



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 27, 2016

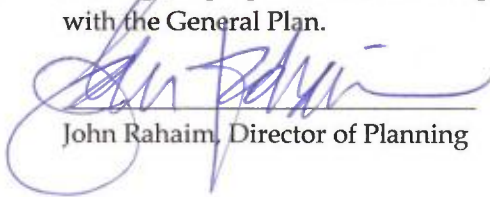
Case: **2016-008391GPR**
Amendment to the Earthquake Loan Bond Program's
Seismic Safety Loan Fund to Finance
Permanently Affordable Housing

Block/Lot No.: Various, Citywide

Project Sponsor: Mayor's Office of Housing
1 South Van Ness Avenue
San Francisco, CA 94103

Staff Contact: Jon Swae – (415) 575-9069
jon.swae@sfgov.org

Recommendation: Finding the proposed General Obligation Bond, on balance, in conformity with the General Plan.

Recommended
By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

In 1992, San Francisco voters approved a \$350 million General Obligation Bond for a Seismic Safety Loan Program to provide loans for seismic strengthening and to retrofit unreinforced masonry buildings citywide. \$200 million was authorized to be used for a "market rate program." Approximately \$150 million of those funds still remain. The intent of the proposed bond amendment is to expand the existing eligible uses for the unexpended market rate tranche to include acquisition, improvement, and rehabilitation of "at-risk" multi-unit residential properties. In addition, it would allow non-profit affordable housing developers to convert those properties to permanently-affordable housing through the City's Small Site Acquisition & Rehabilitation Program or other means. The scope of the rehabilitation work would be expanded to also include fire, safety, electrical, and plumbing upgrades and the acquisition component would allow the preservation of at-risk housing.

ENVIRONMENTAL REVIEW

The Planning Department has determined that the proposed amendment is not a project under CEQA per Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The proposed bond amendment is, on balance, **in conformity** with the General Plan, as described in the body of this Report. If approved and funds for affordable housing become available, **some projects may require project-level General Plan referrals**, as required by San Francisco Charter §4.105 and § 2A.53 of the Administrative Code, Environmental Review and/or other discretionary actions by the Planning Department.

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

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.

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.

Comment: The amendment would make funds available for the acquisition, improvement, and rehabilitation of "at-risk" multi-unit residential properties and to allow non-profit affordable housing developers to convert those properties to permanently-affordable housing.

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

Comment: The amendment would make funds available to rehabilitate and protect existing housing units with the intent of creating a stock of permanently-affordable housing.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

GENERAL PLAN REFERRAL**AMENDMENT TO THE EARTHQUAKE LOAN BOND
PROGRAM'S SEISMIC SAFETY LOAN FUND TO
FINANCE PERMANENTLY AFFORDABLE HOUSING****POLICY 4.4**

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

Comment: The amendment if approved may be used to acquire existing rental housing as affordable housing and preserve existing rental housing in order to prevent the loss of rental housing stock.

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.

POLICY 7.3

Recognize the importance of funds for operations, maintenance and services to the success of affordable housing programs

POLICY 7.6

Acquire and rehabilitate existing housing to maximize effective use of affordable housing resources.

Comment: The amendment would make funds available for the acquisition, improvement, and rehabilitation of "at-risk" multi-unit residential properties and to allow non-profit affordable housing developers to convert those properties to permanently-affordable housing.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, the proposed \$300,000,000 General Obligation Bond for affordable housing proposed to be placed on the November 2015 ballot, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

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 project will not displace or restrict access to any existing neighborhood-serving or restrict future opportunities.

GENERAL PLAN REFERRAL

AMENDMENT TO THE EARTHQUAKE LOAN BOND PROGRAM'S SEISMIC SAFETY LOAN FUND TO FINANCE PERMANENTLY AFFORDABLE HOUSING

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

The project will enhance the economic diversity of our neighborhoods by increasing affordable housing at a range of income levels, as well as preserving existing affordable rental housing.

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

The project will directly support the preservation and enhancement of the City's supply of affordable housing.

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

The proposed project will not impede Muni transit service, nor overburden our 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 residential employment and ownership in these sectors be enhanced.

The project will not displace any individual businesses.

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

The proposed project will support rehabilitation of affordable housing including seismic safety improvements.

7. That landmarks and historic buildings be preserved.

The project would not have an adverse effect on landmarks or historic buildings.

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

The project will not impact parks and open spaces.

RECOMMENDATION: **Finding the Proposed Project, on balance, in-conformity with the General Plan.**