

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

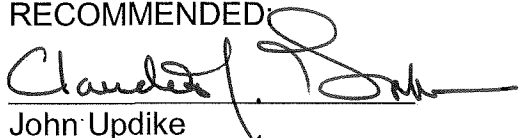
24 WHEREAS, The Property currently contains a public restaurant Lessee,  
25 paying \$22,500/month in rent through December 31, 2021 ("Rental Income"); and

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

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

14 \$5,000,000 available  
15 Index Code: MYR2SNDFAHF  
16 Project Code: PMOIRR

17   
18 Ben Rosenfield  
19 Controller

20 RECOMMENDED:  
21   
22 John Updike  
23 Director of Property

24   
25 Olson Lee, Director  
Mayor's Office of Housing and Community Development



City and County of San Francisco

Tails

Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 170522

Date Passed: May 23, 2017

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

May 18, 2017 Budget and Finance Sub-Committee - RECOMMENDED AS COMMITTEE REPORT

May 23, 2017 Board of Supervisors - ADOPTED

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

File No. 170522

I hereby certify that the foregoing Resolution was ADOPTED on 5/23/2017 by the Board of Supervisors of the City and County of San Francisco.

Handwritten signature of Angela Calvillo
Angela Calvillo
Clerk of the Board

Handwritten signature of Mayor
Mayor

6/2/2017
Date Approved