



Proposed Resolution: Supporting the Purchase of Parkmerced by the City of San Francisco

Whereas Parkmerced was designed in conjunction with Thomas Church, San Francisco's famous landscape architect in the Modern style and should be considered a Historical Monument and protected and preserved, which numerous preservation groups have endorsed, and,

Whereas ironically, the present day Parkmerced is one of the densest areas in San Francisco today. With more development in Parkmerced, Highway 280 and 19th Avenue could become so impacted with post construction traffic that San Francisco could no longer be a destination from the Peninsula by automobile, truck or bus, and,

Whereas, in April 2020, Maximus, that manages this property was aid to have requested forbearance on their \$1billion loan, and,

Whereas Parkmerced has high vacancy rates of 25%. Despite this, Parkmerced is unwilling to lower the rent of their units. Today, (February 20 ,2023) Rent Specials are available reducing rent 10% but this is still too high to encourage renters to avoid downtown and prefer Parkmerced, and,

Whereas according to a Parkmerced employee, after the the pandemic, as many as 25% of the residents were unable to pay their rent, and,

Whereas at least 8-11 squatters have moved into Parkmerced and the police, without the help of the City Attorney, are unable to remove them, and,

Whereas these squatters could greatly increase the number of crimes crimes in Parkmerced making a bad situation worse, and,

Whereas with the passage of Proposition M, a vacancy tax should make the owners of Parkmerced interested in selling their property to avoid tax penalties of \$2,500 for each vacant unit or \$49,215,000 a year. ($\$2,500 \times 1/2$ of 3,281 Pm residents $\times 12$ months= \$49,215,000), and,

Whereas income from the mortgages from 3,281 residents at \$600 a month could be \$23,623,200 annually if part of a Mitchell-Lama style program. (3,281 number of PM residents \times \$600 \times 12 months);

Be it resolved that the City of San Francisco enter into a public /private partnership in the purchase of Parkmerced to add to its affordable housing stock and the Mitchell Lama Program, which is a cooperative pioneered by New York City, be a guide to the purchase and governance of Parkmerced. (See footnotes 1, 2, 3 & 4)

Footnotes

1. <https://www.localize.city/blog/affordable-housing-a-primer-on-mitchell-lama-apartments/>
2. <https://www.nyc.gov/site/hpd/services-and-information/mitchell-lama-program.page>
3. <https://hcr.ny.gov/ml>
4. <https://hcr.ny.gov/ml>

Charles Head, President of CSFN

February 21, 2023