

1 [Urging the Department of Real Estate to Issue Request for Development Proposals for 530
2 Sansome Street]

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3 **Resolution urging the Department of Real Estate to act expeditiously to issue a request**
4 **for proposals to develop market-rate housing and a new Fire Station 13 located at 530**
5 **Sansome Street, in order to fund the development of 100% affordable housing at 772**
6 **Pacific Avenue, and the preservation of New Asia Restaurant.**

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8 WHEREAS, Without permanent revenue streams for housing from either the State or
9 Federal governments, the City and County of San Francisco continues to struggle to fund
10 affordable housing acquisition, rehabilitation and new construction, as well as small business
11 preservation; and

12 WHEREAS, The Board of Supervisors voted unanimously on June 13, 2017, to
13 authorize the Department of Real Estate to subdivide Assessor's Parcel Block No. 0206, Lot
14 No. 017, located at 530 Sansome Street, and convey the air rights, on behalf of the Mayor's
15 Office of Housing, for the purpose of developing affordable housing, either on-site or
16 elsewhere in District 3, pursuant to an updated feasibility study to be conducted by the
17 Mayor's Office of Housing in partnership with the Department of Real Estate via Resolution
18 No. 244-17, on file with the Clerk of the Board of Supervisors in File No. 170490, which is
19 hereby declared to be a part of this Resolution as if set forth fully herein; and

20 WHEREAS, After soliciting input from the District 3 Supervisor's Office, the Mayor's
21 Office of Housing and Community Development, and the Planning Department, the
22 Department of Real Estate has identified the most feasible project proposal that will maximize
23 public benefit and move the City closer toward its Housing Balance goals; and

24 WHEREAS, The Department of Real Estate is ready to issue a request for
25 development proposals that would allow the City to rebuild Fire Station 13 in accordance with

1 Fire Department specifications, build market-rate housing on top, and invest the net sales
2 revenues from the air rights offering, together with the applicable inclusionary affordable
3 housing fees, into the 100% affordable housing project proposed for 772 Pacific in Chinatown,
4 which will also allow the City to retain the New Asia Restaurant on the ground floor of said
5 development; and

6 WHEREAS, There are only a few soft sites available to develop new affordable
7 housing in Chinatown, where rising rents have threatened the stability of historically low-
8 income immigrant residents; and

9 WHEREAS, The Department of Real Estate has identified the project's ultimate
10 success as being dependent on the Fire Department's ability to temporarily relocate the Fire
11 Station 13 apparatus and members to one of several stations operating in the general area, a
12 concept the Fire Department previously indicated was viable; now, therefore, be it

13 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
14 urges the Department of Real Estate to act expeditiously to issue a request for proposals to
15 develop the 530 Sansome property, in order to fund the development of 100% affordable
16 housing at 772 Pacific Avenue and a new Fire Station 13, with a goal of delivering the project
17 by 2023; and, be it

18 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
19 Francisco is committed to working with the Fire Department to temporarily relocate Fire
20 Station 13 in the interim months of construction; and, be it

21 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
22 Francisco is committed to using the 9,200 square feet of developable space at 772 Pacific
23 Avenue to construct up to 80 units of 100% affordable housing above Chinatown's biggest
24 banquet hall, New Asia Restaurant.

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