

Mayor's Office of Housing and Community Development
City and County of San Francisco



London N. Breed
Mayor

Eric D. Shaw
Director

March 16, 2023

Jim Abrams
J. Abrams Law, P.C.
538 Hayes Street
San Francisco, CA 94102

Re: 600 Van Ness Land Dedication

Dear Mr. Abrams:

Pursuant to the terms outlined in the proposed Development Agreement (DA) for the 98 Franklin Street Project, the Mayor's Office of Housing and Community Development (MOHCD) conditionally accepts the dedication of 600 Van Ness Avenue (Site) for affordable housing development from Related California Residential, LLC (Residential Developer), as satisfaction of affordable housing obligations generated by the 98 Franklin Street principal development project.

As required by the DA and consistent with the requirements of Planning Code Section 419.5(a)(2) and MOHCD's Inclusionary Housing Procedures Manual, MOHCD is in receipt of the following documents and information related to 600 Van Ness Avenue:

- 1) Site Survey
- 2) Preliminary Title Report dated October 28, 2022
- 3) Geotechnical Report
- 4) Phase 1 Report
- 5) Maher Ordinance Subsurface Investigation Report dated March 6, 2019
- 6) Preliminary Mitigation Cost Estimate for Redevelopment at 600 Van Ness dated January 18, 2023
- 7) MOHCD Fit Test [600 Van Ness Architecture Plans]

Based upon our review of the materials provided, the Site is suitable for affordable housing development and meets the City's threshold regulatory requirements for a land dedication.

Conditions related to the land dedication include the following, without limitation:

- 1) Schedule of Delivery of Land.

- 2) Fee title interest to the Site must be conveyed clear of all title exceptions except those that MOHCD in its sole discretion accepts.
- 3) The Sponsor shall demolish any existing structures on the Site at its own expense and deliver the parcel vacant and with a secure fence surrounding the Site.
- 4) The City's acceptance of the Site is conditioned on a finding of consistency with the General Plan and approval of the conveyance by the Board of Supervisors and the Mayor through approval of the proposed DA, in their respective sole discretion.

As noted in MOHCD's Inclusionary Procedures Manual, the conditions stated above are not intended to be exhaustive, and MOHCD and the Residential Developer shall further refine the terms of the Site transfer in a purchase and sale agreement.

We look forward to working with you on this development.

Sincerely yours,

DocuSigned by:
Eric Shaw
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Eric Shaw

Copy: Rich Hillis, San Francisco Planning Department
Anne Taupier, Office of Economic and Workforce Development