



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: November 9, 2018

Case No. Case No. 2018-014418GPR
Acquisition and Rehabilitation of Market Heights Apartments

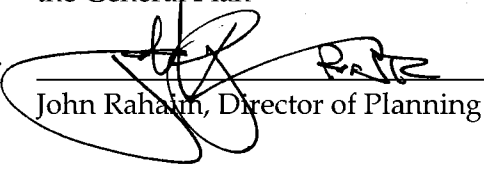
Block/Lot No.: 5731/002

Project Sponsor: Omar Cortez
Mayor's Office of Housing and Community Development
1 South Van Ness Ave. Suite 500
San Francisco, CA 94103

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

The Project consists on the acquisition and rehabilitation of Market Heights Apartments, a 46-unit affordable multifamily housing project located at 211 & 291 Putnam Street and 1000 Tompkins Avenue in the City and County of San Francisco. The Project will require the termination of an existing Ground Lease of City-owned property from the current owner of the Project improvements (the current lessee) and the execution of a new lease with a new owner (the new lessee). This transfer will ensure the implementation of the Project which will, in turn, ensure its long-term preservation as housing affordable to very low- and low-income families. The Ground Lease will involve an inter-jurisdictional transfer from the Real Estate Division to the Mayor's Office of Housing and Community Development (MOHCD), who will own the property and be the new lessor.

ENVIRONMENTAL REVIEW

This review is not defined as a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a direct or indirect physical change in the environment."

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

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 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 Project will rehabilitate an existing 46-unit affordable multifamily housing project and preserve its long-term affordability to very low- and low-income families.

Objective 7

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

POLICY 7.6

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

The proposed Project will acquire and rehabilitate an existing 46-unit affordable multifamily housing project and ensure its long-term preservation as housing affordable to very low- and low-income families.

OBJECTIVE 9

PRESERVE UNITS SUBSIDIZED BY THE FEDERAL, STATE OR LOCAL SOURCES.

POLICY 9.2

Continue prioritization of preservation of existing affordable housing as the most effective means of providing affordable housing.

The Ground Lease will be transferred to the Mayor's Office of Housing and Community Development in order to rehabilitate the multifamily housing project and preserve its long-term affordability to very low- and low-income families.

EIGHT PRIORITY POLICIES FINDINGS

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The proposed 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.

There will be no change in the use of the property. The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

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 rehabilitate an existing multifamily housing project, and preserve its long-term affordability. The existing housing and neighborhood character will be conserved as such.

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

The Project will ensure the rehabilitation and preservation of affordable housing for low- and very low-income families.

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

The Project will have no adverse on Muni services or burden the existing supply of parking in the 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 residential employment and ownership in these sectors be enhanced.

The Project will not displace any industrial, commercial, or service sector uses. The property will be maintained as multifamily residential.

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. The property does not exhibit a soft-story condition.

7. That landmarks and historic buildings be preserved.

The Project will not have an impact on historic resources.

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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cc: Omar Cortez, MOHCD

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