within the project are restricted to lower income households for a period of at least fifty-five years, are or will be receiving public funding to ensure affordability of the housing to lower income Californians, and provides a minimum number of Supportive Housing units. In addition, the Project was approved in accordance with the provisions of California Government Code Section 65915 ("State Density Bonus Law"). The Project is eligible for decontrolled density, three stories above the zoned height limit, up to four incentives and concessions, and unlimited waivers from development standards. The Department has granted incentives/concessions from the development standards for Rear Yard (Planning Code Section 134), Permitted Obstructions (Planning Code Section 136(c)(2)), Ground Floor Commercial (Planning Code Section 145.4), and Ground Floor Ceiling Heights (145.1(c)(4)(B)), and waivers from the development standards for Usable Open Space (Planning Code Section 135), Dwelling Unit Exposure (Planning Code Section 140), Active Use (Planning Code Section 145.1(c)(3)), Bicycle Parking (Planning Code Section 155.1), Mission St. NCT First Story Non-Residential Tenant Space (Planning Code Section 754(c)(3)), and Bulk (Planning Code Section 270). Prior to the issuance of the first construction document for the Project, the property owner must enter into a regulatory agreement with the City pursuant to the provisions of Planning Code Section 206.6(f).
6. **Inclusionary Affordable Housing Program.** As currently proposed, the Project is exempt from the Inclusionary Affordable Housing Program under Section 415.3(f)(4) because it is a 100% affordable housing project in which rents are controlled or regulated by a government unit, agency or authority, excepting those unsubsidized and/or unassisted units which are insured by the United States Department of Housing and Urban Development. Pursuant to a correspondence dated May 27, 2025 from MOHCD, the property is owned by the City, and all of the residential units (except for any manager units) in the proposed Project will be regulated by MOHCD.

In the event of foreclosure or for any other reason the Project no longer qualifies as a 100% affordable housing project meeting the requirements under Section 415.3(f)(4), the Project shall comply with the inclusionary housing requirements set forth in Planning Code Section 415 *et seq*, or any successor provision, and the requirements of the then-applicable Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. To comply with Planning Code Section 415 *et seq*, the owner shall execute a new notice of special restrictions or any amendment to this NSR, as well as any related regulatory agreement, in form and substance approved in writing by the Planning Department and MOHCD.

Design

7. **Amenities.** Pursuant to California Government Code Section 65651(a)(7), units within the development, excluding managers' units, shall include at least at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
8. **Supportive Services.** Pursuant to California Government Code Section 65651(a)(5), at least 3% of the total nonresidential floor area shall be provided for on-site supportive services as defined in California Government Code Section 65582, that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

Operation

9. **Supportive Housing.** Pursuant to California Government Code Section 65651(a)(3), at least 25% of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100% of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

Pursuant to California Government Code Section 65651(c), the local government shall, at the request of the project owner, may reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

- (1) The owner demonstrates that it has made good faith efforts to find other sources of financial support.
- (2) Any change in the number of supportive housing units is restricted to the minimum necessary to maintain the project's financial feasibility.
- (3) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.