



GENERAL PLAN REFERRAL

April 1, 2024

Case No.: 2024-002191GPR
Address: 1005 Powell Street
Block/Lot Nos.: 0212/008
Project Sponsor: Mayor's Office of Housing & Community Development
Applicant: Sheng Shi, 415 929-1499
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Chinatown Community Development Center
615 Grant Ave
San Francisco, CA 94108
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Recommended By:

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.

Project Description

The Project would provide permanent financing for the completed rehabilitation of 1001-1005 Powell Street, a Residential Hotel (SRO) building with approximately 64 housing units and 2 commercial spaces. Tenant households are predominantly Chinese-speaking, very low-income seniors.

Chinatown Community Development Center (CCDC) has completed seismic retrofitting for the building by rebuilding the foundation and strengthening support with steel frames. All plumbing, electrical, and data were replaced. A new roof was installed, and DHW and HVAC systems were upgraded. Walls were insulated and windows replaced. Shared kitchens received storage space for each unit. Shared bathrooms received sinks for hand washing, and an ADA bathroom was added on each floor. The elevator was modernized and upgraded with a barrier-free entrance, enhancing building accessibility. The flooring was replaced, and the entire building was repainted. CCDC also added a mural on the outside and the inside lobby of each floor.

A new PM office, larger trash room, lounge, and laundry room with six sets of washers and dryers were added on the ground floor.

Environmental Review

The Project is a real estate transaction only. It is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) 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 refinancing 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.

OBJECTIVE 4.C

DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES.

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 7

Pursue permanently affordable housing investments that are specific to the geographic, cultural, and support needs of recently arrived or newly independent residents or residents from marginalized groups, including transgender and LGBTQ+ people.

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 would provide permanent funding for the acquisition and rehabilitation of approximately 64 affordable housing units. Tenant households are predominantly Chinese-speaking, very low-income seniors. The building was rehabilitated to better meet the needs of this population, and is located in an Environmental Justice Community.

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 two currently vacant commercial spaces which have been rehabilitated and 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 64 existing, renovated affordable housing units.

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 64 existing, renovated affordable housing units.

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 included seismic retrofitting.

7. That the landmarks and historic buildings be preserved;

The Project would have no effect on 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 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.