San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

GENERAL PLAN REFERRAL

February 1, 2022

Case No.: 2022-000540GPR
Address: 78 Haight Street
Block/Lot No.: 0853/032
Project Sponsor: Mayor's Office of Housing and Community Development
Applicant: Mara Blitzer 415-701- 5544
mara.blitzer@sfgov.org
City and County of San Francisco
Mayor's Office of Housing and Community Development
1 South Van Ness Ave., 5th Floor
San Francisco, CA 94103

Staff Contact: Luiz Barata – (628) 652-7326
luiz.barata@sfgov.org

Recommended By: AnMarie Rodgers, 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

GPR referral is required due to the proposed Ground Lease between the City and the project developer/owner.

78 Haight will provide 63 units of affordable housing in 7 stories, including 32 units for Transition Age Youth (TAY) who are homeless or at risk of homelessness, as well as a childcare center on the ground floor. Rents are set at or below 65% San Francisco Area Median Income.

This site has long been envisioned for TAY housing under the City's 2007 TAY Housing Plan, and the project has rotated through various financing scenarios including a committed state CA Housing & Community Development MHP loan that was to accompany a bond allocation and 4% tax credits; ultimately the project's 2021 Round 1 CDLAC application was not successful, and the sponsor pivoted to a 9% tax credit structure, submitting an

application for the 2021 California Tax Credit Allocation Committee (TCAC) 9% second round under the competitive Special Needs Set-Aside. The Project received a final recommendation for reservation for 9% and state low-income housing tax credits at the TCAC meeting on October 20, 2021. The project must close construction financing and start construction by mid-April, 2022 to meet the tax credit award requirements. The ground lease transaction is part of this package of construction financing.

Environmental Review

Project approved under California Senate Bill 35; considered a ministerial approval and is not subject to CEQA.

General Plan Compliance and Basis for Determination

As described below, the proposed ground lease associated with the affordable housing development 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.

HOUSING ELEMENT

OBJECTIVE 1
IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

POLICY 1.1
Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing

The lease is part of a project that provides affordable housing and will assure that the project will provide an affordable housing resource on an ongoing basis.

POLICY 1.3
Work proactively to identify and secure opportunity sites for permanently affordable housing.

The lease is part of a project that provides affordable housing and will assure that the project will provide an affordable housing resource on an ongoing basis.

POLICY 1.8
Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

The lease is part of a project that provides affordable housing and will assure that the project will provide an affordable housing resource on an ongoing basis.

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 lease is part of a project that provides affordable housing and will assure that the project will provide an affordable housing resource on an ongoing basis.

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 neighborhood serving retail uses or opportunities for employment in or ownership of such businesses. Project residents will represent potential customers for this on-site commercial space and other 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 not have a negative effect on housing or neighborhood character in San Francisco County. The existing housing and neighborhood character will remain intact, conserved and protected to preserve the cultural and economic diversity.

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

   The Project would not have an adverse effect on the City's supply of affordable housing. The Project will establish the long-term viability and feasibility of the multifamily affordable housing property and prevent displacement of residents.

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

   The Project would not have an adverse effect on MUNI transit service or overburden the streets or

neighborhood.

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 not have an adverse effect on the city's industrial or service sectors, nor on opportunities for resident employment and ownership.

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

   The Project would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

   The Project would not have an adverse effect on the City's 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 not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

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