



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: January 30, 2017

Case No. Case No. 2017-001087GPR
Transfer of Office Community Investment and Infrastructure
(OCII) Real Estate Parcels to the Mayor's Office of Housing and
Community Development (MOHCD)


Block/Lot No.: Various (see Attachment for full list)

Project Sponsor: Benjamin McCloskey
Mayor's Office of Housing and Community Development
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Applicant: Same as Above

Staff Contact: Jon Swae – (415) 575-9069
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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

The Project is the proposed transfer of real estate parcels from the Office of Community Investment and Infrastructure (OCII) to the Mayor's Office of Housing and Community Development (MOHCD). Under State Redevelopment Dissolution Law, the Office of Community Investment and Infrastructure (OCII) has certain real estate parcels which OCII is required to fund and develop as affordable housing. As development of each parcel is completed, the parcels are required to be conveyed from OCII to the City, through the Mayor's Office of Housing and Community Development (MOHCD). All parcels are comprised of land owned by the City with long-term leases to affordable housing developers. Parcels under consideration include locations in Transbay, Hunters Point Shipyard and Mission Bay (see Attachment for complete list of sites). Board of Supervisors File No. 161317 contains legislation in which the City would accept the transfer of parcels from OCII to MOHCD. The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General

Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

On January 27, 2017, the Environmental Planning Division of the Planning Department determined that the Project is not considered a "project" under CEQA Guidelines Sections 15060(c) and 15378 because it does not result in a physical change in the environment.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the proposed transfer of real estate parcels from the Office of Community Investment and Infrastructure (OCII) to the Mayor's Office of Housing and Community Development (MOHCD). The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following 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 1.3

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

OCII's real estate assets include parcels designated for permanently affordable housing. The transfer of these properties to MOHCD will ensure the City retains these sites for this purpose.

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 locations of the parcels proposed for transfer include many areas of the city with existing or planned investment in multi-modal transportation infrastructure (Transbay, Mission Bay, Hunters Point Shipyard). Housing in these areas will provide many opportunities for walking, biking and public transit for residents.

OBJECTIVE 4

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

POLICY 4.4

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

OCII's real estate assets include parcels designated for permanently affordable housing. The transfer of these properties to MOHCD will ensure the City retains these sites for this purpose including permanently affordable rental housing units.

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.

OCII's real estate assets include parcels designated for permanently affordable housing. The transfer of these properties to MOHCD will ensure the City retains these sites for this purpose. All parcels are comprised of land that will be owned by the City with long-term leases for developers and managers of long-term affordable housing developments.

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 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 would have no adverse effect on existing neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses. No sites proposed for transfer contain existing neighborhood-serving retail uses.

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 would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected

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

The Project would help secure and increase the supply of affordable housing in the City. Transfer of the properties from OCII to MOHCD will ensure long-term preservation of affordable housing developments.

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

The Project would 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 Project would not affect the existing economic base in this area. No parcels contain existing industrial or service sector uses.

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

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake. Transfer of the properties from OCII to MOHCD will help ensure the long-term preservation of affordable housing developments under all circumstances, including in the case of an earthquake.

7. That landmarks and historic buildings be preserved.

The Project will have no effect on landmarks or historic buildings. No parcels proposed for transfer contain historic landmarks or buildings.

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

The Project would have no adverse effect on parks and open space or their access to sunlight and vista.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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Attachment:

- List of Parcels Proposed for Transfer to MOHCD

2017-001087GPR

Attachment: List of Parcels Proposed for Transfer from OCII to MOHCD

Project Name	Address	Block/Lot	Type of Housing	Status	Estimated Construction Completion
Transbay Rene Cazenave Apts	25 Essex	3749/503	Supportive (Homeless)	Leasing complete	10/30/2013
Transbay Block 6	280 Beale Street	3738/016-017	Family Rental	Leasing complete	7/15/2015
HPSY-1 Block 49	350 Friedell Street	4591C/103	Family Rental	Leasing complete	4/28/2016
Carroll Ave Senior Housing	5800 3rd	5431A/042	Senior Rental	Construction Complete	4/1/2016
Hunters View Phase IIa	112 Middle Point Road	4624/051-52	HOPE SF	In Construction	2/15/2017
Alice Griffith Phase 1	2600 Arelious Walker Dr	8804/001	HOPE SF	In Construction	3/1/2017
Alice Griffith Phase 2	2700 Arelious Walker Dr	8811/001	HOPE SF	In Construction	3/1/2017
Alice Griffith Phase 3A&B	2500 Arelious Walker Dr	8803/001	HOPE SF	In Construction	9/15/2017
Alice Griffith 4 (Block 5)	2800 Arelious Walker Dr	8812/001	HOPE SF	Predevelopment	2/15/2019
Alice Griffith Phase 5	TBD	TBD	HOPE SF	Preliminary Planning	9/1/2020
Alice Griffith Phase 6	TBD	TBD	HOPE SF	Preliminary Planning	12/1/2020
Transbay Block 7	255 Fremont & 222 Beale Streets	3738/018	Family Rental	Predevelopment	1/1/2018
Mission Bay South Block 6 East	626 Mission Bay Blvd North	8711/021	Family Rental (w/20% formerly homeless families)	Predevelopment	7/1/2018
Mission Bay South Block 7 West	588 Mission Bay Blvd North	8711/226	Family Rental	In Construction	2/1/2017
Transbay Block 1 (Affordable Component)	160 Folsom	3740/027, 029-032	Family Homeownership	Predevelopment	11/1/2018
Transbay Block 8 (Affordable Component)	250 Fremont	3737/045-046	Family Rental	Predevelopment	9/1/2018
Mission Bay South Block 3 East	1150 3rd Street	8711/026	Supportive (Homeless Vets) w/Family Rental	Predevelopment	6/1/2019
CP-03, Block 10a (HPSY II)	CP-03, Block 10a (HPSY II)	5000/027	Family Rental (w/20% formerly homeless families)	Predevelopment	6/30/2019
CP-03, Block 11a (HPSY II)	CP-03, Block 11a (HPSY II)	5000/036	Family Rental (w/20% formerly homeless families)	Predevelopment	6/1/2019
Mission Bay South Block 6 West	Mission Bay South Block 6 West	8711/020	Family Rental	Preliminary Planning	7/1/2020
Transbay Block 4	Transbay Block 4	3739/008(p)	Family Rental	Preliminary Planning	12/31/2020

Mission Bay South Block 4 East	Mission Bay South Block 4 East	8711/029	TBD	Future Pipeline	TBD
Mission Bay South Block 9	Mission Bay South Block 9	8719/003	TBD	Future Pipeline	TBD
Mission Bay South Block 9A	Mission Bay South Block 9A	8719/005	TBD	Future Pipeline	TBD
Mission Bay South Block 12 West	Mission Bay South Block 12 West	8710/006	TBD	Future Pipeline	TBD
Transbay Block 2 West	Transbay Block 2 West	3739/004,007,008(p ortion)	Family Rental	Future Pipeline	TBD
Transbay Block 2 East	Transbay Block 2 East	3739/004,007,008(p ortion)	Senior	Future Pipeline	TBD
Transbay Block 12	Transbay Block 12	3764/068	TBD	Future Pipeline	TBD
HPSY-I Block 52	HPSY-I Block 52	4591C/104, 105, 108, 109	TBD	Future Pipeline	TBD
HPSY I - Block 54	HPSY I - Block 54	4591C/043, 044, 047, 048	Family Rental	Preliminary Planning	12/1/2019
HPSY-I Block 56	HPSY-I Block 56	4591C/084, 085, 086, 087	TBD	Future Pipeline	TBD
HPSY-I Block 48 OCII 1	HPSY-I Block 48 OCII 1	4591D/132-135	TBD	Future Pipeline	TBD
HPSY-I Block 48 OCII 2	HPSY-I Block 48 OCII 2	4591D/094-096	TBD	Future Pipeline	TBD
HPSY-II S Block 7	HPSY-II S Block 7	4591A/079 (portion)	TBD	Future Pipeline	TBD
HPSY-II CP-N Block 2b	HPSY-II CP-N Block 2b	TBD	TBD	Future Pipeline	TBD
HPSY-II CP-S Block 6b	HPSY-II CP-S Block 6b	TBD	TBD	Future Pipeline	TBD
HPSY-II CP-N Block 4b	HPSY-II CP-N Block 4b	TBD	TBD	Future Pipeline	TBD
HPSY-II CP-N Block 5b	HPSY-II CP-N Block 5b	TBD	TBD	Future Pipeline	TBD
HPSY-II N Block 4b (HPS II)	HPSY-II N Block 4b (HPS II)	TBD	TBD	Future Pipeline	TBD
HPSY-II N Block 10a (HPS II)	HPSY-II N Block 10a (HPS II)	TBD	TBD	Future Pipeline	TBD
HPSY-II CP-S Block 8b	HPSY-II CP-S Block 8b	TBD	TBD	Future Pipeline	TBD