



Mission Bay South Block 4 East
Phase I and Phase II
Mixed-use Affordable Housing Project

**Mission Bay South
Owner Participation Agreement Amendment**

Oversight Board
City Hall, Room 416
Monday, January 12, 2026, 11 AM

Approval Actions Summary

<u>Resolution No.</u>	<u>Action</u>
01-2026	Approving an amendment to the Mission Bay South Owner Participation Agreement to allow additional affordable housing units consistent with Section 34177.7 (a) (1) (C) of the Redevelopment Dissolution Law; Mission Bay South Redevelopment Project Area

Background

- **Mission Bay South Project Area created in 1998**
- **Purpose:**
 - Strengthen the community's supply of affordable housing
 - Alleviate blighting influences (e.g., *incompatible land uses, inadequate or deteriorated public improvements, facilities and utilities*)
- **Affordable Housing Development:**
 - **1,218** total affordable units
 - **1,053** affordable units completed
 - **165** affordable units remaining
- **OCII Commission Meetings for 4 East:**
 - Nov. 2023 – Info Item on Request for Qualifications
 - May 2024 – Info Item on Eval. Panel Recommendation
 - Sept. 2024 – Action Item approving Exclusive Negotiations Agreement and a combined Predevelopment Loan Agreement (*Phase I & Partial Phase II Site*)
 - Nov. 2025 – Action Item approving Phase I and II BCSDs, Major Phase Amendments, D for D amendments, Plan Amendment, and OPA Amendment
- **Planning Commission:**
 - Dec. 2025 – General Plan Conformance and Plan Amendment Recommendation (Motion No. 21874)



Owner Participation Agreement Amendment

- **Amendment:**

- Increase the number of OCII Affordable Housing Units in the Project Area by approx. 250 units (northern portion of MBS 4E, or Phase II).
- Raises total South OPA affordable units to approx. 1,468

- **Parties**

- Contracting Parties: FOCIL-MB and OCII
- Status: FOCIL-MB has consented to the amendment.

- **Key Provisions:**

- Requires increase in unit cap under South OPA.
- Requires alternative financing source.
- OCII proposes SB 593 replacement housing funds.

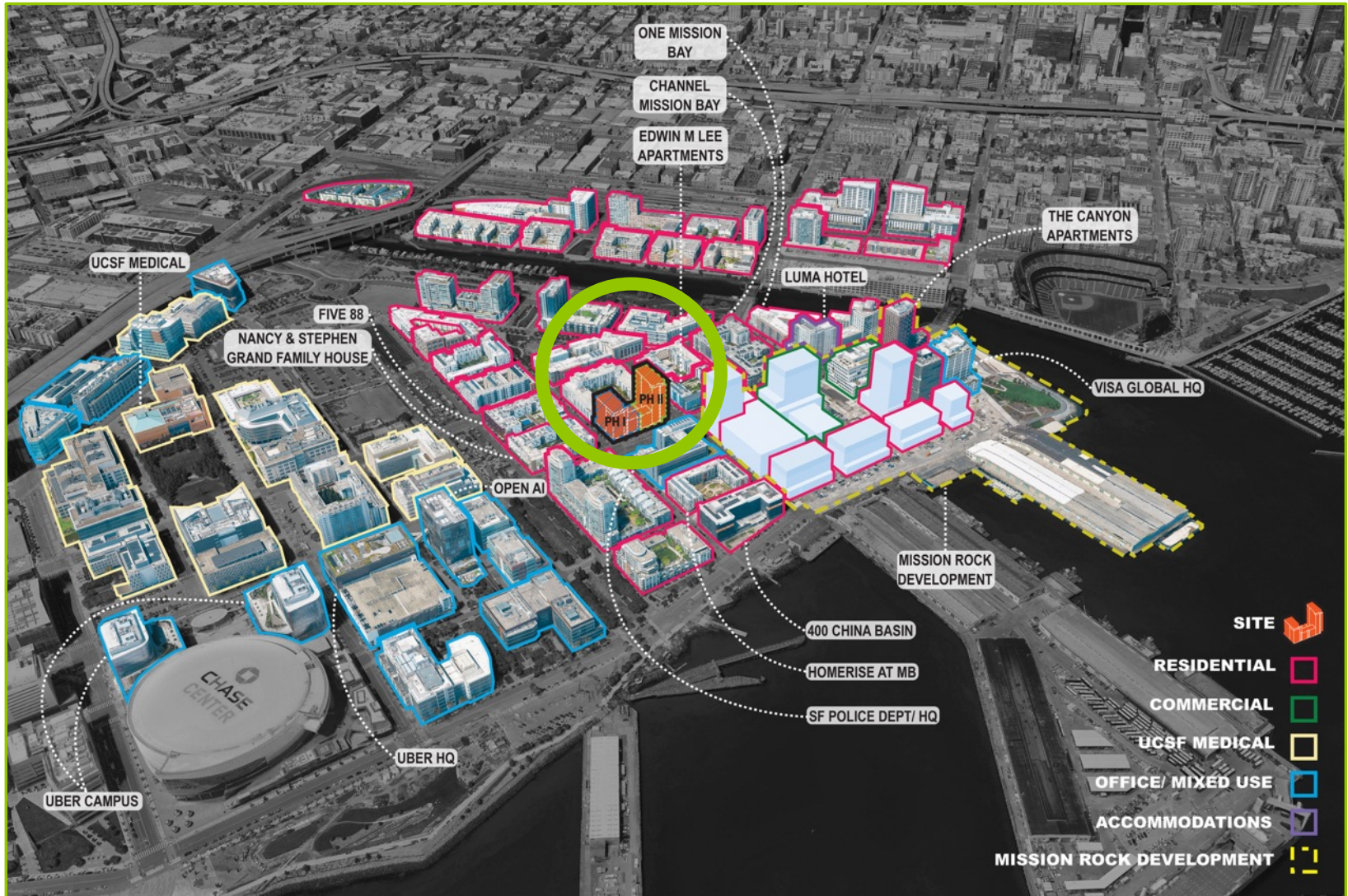
Summary of Benefits to Taxing Entities

1. Specifies the permitted sources of financing for the Additional Affordable Units
2. Does not affect the allocation of property tax revenue to taxing entities (other than the City, as authorized by Senate Bill 593 (2023))
3. Strengthens the overall tax base by promoting short- and long-term economic activity, including construction jobs and contracting opportunities
4. Increases sales and use tax revenue, as well as ongoing employment and income tax revenue, by enabling more residents to live and work in the Project Area and in San Francisco and by reducing rent burden for existing residents
5. Produces much-needed affordable housing consistent with San Francisco's Housing Element and the identified unmet need for 82,069 new units by 2031, including 46,598 affordable to extremely low- to moderate-income households

OCII Approval Actions Summary

<u>Resolution No.</u>	<u>Action</u>
28-2025	Approving the Design for Development Amendment (D for D) for Phase I
29-2025	Conditionally Approving Basic Concept and Schematic Design (BCSD) and Major Phase for Blocks 2-7 and 13 Amendment (Major Phase) for Phase I
30-2025	Approving Redevelopment Plan Amendment for Mission Bay South
31-2025	Approving the Report to the Board of Supervisors on the Redevelopment Plan Amendment for Mission Bay South
32-2025	Approving the D for D Amendment for Phase II
33-2025	Conditionally Approving BCSD and Major Phase Amendment for Phase II
34-2025	Conditionally Approving an amendment to the Mission Bay South Owner Participation Agreement (South OPA) subject to approval of the Redevelopment Plan Amendment by the Board of Supervisors and final approval by the Oversight Board and CA Dept. of Finance.

Mission Bay South



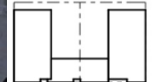
Development Program

	Phase I	Phase II	Total
Total Units	165	233	398
Population Served	Families, formerly homeless families (33 units, LOSP)	Families, formerly homeless families (47 units, LOSP)	80 units, LOSP
Income Levels	30% AMI – 5 units 40% AMI – 20 units 50% AMI – 61 units (33 LOSP) 60% AMI – 29 units 70% AMI – 31 units 95% AMI – 17 units	30% AMI – 14 units 40% AMI – 33 units 50% AMI – 87 units (47 LOSP) 60% AMI – 41 units 70% AMI – 32 units 95% AMI – 24 units	30% AMI – 19 units 40% AMI – 53 units 50% AMI – 148 units (80 LOSP) 60% AMI – 70 units 70% AMI – 63 units 95% AMI – 41 units
Unit Mix	46 one-bed (28%) 77 two-bed (47%) 42 three-bed (25%)	61 one-bed (26%) 109 two-bed (47%) 56 three-bed (24%) 5 four-bed (2%) 2 five-bed (1%)	107 one-bed 186 two-bed 98 three-bed 5 four-bed 2 five-bed
Commercial	1,253 sf community-serving	N/A	1,253 sf community-serving
Parking	44 vehicle 120 class I bicycle	44 vehicle 144 class I bicycle	88 vehicle 264 class I bicycle

Proposed Project (*Phase I looking NW*)



AERIAL RENDERING - LOOKING NORTHWEST FROM CHINA BASIN ST & THIRD ST



7

Proposed Project (*Phase II looking SW*)



AERIAL RENDERING - LOOKING SOUTHWEST FROM MISSION ROCK ST & THIRD ST



Phase II Night View



AERIAL RENDERING - LOOKING SOUTHWEST FROM MISSION ROCK ST & 3RD ST



Schedule

Timeframe	Milestones
December 2025	Planning Commission
January/February 2026	- Oversight Board – Owner Participation Agreement Amendment hearing - Board of Supervisors Redevelopment Plan Amendment hearings - Commission hearing on Phase I Permanent Gap Loan Commitment and Additional Predevelopment for Phase I and Phase II
November 2025 – 2026	- Phase I and II design development, permitting, and mapping - Phase I funding applications - Commission hearings on Phase I ground lease and gap loan
Early 2027	- Phase I Close on construction financing - Phase I Begin construction
2027	- Phase II permitting and funding applications - Commission hearings on Phase II ground lease and gap loan
Early 2028	- Phase II Close on construction financing - Phase II Begin construction
2029	- Phase I Construction completion - Phase I Lease-up
2030	- Phase II Construction completion - Phase II Lease-up

Thank you!