

1 [Declaration of City Property - 772 Pacific Avenue - Exempt Surplus Land for 100%
2 Affordable Housing]

3 **Resolution 1) declaring the City's real property located at 772 Pacific (Assessor's**
4 **Parcel Block No. 0161, Lot No. 015) (the "Property") as Exempt Surplus Land under**
5 **California Government Code, Sections 25539.4 and 54221(f)(1)(A); 2) affirming use of**
6 **the Property by the San Francisco Mayor's Office of Housing and Community**
7 **Development ("MOHCD") for the development as 100% affordable housing with**
8 **ancillary commercial space; 3) affirming MOHCD's intent to convey the Property**
9 **under a long term ground lease with an annual base rent of \$15,000 and restricting**
10 **the Property for affordable housing and ancillary commercial space; and 4) adopting**
11 **findings that the affordable housing project developed on the Property is eligible for**
12 **ministerial approval under the Affordable Housing and High Road Jobs Act of 2022**
13 **and consistent with the General Plan, and the eight priority policies of Planning**
14 **Code, Section 101.1.**

15
16 WHEREAS, The Mayor's Office of Housing and Community Development ("MOHCD")
17 is responsible for the funding and development of affordable housing in the City of and County
18 of San Francisco ("City"); and

19 WHEREAS, The City, acting through MOHCD, administers a variety of housing
20 programs that provide financing for the development of new affordable housing and the
21 rehabilitation of single- and multi-family housing for low- and moderate-income households
22 and resources for homeowners in San Francisco; and

23 WHEREAS, Under Resolution No. 210-17, the City acquired real property located
24 at 772 Pacific Avenue in San Francisco, California, which is comprised of
25 approximately 130,531 square feet and known as Assessor's Parcel Block No. Block 0161,

1 Lot No. 015 (the "Property") for the purpose of developing affordable housing on the Property;
2 and

3 WHEREAS, MOHCD published a Request for Qualifications on November 30, 2020,
4 for the development and management of new affordable housing on nine separate sites
5 owned by the City located in various neighborhoods of the City, including the Property; and

6 WHEREAS, Chinatown Community Development Center, a California nonprofit public
7 benefit corporation ("CCDC"), responded to the RFQ and was selected as the developer of
8 the Property; and

9 WHEREAS, CCDC has established New Asia Housing, L.P., a California limited
10 partnership (the "Developer"), as a separate entity under which to develop and
11 construct affordable housing on the Property; and

12 WHEREAS, The Developer has proposed to develop on the Property a 100%
13 affordable senior housing project, with ancillary ground floor commercial space, consisting
14 of 175 residential units for low income seniors, including an estimated 70 units serving
15 households earning up to 60% of area median income ("AMI"), 44 units serving households
16 experiencing homelessness earning up to 50% AMI, 5 units serving Plus Housing households
17 earning 50% AMI, and 55 units serving households earning up to 55% of AMI, and one
18 manager's unit (the "Project"); and

19 WHEREAS, Under Ordinance No. 256-24, the Board of Supervisors approved an
20 amendment to the Planning Code and Zoning Map to create the New Asia Senior Affordable
21 Housing Special Use District providing an exemption from the 65-N height and bulk limit and
22 allowing for a height of up to 155 feet, with height limitation inclusive of any additional height
23 permissible under any state or local density bonus program that requires or permits increase
24 in height, including Planning Code, Section 206.6, and California Government Code,
25 Section 65915 et seq. ("State Density Bonus Law"), and affirmed compliance with the

1 California Environmental Quality Act (California Public Resources Code, Sections 21000 et
2 seq., or "CEQA"); and

3 WHEREAS, Under Planning Approval Letter dated January 24, 2025 ("Planning
4 Approval"), the Planning Department determined that the development of the Project:
5 (1) satisfied the standards of the Planning Code, AB 2011, and State Density Bonus Law,
6 (2) would be eligible for ministerial approval under California Government Code, Section
7 65912.110 et seq. ("AB 2011"), California Public Resources Code, Section 21080, and the
8 CEQA Guidelines, Sections 15002(i)(1), 15268 and 15369, and would therefore not be subject
9 to CEQA, and (3) was consistent with the City's General Plan, and the eight priority policies of
10 Planning Code, Section 101.1; a copy of the Planning Approval is on file with the Clerk of the
11 Board of Supervisors in File No. 250358, and is incorporated herein by reference; and

12 WHEREAS, MOHCD intends to provide the Developer with financial assistance to
13 combine with other funding sources, including, but not limited to, tax exempt multifamily
14 housing revenue bonds, low income housing tax credits, and state housing loan programs, in
15 order for the Developer to construct the Project; and

16 WHEREAS, As a condition of MOHCD's financial assistance and the benefits received
17 under State Density Bonus Law and AB 2011, the Developer will record restrictions and
18 affordability covenants against the Project for the life the Project, but no less than 55 years;
19 and

20 WHEREAS, The City intends to execute a ground lease after approval by the Board of
21 Supervisors of the form of ground lease agreement and approval of construction financing
22 necessary for the Project; and

23 WHEREAS, The Project will satisfy the criteria set forth in Government Code,
24 Sections 65912.112 and 65915(b)(1)(G), because 100% of the Project's residential units will
25 be restricted by a land use restriction or covenant as affordable to lower income households,

1 as defined under California Health & Safety Code, Section 50079.5, at an affordable rent
2 consistent with limits established the California Tax Credit Allocation Committee, for no less
3 than 55 years; and

4 WHEREAS, The Property is not 1) within a coastal zone, 2) adjacent to a historical unit
5 of the California State Parks System, 3) listed on, or determined by the California Office of
6 Historic Preservation to be eligible for, the National Register of Historic Places, or 4) within the
7 Lake Tahoe region as defined in California Government Code, Section 66905.5; and

8 WHEREAS, The Property to be conveyed to the Developer for development of
9 affordable housing qualifies as "Exempt Surplus Land" under California Government
10 Code, Section 54221(f)(1)(A) because 100% of the residential units in the Project,
11 except a manager's unit, will be restricted to low-income or very low-income
12 households pursuant to Government Code, Section 25539.4; now, therefore, be it

13 RESOLVED, That the Board of Supervisors hereby finds that the Project (and
14 associated actions necessary to effectuate the Project) is eligible for ministerial approval
15 under AB 2011 and consistent with the General Plan and the eight priority policies of Planning
16 Code, Section 101.1, for the same reasons as set forth in the Planning Approval, and hereby
17 incorporates such findings by reference as though fully set forth in this Resolution; and, be it

18 FURTHER RESOLVED, That the Board of Supervisors affirms that MOHCD intends to
19 use the Property only for the development of affordable housing for low-income and very low-
20 income households with ancillary commercial space; and, be it

21 FURTHER RESOLVED, That the Property is hereby declared "Exempt Surplus Land"
22 under Government Code section 54221(f)(1)(A) because 100% of the residential units in the
23 Project, except a manager's unit, will be restricted to low-income or very low-income
24 households, and the Property will be conveyed to the Developer pursuant to California
25 Government Code, Section 25539.4; and, be it

1 FURTHER RESOLVED, That the Board of Supervisors hereby affirms that the City
2 intends on executing a ground lease with the Developer consisting of, among other terms, an
3 annual base rent of \$15,000 and restricting the use of the Property only for affordable housing
4 and ancillary ground floor commercial space, subject to approval by the Board of Supervisors
5 of the ground lease agreement form.
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1 RECOMMENDED:

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4 /s/

Daniel Adams

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

Tails Resolution

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

File Number: 250358

Date Passed: April 29, 2025

Resolution 1) declaring the City's real property located at 772 Pacific (Assessor's Parcel Block No. 0161, Lot No. 015) (the "Property") as Exempt Surplus Land under California Government Code, Sections 25539.4 and 54221(f)(1)(A); 2) affirming use of the Property by the San Francisco Mayor's Office of Housing and Community Development ("MOHCD") for the development as 100% affordable housing with ancillary commercial space; 3) affirming MOHCD's intent to convey the Property under a long term ground lease with an annual base rent of \$15,000 and restricting the Property for affordable housing and ancillary commercial space; and 4) adopting findings that the affordable housing project developed on the Property is eligible for ministerial approval under the Affordable Housing and High Road Jobs Act of 2022 and consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

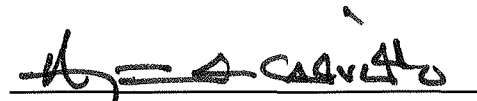
April 21, 2025 Land Use and Transportation Committee - RECOMMENDED

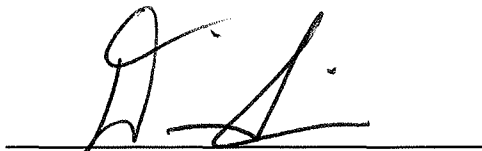
April 29, 2025 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

File No. 250358

I hereby certify that the foregoing
Resolution was ADOPTED on 4/29/2025 by
the Board of Supervisors of the City and
County of San Francisco.


Angela Calvillo
Clerk of the Board


Daniel Lurie
Mayor

MAY 2, 2025
Date Approved