

1 [Real Property Purchase - 440 Turk Street - San Francisco Housing Authority - Not to Exceed
2 \$5,000,000]

3 **Resolution authorizing the execution and acceptance of a Purchase and Sale**
4 **Agreement by and between the City and the Housing Authority of the City and**
5 **County of San Francisco ("Seller"), for the real property located at 440 Turk Street**
6 **(Assessor's Parcel Block No. 0336, Lot No. 005) for no greater than \$5,000,000;**
7 **and finding the proposed transaction is in conformance with the City's General**
8 **Plan, and the eight priority policies of Planning Code, Section 101.1.**

9
10 WHEREAS, Effective July 1, 2016 the City will launch the new Department of
11 Homelessness and Supportive Housing (HOM) to help homeless residents
12 permanently exit the street and move into housing and services; and

13 WHEREAS, HOM's staffing is expected to be populated largely through
14 transfers of employees from the Department of Human Services and the Human
15 Services Agency in an effort to better coordinate the provision of services; and

16 WHEREAS, Placing all such staff engaged in outreach, sheltering and
17 supportive housing within one location affords the most efficient means of ensuring a
18 coordinated approach to delivering such services; and

19 WHEREAS, 440 Turk Street (the "Property") is Assessor's Parcel Block No.
20 0336, Lot No. 005, owned by the Seller, proximate to many of those served by HOM,
21 and is readily available for occupancy following modest improvements; and

22 WHEREAS, The acquisition of the Property meets a goal of Seller to monetize
23 their interest in the Property, while benefiting the City and County of San Francisco;
24 and

1 WHEREAS, The Planning Department, through General Plan Referral letter
2 dated June 16, 2016, (“Planning Letter”), which is on file with the Clerk of the Board
3 of Supervisors under File No. 160652, has verified that the City’s acquisition of the
4 Property is consistent with the General Plan, and the eight priority policies under
5 Planning Code, Section 101.1; and

6 WHEREAS, The Director of Property, in consultation with and as approved by
7 the Office of the City Attorney, intends to negotiate a proposed Purchase and Sale
8 Agreement for the Property, (the “Agreement”), with a purchase price that shall not
9 exceed \$5,000,000 (the “Purchase Price”); and

10 WHEREAS, An MAI appraiser shall be competitively selected to perform an
11 appraisal of the Property, to determine the fair market value; now, therefore, be it

12 RESOLVED, That the Board of Supervisors hereby finds that the acquisition of
13 the Property is consistent with the General Plan, and eight priority policies of
14 Planning Code, Section 101.1, and hereby incorporates such findings by reference as
15 though fully set forth in this Resolution; and, be it

16 FURTHER RESOLVED, That the Purchase Price for the Property shall not
17 exceed \$5,000,000; and, be it

18 FURTHER RESOLVED, That the Purchase Price for the Property shall not
19 exceed the approved appraised value of the Property, as determined by an MAI
20 appraiser; and, be it

21 FURTHER RESOLVED, That in accordance with the recommendation of the
22 Director of Property and Mayor, the jurisdiction of the Acquisition Site will be assigned
23 upon close of escrow to the Real Estate Division to be managed and operated on
24 behalf of HOM; and, be it

25

1 FURTHER RESOLVED, That the execution, delivery and performance of the
2 Agreement is hereby approved and the Director of Property (or his designee) are
3 hereby authorized to execute the Agreement, in substantially the form of Agreement
4 referenced herein, on behalf of the City and any such other documents that are
5 necessary or advisable to complete the transaction contemplated by the Agreement
6 and effectuate the purpose and intent of this Resolution; and, be it

7 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director
8 of Property (or his designee), in consultation with the City Attorney, to enter into any
9 additions, amendments or other modifications to the Agreement and any other
10 documents or instruments necessary in connection therewith, that the Director of
11 Property determines are in the best interests of the City, do not materially decrease
12 the benefits to the City with respect to the Property, do not materially increase the
13 obligations or liabilities of the City, and are necessary or advisable to complete the
14 transaction contemplated in the Agreement and that effectuate the purpose and intent
15 of this Resolution, such determination to be conclusively evidenced by the execution
16 and delivery by the Director of Property (or his designee) of any such additions,
17 amendments, or other modifications; and, be it

18 FURTHER RESOLVED, That the Director of Property shall provide the Clerk
19 of the Board of Supervisors a fully executed copy of the Purchase and Sale
20 Agreement within thirty (30) days of signature of same; and, be it

21 FURTHER RESOLVED, That the Director of Property shall provide the Clerk
22 of the Board of Supervisors the results of the completed appraisal of the Property
23 within five (5) days of completion and approval; and be it

24 FURTHER RESOLVED, That the Director of Property shall notify the Board of
25 Supervisors immediately upon the close of escrow with the Seller.

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Controller
Availability of funds is subject to the
enactment of the annual appropriation
ordinance.

RECOMMENDED:

Director of Property