




# GENERAL PLAN REFERRAL

August 8, 2024

**Case No.:** 2024-007067GPR  
**Address:** 1652 Eddy Street; 3554 17th Street; 195 Woolsey Street  
**Block/Lot Nos.:** 0730/045; 3567/020; 6121/023  
**Project Sponsor:** Mayor's Office of Housing & Community Development  
**Applicant:** Gina Dacus, Executive Director  
Bernal Heights Neighborhood Center (BHNC)  
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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.

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 Project would recast existing loans and provide additional financing to three existing supportive affordable housing properties: Positive Match located at 1652 Eddy Street, Hazel Betsey located at 3554 17th Street, and 195 Woolsey Street.

Positive Match is a permanent supportive housing site for formerly homeless families who are parents living with HIV/ AIDS and who also have a concurrent substance abuse and/or mental health diagnosis. The average resident income is 15% of AMI. This site consists of seven units (1 one-bedroom, 5 two-bedrooms and 1 three-

bedrooms) funded by HUD/HOPW A and San Francisco Housing Authority. This site is supported by Catholic Charities that provides coordinated case management through their Rita de Cascia program to women and children impacted by chronic homelessness and illness.

Hazel Betsey is a long-term supportive housing property funded by HUD-HO PW A and SF HSH. The site provides permanent supportive housing for formerly homeless families and individuals living with HIV/ AIDS and who also have a concurrent substance abuse and/ or mental health diagnosis. The building consists of 6 studio units and 1 one-bedroom unit. This housing site is supported by on-site services administered through Catholic Charities (CC). Tenants receive housing stability, STRMU, and coordinated case management through CC's Rita de Cascia program for women and children impacted by chronic homelessness and illness. Additionally, for FY 2020-22, Bernal Heights Housing Corporation (BHHC) was awarded a two-year HOPWA-C Cares COVID grant in the amount of \$52,769 to better address the needs of tenants and eliminate some of the barriers they encounter during the COVID pandemic and challenges associated with social restrictions including social-distancing, limited- to no-access to social outlets, the loss of in-person counseling/treatment, shelter-in-place requirements and a no-visitor policy. The average resident income is 15% of AMI.

195 Woolsey Street consists of 10 studio apartments designated for low-income and disabled adults. Tenants are encouraged to live a clean and sober lifestyle, must pay rent with earnings or other sources of income (disability or social security benefits) as there are not subsidies, and keep units habitable. This property has no subsidy, and the average resident income is 30%-55% of AMI. Tenants in need of services and food support utilize BHNC food security services at BHHC's Excelsior and Cortland Avenue neighborhood centers.

## Environmental Review

The proposed re-financing of existing facilities is not an activity subject to CEQA because it would not result in a direct or indirect physical change in the environment pursuant to Guidelines Section 15378(b)(4). Further, CEQA Guidelines Section 15378(b)(4) provides that a project does not include the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on 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.C

#### ELIMINATE HOMELESSNESS.

##### Policy 8

Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

## Policy 9

Prevent homelessness and eviction through comprehensive evidence-based systems, including housing and other services targeted to serve those at risk of becoming unhoused.

*The Project would refinance existing facilities that provide supportive affordable housing to families who have experienced homelessness and individuals with very low incomes who would be at risk of becoming unhoused.*

**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 refinance existing facilities that provide supportive affordable housing and would thus have no effect on existing neighborhood-serving retail uses and future opportunities for resident employment in and ownership of such 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 refinance existing facilities that provide supportive affordable housing and would thus conserve and protect existing housing, neighborhood character and economic diversity.*

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

*The Project would refinance existing facilities that provide supportive affordable housing and would thus help preserve the City's supply of affordable housing.*

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

*The Project would refinance existing facilities that provide supportive affordable housing and would thus 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 refinance existing facilities that provide supportive affordable housing and would thus 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;

*The Project would refinance existing facilities that provide supportive affordable housing and would thus have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The Project would refinance existing facilities that provide supportive affordable housing and would thus 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 refinance existing facilities that provide supportive affordable housing and would thus 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.