

1 [Authorizing Subdivision and Conveyance of Air Rights - 530 Sansome Street - Affordable
2 Housing Development]

3 **Resolution authorizing the Department of Real Estate to subdivide Assessor’s Parcel**
4 **Block No. 0206, Lot No. 017, located at 530 Sansome Street, and convey the air rights,**
5 **on behalf of the Mayor’s Office of Housing, for the purpose of developing affordable**
6 **housing, either on-site or elsewhere in District 3, pursuant to an updated feasibility**
7 **study to be conducted by the Mayor’s Office of Housing in partnership with the**
8 **Department of Real Estate.**

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10 WHEREAS, There continues to be housing demand for the 60% of San Franciscans
11 who qualify for affordable housing under federal guidelines, specifically for those at Area
12 Median Income (AMI) levels at 40% to 80% AMI, 80% to 100% AMI and 100% to 120% AMI;
13 and

14 WHEREAS, The active two-story Sansome Street Fire Department Station 13, located
15 on Assessor’s Parcel Block No. 0206, Lot No. 017 is zoned for 200 feet of development
16 height; and

17 WHEREAS, The fire station is located in the Financial District at 530 Sansome Street,
18 where, surrounded on all sides by tall office buildings, it can be developed appropriately with
19 minimal shadow impact on nearby parks or recreational facilities; and

20 WHEREAS, The public site is a prime candidate for the development of affordable
21 housing above the fire station, which is in alignment with the City’s policy to prioritize public
22 property for the development of affordable housing; and

23 WHEREAS, Preliminary assessments by the Mayor’s Office of Housing confirm the
24 ideal nature of Block No. 0206 for a mixed-income affordable housing development project,
25 with the creative addition of sound buffers between the fire station and housing, like the West

1 End fire station project in Washington, D.C., which put a 19,700 square-foot squash facility
2 between the fire station and 55 units of affordable housing; and

3 WHEREAS, The sale and development of Block No. 0206, Lot No. 017, could also
4 generate revenue for 100% affordable housing at another location within District 3, such as
5 the site identified by the Mayor's Office of Housing at 772 Pacific Avenue; now, therefore, be it

6 RESOLVED, That the Board of Supervisors authorizes the Department of Real Estate
7 to process a subdivision of Assessor's Parcel Block No. 0206, Lot No. 017 and subsequently
8 convey the air rights on behalf of the Mayor's Office of Housing for the purpose of developing
9 affordable housing atop the Sansome Street Fire Department Station 13, pursuant to an
10 updated feasibility study and future Board of Supervisors approval or potentially for the
11 purpose of a market-rate development which would generate funding for affordable housing
12 elsewhere in District 3; and, be it

13 FURTHER RESOLVED, That the feasibility study shall examine the cost-benefits of
14 affordable housing on top of Station 13 versus a market-rate development which would
15 generate funding for affordable housing elsewhere in District 3, including the menu of AMI
16 tiers and additional neighborhood uses being considered for the project.

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