August 1, 2007

Angela Calvillo, Clerk Board of Supervisors City Hall, Room 244 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102

Re: Market and Octavia Neighborhood Plan

Transmittal of Planning Case No. 2003.0347EMTUZ Consistency Findings with the 1990 Residence Element

Dear Ms. Calvillo:

Under separate cover the Planning Department has transmitted to the Board of Supervisors ("the Board") the Market and Octavia Neighborhood Plan approved by the Planning Commission ("the Commission") on April 5, 2007, in resolutions 17406, 17407, 17408, 17409, 17410, and 17411.

As part of the resolutions adopted by the Planning Commission, the Commission found that the Market and Octavia Neighborhood Plan is consistent with the San Francisco General Plan, including the 2004 approved Housing Element. The Department finds, however, that the Market and Octavia Neighborhood Plan is consistent with both the 2004 Housing Element as well as with the following objectives and policies found in the 1990 Residence Element:

### **OBJECTIVE 1**

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT GROWTH

### POLICY 1.1

Promote development of permanently affordable housing on surplus, underused and vacant public lands.

### POLICY 1.3

Create incentives for the inclusion of housing, including permanently affordable housing in commercial developments.

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

Reception: 415.558.6378

Fax:

415.558.6409

Planning Information: 415.558.6377

#### POLICY 1.4

Locate infill housing on appropriate sites in established neighborhoods.

# POLICY 1.5

Allow new secondary units in areas where their effects can be dealt with and there is neighborhood support, especially if that housing is made permanently affordable to lower income households.

### POLICY 1.6

Discourage development of new housing in areas unsuitable for residential occupancy, or on sites containing existing housing worthy of retention.

#### **OBJECTIVE 2**

TO INCREASE THE SUPPLY OF HOUSING WITHOUT OVERCROWDING OR ADVERSELY AFFECTING THE PREVAILING CHARACTER OF EXISTING NEIGHBORHOODS.

### POLICY 2.1

Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character.

# POLICY 2.2

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are permanently affordable to lower income households.

#### POLICY 2.3

Allow flexibility in the number and size of units within permitted volumes of larger multi unit structures, especially if the flexibility results in creation of a significant number of dwelling units that are permanently affordable to lower income households.

# POLICY 2.4

Adopt specific zoning districts which conform to a generalized residential land use and density plan and the Master Plan.

### **OBJECTIVE 3**

# TO RETAIN THE EXISTING SUPPLY OF HOUSING.

POLICY 3.1

Discourage the demolition of sound existing housing.

POLICY 3.2

Control the merger of residential units.

POLICY 3.3

Consider legalization of existing illegal secondary units where there is neighborhood support and the units can conform to minimum Code standards of safety and livability and the permanent affordability of the units is assured.

### **OBJECTIVE 5**

# TO MAINTAIN AND IMPROVE THE PHYSICAL CONDITION OF HOUSING WHILE MAINTAINING EXISTING AFFORDABILITY LEVELS.

POLICY 5.5

Preserve landmark and historic residential buildings.

# **OBJECTIVE 7**

# TO INCREASE LAND AND IMPROVE BUILDING RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING.

POLICY 7.1

Create more housing opportunity sites for permanently affordable housing.

POLICY 7.2

Include affordable units in larger housing projects.

POLICY 7.4

Promote more economical housing construction to achieve affordable housing

POLICY 7.7

Allow construction of unconventional housing types that reduce cost, if quality can be maintained.

### **OBJECTIVE 8**

# TO EXPAND FINANCIAL RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING

POLICY 8.1

Enhance existing revenue sources for permanently affordable housing.

POLICY 8.2

Create new sources of revenue for permanently affordable housing.

### **OBJECTIVE 10**

# TO PROTECT THE EXISTING AFFORDABILITY OF HOUSING.

POLICY 10.1

Preserve affordability of existing affordable units.

POLICY 11.2

Support new affordable ownership programs.

# **OBJECTIVE 12**

# TO PROVIDE A QUALITY LIVING ENVIRONMENT.

POLICY 12.1

Assure housing is provided with adequate public improvements, services and amenities.

POLICY 12.2

Allow appropriate neighborhood-serving commercial activities in residential areas.

POLICY 12.4

Promote construction of well designed housing that conserves existing neighborhood character.

POLICY 12.5

Relate land use controls to the appropriate scale for new and existing residential areas.

## **OBJECTIVE 13**

# TO PROVIDE MAXIMUM HOUSING CHOICE.

POLICY 13.5

Encourage economic integration in housing by ensuring that new permanently affordable housing is located in all of the City's neighborhoods, and by requiring that all new large market rate residential developments include affordable units.

### **OBJECTIVE 16**

# TO ADDRESS AFFORDABLE HOUSING NEEDS THROUGH A COORDINATED STATE AND REGIONAL APPROACH.

POLICY 16.1

Encourage the balancing of regional employment growth with the development and growth of affordable housing in the region.

**POLICY 16.2** 

Encourage development of housing in the bay area which will meet regional housing needs and contribute to the quality of life in the region.

These affirmative findings, in concert with the findings referencing other General Plan sections in Planning Commission resolutions 17406, 17407, 17408, 17409, 17410, and 17411, demonstrate the Market and Octavia Plan's consistency with the City of San Francisco's General Plan.

Sincerely,

Dean Macris