



**PRELIMINARY HOUSING DEVELOPMENT APPLICATION PURSUANT TO HOUSING CRISIS ACT
(SENATE BILL 330) AND PLANNING DIRECTOR BULLETIN NO. 7**

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 524 Howard Street; 530 Howard Street

Block/Lot(s): 3721 / 013 & 014

Applicant Information

Name: Jim Abrams, J. Abrams Law, P.C. on behalf of

Company/Organization: 524 Howard Street, LLC

Address: 538 Hayes Street
San Francisco, CA 94102

Email Address: jabrams@jabramslaw.com

Telephone: 415.999.4402

Related Applications

Is this Preliminary Housing Development Application being submitted together with a Project Application?

☐ Yes ☒ No **Application is being submitted concurrently with an AB-2011 application

Is this Preliminary Housing Development Application being submitted for project that has previously filed a Project Application or PPA application? ☐ Yes ☒ No

If Yes, please provide the associated Project Application or PPA Application Record No.: AB-2011 Submittal

Project Information

In addition to the information collected in the Project Application, the following information must be provided as part of a complete Preliminary Housing Development Application, pursuant to state law.

1. Does the project include any point sources of air or water pollution? If so, please list them:

☐ Yes ☒ No

2. Are any species of local concern known to occur on the property? If so, please list them:

☐ Yes ☒ No

3. Is any portion of the property located within any of the following?

- a. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Sec. 51178:
☐ Yes ☒ No
- b. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993):
☐ Yes ☒ No
- c. A hazardous waste site that is listed pursuant to Government Code Sec. 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code:
☐ Yes ☒ No
- d. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency:
☐ Yes ☒ No
- e. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2:
☐ Yes ☒ No

4. Are any historic or cultural resources known to exist on the property? (see the Historic Preservation tab on the Property Information Map) If so, please list them

☐ Yes ☒ No

5. Will the project require any approvals under the Subdivision Map Act, such as a parcel map, a tentative map, or a condominium map?

☒ Yes ☐ No

The Project will seek a condominium map, a tentative subdivision map, and a final map.

6. Is the project located within the Coastal Zone?

☐ Yes ☒ No

If yes, does any portion of the property contain any of the information?

- a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations:
☐ Yes ☐ No
- b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code:
☐ Yes ☐ No
- c. A tsunami run-up zone:
☐ Yes ☐ No
- d. Use of the site for public access to or along the coast:
☐ Yes ☐ No

7. Will the project impact a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

☐ Yes ☒ No

If yes, attach an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

8. Is any portion of the property subject to any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

☐ Yes ☒ No

If yes, provide a site map or list indicating the location of all such public easements.



DEMOLITION REPLACEMENT PURSUANT TO HOUSING CRISIS ACT (SENATE BILL 330) AND PLANNING DIRECTOR BULLETIN NO. 7

SUPPLEMENTAL APPLICATION

CODES

The Planning Department processes the Demolition Replacement Form in accordance with the [Housing Crisis Act \(California Government Code Section 66300\)](#) and [Planning Director Bulletin No. 7](#). Refer to the Government Code for additional information related to the residential development replacement and relocation requirements. Effective January 1, 2020, and further amended in 2021, the Housing Crisis Act establishes a statewide “housing emergency” until January 1, 2030. Housing applications not deemed complete prior to January 1, 2020 will be subject to the replacement and relocation provisions of the Housing Crisis Act. With the passing of Senate Bill 8, effective January 1, 2022, the Housing Crisis Act was further revised to include replacement and relocation provisions for single family homes. This change is effective for any application that has not been deemed complete prior to January 1, 2022.

INTRODUCTION

The Housing Crisis Act requires housing projects that will demolish an existing residential unit to construct at least the same number of units. If the project demolishes a “protected” unit, as specified below, additional provisions apply. Please refer to Planning Director Bulletin No. 7 for additional information on replacement and relocation provisions. In order to verify income and/or occupancy for tenants within the five years prior to submittal of the application, please have current or previous tenants fill out the Tenant Statement included in this packet. Please have the tenant with the lowest income in the last five years submit the Tenant Statement. Failure to provide the required tenant income information may result in an affordability deed restriction on the property. If the income category of the household in occupancy is not known, it shall be presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy database. Please refer to Planning Director Bulletin 7 for additional information.

Property Information

Project Address:

Block/Lot(s):

N/A

Applicant Information

Name:

Company/Organization:

Address:

Email Address:

Telephone:

Demolition Replacement Units:

A housing development project cannot be approved if it requires demolition that results in a reduction of the total residential dwelling (units) on the site currently or in the past 5 years.

Does the project require demolition of units? ☐ Yes ☐ No (If No, skip to the affidavit section).

Number of current total units:

Greatest number of units on site in last 5 years:

Number of to be demolished units:

Number of proposed total units:

Protected Units:**N/A**

All “protected” units must be replaced one-for-one. Protected unit(s) involve one or more of the following categories. Please indicate whether any demolished units qualify as a protected unit:

-
- 1. Regulatory Covenants:** Are there any unit(s) that currently are or were within the past five years subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income? This may include inclusionary units under the San Francisco Inclusionary Housing Program, units restricted under former conditions of approval or units restricted by the former San Francisco Redevelopment Agency/OCII.

☐ Yes ☐ No

Number of restricted units:

-
- 2. Rent/Price Control:** Are there any unit(s) that currently are or were within the past five years subject to any form of rent or price control through a public entity’s valid exercise of its police power ?

Number of rent/price control units:

-
- 3. Occupancy:** Are there any units being demolished that are currently or were within the last five years occupied by lower or very low income households?

☐ Yes ☐ No

Number of units occupied by lower or very low income tenants:

-
- 4. Withdrawn Rentals:** Are there any units on the site that were withdrawn from rent or lease in accordance with the Ellis Act (Government Code Section 7060-7060.7) within the past 10 years?

☐ Yes ☐ No

Number of rental units withdrawn:

Additional Replacement Requirements for Protected Units:

All protected units must be replaced with units that contain the same number of bedrooms as the units demolished, with some exceptions for single family homes . Relocation benefits are required for lower-income tenants of protected units. In addition, a right of first refusal must be offered to lower-income tenants of protected units for a comparable unit affordable to the household at an affordable rent or an affordable housing cost, unless the development replaces a single-family home with a single-family home. The City may ask for additional documentation to verify income levels of previous tenants. Please refer to the questions below.

-
- 1. Relocation Benefits:** If proposing demolition and replacement of protected unit(s) that were rented to lower income tenants, have relocation benefits been offered to existing renters?

☐ Yes ☐ No

Number of protected units proposed with relocation benefits:

-
- 2. Right of First Refusal:** If proposing demolition and replacement of protected units that were rented to lower income tenants, has the tenant(s) been offered a right of first refusal? Please note that a project that consists of a single -family home located on a site where a protected single-family home is being demolished is exempt from this requirement.

☐ Yes ☐ No

Number of protected unit(s) provided with right of first refusal:

-
- 3. Single-Family Home Number of Bedrooms:** If the existing single-family home contained three bedrooms or less, is/are the replacement unit(s) providing the same number of bedrooms?

☐ Yes ☐ No

Number of bedrooms provided in replacement unit(s):

-
- 4. Single-Family Home Number of Bedrooms:** If the existing single-family home contained four bedrooms or more, is/are the replacement unit(s) providing at least three bedrooms?

☐ Yes ☐ No

Number of bedrooms provided in replacement unit(s):

TENANT'S STATEMENT

Please use at least one affidavit for each unit.

N/A

I _____, hereby certify that I occupied unit _____ at _____
name unit # address
from _____ to _____ and my household size¹ was _____ people. The combined gross income² for my household
year year household #
during this time was \$ _____.
income

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Tenant Signature

Tenant Name (Printed)

Date

1 _____ For household size, include everybody that lived in that unit, as of the last day of the rental period.

2 _____ If your income changed during the rental period, please list the lowest income during that time. Gross income should include income before taxes or deductions.

For Department Use Only

Statement received by Planning Department:

By: _____

Date: _____

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

November 15, 2023

Date

Authorized Agent

415 999 4402

Relationship to Project

(i.e. Owner, Architect, etc.)

Phone

James Abrams

Name (Printed)

jabrams@jabramslaw.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____