



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: March 3, 2015
Case No. 2015-001298GPR
474 Natoma Affordable Housing Project – Transfer ownership
from Office of Community Investment and Infrastructure to the
Mayor's Office of Housing and Community Development

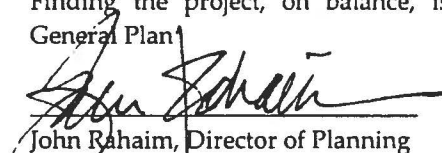
Block/Lot No: 3725/001

Project Sponsors: John Updike, Director
San Francisco Real Estate Department
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant: Same as Above

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

Recommended By: 
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PROJECT DESCRIPTION

On February 5, 2015, the Planning Department (herein "the Department") received a request from the City and County of San Francisco Real Estate Division to consider the transfer of the affordable housing project at 474 Natoma Street from the Office of Community Investment and Infrastructure (OCII), formally the San Francisco Redevelopment Agency, to the Mayor's Office of Housing and Community Development (MOHCD).

The subject site consists of a 60-unit 100-percent affordable housing project that was approved by the Planning Commission in November 2008 and finished construction in June 2014. The project is partially within the Soma Earthquake Recovery Redevelopment Project Area, where the former Redevelopment Agency had jurisdiction to develop, own and monitor affordable housing projects. In 2013, the Redevelopment Agency was officially disbanded. Per State Dissolution law, assets under its ownership were required to be transferred from it to other San Francisco City Agencies. The 474 Natoma asset is proposed to be transferred to MOHCD as Successor Housing Agency.

This project does not propose any additional development, land use changes, or changes to the right-of-way that hasn't already been approved. Similarly, no conditions of approval, including but not limited to levels of affordability are proposed to be changed. This action is simply to transfer ownership from one City Agency to another.

ENVIRONMENTAL REVIEW

On 2/6/2015, the Environmental Planning Division of the Planning Department determined that the proposed transfer of 474 Natoma Street Affordable Housing Project is Categorically Exempt from Environmental Review as a Categorical Exemption Class 1 as defined by CEQA, per CEQA Guidelines Section 15301: Existing Facilities.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

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 following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **bold font**; General Plan text is in regular font. Staff comments are in *italic font*.

Housing Element

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 transfer would enable to the MOHCD to assume ownership of the asset, the appropriate City Agency to manage and monitor affordable housing development.

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.

The transfer assures the ongoing affordability of the subject project.

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 transfer will ensure the ongoing management and monitoring of the subject affordable housing project.

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 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 enhanced.
The proposed lease will not negatively affect existing neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses. The new development, however, does provide new residents near the 6th Street Neighborhood Commercial District and will support the businesses there along with other businesses throughout South of Market.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.
The proposed transfer will help assure that appropriate management and monitoring of the affordable housing project.
3. That the City's supply of affordable housing be preserved and enhanced.
The proposed lease will preserve and enhance existing affordable housing units.
4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.
The proposed lease will not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current 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 residential employment and ownership in these sectors be enhanced.
The proposed lease would not affect the existing economic base in this area.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The proposed transfer would not affect the City's preparedness to protect against injury and loss of life in an earthquake.
7. That landmarks and historic buildings be preserved.
The proposed transfer will not affect landmarks or historic buildings.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
The proposed transfer will not affect City parks or open spaces, or their access to sunlight and vistas.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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cc: John Updike, Real Estate Division

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