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

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

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

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

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

WHEREAS, Preliminary assessments by the Mayor’s Office of Housing confirm the ideal nature of Block No. 0206 for a mixed-income affordable housing development project, with the creative addition of sound buffers between the fire station and housing, like the West
End fire station project in Washington, D.C., which put a 19,700 square-foot squash facility between the fire station and 55 units of affordable housing; and

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

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

FURTHER RESOLVED, That the feasibility study shall examine the cost-benefits of affordable housing on top of Station 13 versus a market-rate development which would generate funding for affordable housing elsewhere in District 3, including the menu of AMI tiers and additional neighborhood uses being considered for the project.
Resolution authorizing the Department of Real Estate to subdivide Assessor’s Parcel Block No. 0206, Lot No. 017, located at 530 Sansome Street, and convey the air rights, on behalf of the Mayor’s Office of Housing, for the purpose of developing affordable housing, either on-site or elsewhere in District 3, pursuant to an updated feasibility study to be conducted by the Mayor’s Office of Housing in partnership with the Department of Real Estate.

June 05, 2017 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

June 05, 2017 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

June 13, 2017 Board of Supervisors - ADOPTED
   Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

I hereby certify that the foregoing Resolution was ADOPTED on 6/13/2017 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

Date Approved

6/12/17