



GENERAL PLAN REFERRAL

February 10, 2022

Case No.: 2022-001186GPR
Addresses: 777 Broadway, 1525-1529 Grant Avenue & 1204 Mason Street
Block/Lot Nos.: 0160/031-032; 0103/004; 0190/016
Project Sponsor: Mayor's Office of Housing and Community Development (MOHCD)
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Recommended By: 
AnMarie Rogers, Director of Citywide Policy, for Rich Hillis, Director of Planning

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

Project Description

MOHCD is making a loan amount of up to \$26,286,000 for the acquisition and rehabilitation of three existing affordable multi-family buildings, known as the "Throughline Apartments", with 88 residential and four commercial units, located at 777 Broadway (Bayside), 1204 Mason Street (Consortia) and 1525-1529 Grant Avenue (Tower). The cost rehabilitation project the three project sites is \$31,223,750 or \$354,815 per unit. The proposed \$26,286,000 loan agreement's primary sources of funds are the Community Development Block Grant and Preservation and Seismic Safety Program bond funds.

The Project responds to the San Francisco Consolidated Plan, which furthers the objectives of the Strategies for a Sustainable Chinatown, and achieves MOHCD's racial equity goals by advancing opportunities and improving programmatic outcomes for low-income residents while expanding development opportunity for Black, Brown, Indigenous and other people of color (BIPOC) led community based organizations like Chinatown CDC. Scope of

work includes mandatory seismic retrofits for Consorcia and Tower, exterior repairs, building system improvements to fire and life safety, building code, and energy efficiency upgrades, and overall common area and unit improvements.

Environmental Review

The 777 Broadway project was determined to be categorically exempt under CEQA Guidelines Section 15301 on 10/27/2020 (Planning Case No. 2020-009365PRJ). The rehabilitation of 1204 Mason Street and 1527 Grant Avenue are not considered projects under CEQA Guidelines sections 15378 and 15060(c)(2) and is consistent with San Francisco Planning Department's September 18, 2013 "Not a Project" CEQA memo.

General Plan Compliance and Basis for Recommendation

As described below, the proposed acquisition and rehabilitation of the affordable housing projects at 777 Broadway, 1525-1529 Grant Avenue and 1204 Mason Street for the preservation of affordable housing is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with Objectives and Policies of the General Plan.

2014 Housing Element

POLICY 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking, and bicycling for the majority of daily trips.

The site acquisition and rehabilitation of the three properties will assure the continuity of permanently affordable housing adjacent to Muni routes, a neighborhood commercial corridor, and schools and other community facilities.

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 4.5

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

The project will ensure the affordability of existing housing stock is preserved and available for current and future tenants.

OBJECTIVE 7

SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL

POLICY 7.1

Expand the financial resources available for permanently affordable housing, especially permanent sources.

The three affordable buildings provide affordable multi-family housing, and the acquisitions and rehabilitations will bring the buildings up to code and improve the living environment for their inhabitants.

COMMERCE AND INDUSTRY ELEMENT**OBJECTIVE 6**

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

POLICY 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

The project will ensure that the existing on-site non-residential spaces are preserved. All four current commercial tenants will be relocated and provided the opportunity to return, thereby assuring mixed commercial-residential character.

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 Throughline Apartments have four commercial spaces, which generate commercial income to the Project. The four commercial tenants will be relocated during the rehab construction period. All four tenants have expressed desire to return to the buildings. Tenant improvement funds will be made available to two of the four commercial tenants, as they are non-profit uses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The subject project at the Throughline Apartments will renovate and preserve 88 residential units to be permanent affordability, will provide existing tenants secure housing, and will preserve the cultural and economic diversity of neighborhood and the City.

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

The subject project at the Throughline Apartments will renovate and preserve 88 residential units as

permanently affordability ensuring these units remain affordable to 50% AMI and below residents in perpetuity.

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

The acquisition and rehabilitation of the Throughline Apartments will not have an adverse effect on MUNI transit service or overburden the streets or neighborhood. The rehabilitation activity will be relatively minor in scope and will not negatively impact the operation of the City streets.

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 subject project at the Throughline Apartments will include the renovation and preservation of four commercial spaces that include nonprofit and retail service uses, thereby helping to maintain and protect the City's service and retail sectors.

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

The subject project at the Throughline Apartments include bringing two of the three properties up to seismic code thereby helping to protect against injury and loss of life in an earthquake. All construction activity will adhere to the City's building codes including those addressing seismic safety.

7. That the landmarks and historic buildings be preserved;

One of the three buildings, 1525 Grant Avenue is identified as an Historic Resource (rated "A") while the other two properties are identified as potential Historic Resources (rated "B"). Any exterior work on properties known to be Historic Resources will be reviewed to assure compliance with the Secretary of Interior's Standards for Rehabilitation. In all cases, the acquisition and rehabilitation will help assure the buildings' ongoing physical viability.

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

The site acquisition and rehabilitation of the three affordable building will not have a negative impact to sunlight and vistas.

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