

1 [Real Property Acquisition - 772 Pacific Avenue - Shew Yick Trust One, Robert Yick Trust
2 Two, and Robert Yick Non-Exempt Assets Trust - Affordable Housing Project - Below Fair
3 Market Value Purchase of \$5,000,000]

4 **Resolution authorizing the Real Estate Division, on behalf of the Mayor's Office of**
5 **Housing and Community Development, to acquire Real Property located at 772 Pacific**
6 **Avenue from Shew Yick Trust One (Trustees Robert Yick and Andy Ting), Robert Yick**
7 **Trust Two (Trustee Joseph Yick), and Robert Yick Non-Exempt Assets Trust (Trustee**
8 **Mark Shustoff), for the purchase at below fair market value of \$5,000,000 for use in**
9 **constructing affordable housing for San Franciscans.**

10
11 WHEREAS, The Mayor's Office of Housing and Community Development ("MOHCD") is
12 responsible for the funding and development of affordable housing in the City of and County of
13 San Francisco; and

14 WHEREAS, The City has been offered an opportunity to purchase real property, located
15 at 772 Pacific Avenue (the "Property"), for purposes of building affordable housing on the
16 Property; and

17 WHEREAS, The purchase price for the Property (Five Million Dollars (\$5,000,000)) is
18 below the current appraised fair market value; the current written appraisal is on file with the Clerk
19 of the Board of Supervisors in File No. 170522; and

20 WHEREAS, MOHCD has evaluated the Property and confirmed that it can utilize the
21 Property for development of permanently affordable housing; a letter from MOHCD dated
22 April 4, 2017, supporting the purchase is on file with the Clerk of the Board of Supervisors in File
23 No. 170522; and

24 WHEREAS, The Property currently contains a public restaurant Lessee,
25 paying \$22,500/month in rent through December 31, 2021 ("Rental Income"); and

WHEREAS, The Rental Income through the lease term can be used to support the future construction of affordable housing on the Property; now, therefore, be it

RESOLVED, That MOHCD has legal authority, is willing, and is in a position financially and otherwise to assume immediate care and maintenance of the property, and that the Director of MOHCD, and the Director of the Real Estate Division of the City's General Services Agency, are hereby authorized, for and on behalf of the Board of Supervisors to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution, including the preparing, making, and filing of plans, applications, reports, and other documents; the execution, acceptance, delivery, and recordation of agreements, deeds and other instruments pertaining to the transfer of said property; and the payment of any and all sums necessary on account of the purchase price thereof, including fees or costs incurred in connection with the transfer of said property for surveys, title searches, appraisals, recordation of instruments, or escrow costs.

\$5,000,000 available
Index Code: MYR2SNDFAHF
Project Code: PMOIRR

Ben Rosenfield
Controller

RECOMMENDED:

John Updike
Director of Property

Olson Lee, Director
Mayor's Office of Housing and Community Development