

CANDLESTICK POINT NORTH BLOCK 7 (CPN 7) REQUEST FOR PROPOSALS

Pre-Submittal Meeting | Wednesday, August 19, 2026



Introduction

- **Office of Community Investment and Infrastructure**
 - ▣ Channing Jackson, Housing
 - ▣ Kim Obstfeld, Housing
 - ▣ Elizabeth Colomello, Housing
 - ▣ Inderbir Grewal, Candlestick Point Project Management
 - ▣ Lila Hussain, Candlestick Point Project Management
 - ▣ Alok Vyas, Design Review
 - ▣ Jose Campos, Design Review and Environmental Review
 - ▣ Julia Hernandez, Contract Compliance
 - ▣ Maria Pecot, Contract Compliance
- **FivePoint Consultant: Next Infrastructure**
 - ▣ Daniel Hansen, Managing Partner

Agenda

- Candlestick Project Area
- RFP Overview
 - ▣ Applicant Team Composition
 - ▣ Program
 - ▣ Financing
 - ▣ Selection criteria and scoring
- Design
- Workforce and Contracting Policies
- Schedule and logistics
- Questions

CANDLESTICK POINT PROJECT AREA

Candlestick Point Redevelopment



7,218 <i>planned residential units</i>	2,469 <i>Below Market Rate residential units</i>
APPROXIMATELY 2.80 MILLION <i>sq ft of planned office & R & D space</i>	APPROXIMATELY 115,000 <i>sq ft of planned Community uses and spaces</i>
APPROXIMATELY 204,500 <i>sq ft of planned retail</i>	APPROXIMATELY 69K <i>sq ft of planned Cultural facilities</i>
APPROXIMATELY 130,000 <i>sq ft of planned hotel space</i>	APPROXIMATELY 16 <i>acres of new parks & open space</i>

Major Phase 2 Program



Land Use	# of Units/SQFT
BMR Housing (0-60% AMI)	236+
BMR Housing (80-120% AMI)	42
Market Rate Housing	397+
Total Housing Units	675+ (41% BMR)
Commercial	750,000 sqft
Unlocks future phases with construction of backbone public infrastructure and utility systems	

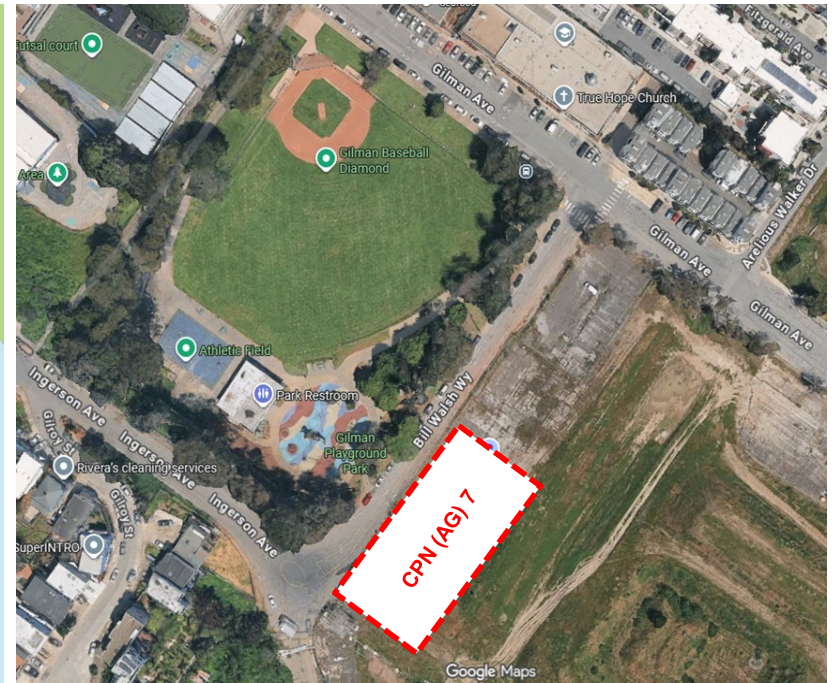


Major Phase 2
Subdivision Boundary



OCII
Affordable
Parcels

Site Location



- 0.8-acre, 223'-4" by 159'-3" rectangular site
- At Bill Walsh Way (recently renamed "Giants Drive")
- At the planned extensions of Ingerson Avenue and Arelous Walker Drive

Candlestick Point Plan Documents

- Candlestick Point Plan Documents that govern the design and development of CPN 7 include:
 - Redevelopment Plan
 - Design for Development (D4D)
 - Final HPS2/CP Environmental Impact Report and Mitigation Monitoring and Reporting Program requirements
 - Bayview Hunters Point Employment and Contracting Policy

RFP OVERVIEW

Applicant Team Composition

- Affordable Housing Developer (non-profit or for-profit)
- Community Partner
- Lead Architect
- Property Manager
- Workforce and Contracting Action Plan Lead

CPN 7 Program Summary

Populations Served	• Preference Holders, especially those displaced by SFRA • Very low and low-income families
Number of units	• A maximum number of high-quality residential rental units (with a target of approximately 100 units[*])
Unit Types	• 1-, 2-, and 3-bedroom units, with a limited number of 4- and 5-bedroom units • Overall unit mix must meet a Project-wide average of at least 2.5 bedrooms per unit
Income and rent restrictions	Tiered income levels targeted to meet the needs of Preference Holders, at up to a maximum of 60% MOHCD Area Median Income (AMI), provided that the average AMI of all affordable units is at or below 50% AMI
Parking & Bicycle	• Assume a 0.6 to 0.8 to 1 ratio of parking spaces to units • Class 1 bicycle parking spaces at a 1:1 ratio

^{*} Staff recommends approximately 100 units as optimal for the site. However, this exceeds the maximum allowed under current zoning. Design team will work with staff to prepare deviation justifications. Any rezoning or deviation from Project Area documents is subject to future approval from regulatory bodies.

Preference Program

- Housing Preference Holders is OCII's highest priority at CPN 7
- Selected Applicant must:
 - Review and consider the specific housing needs and desires of Preference Holders in establishing the program
 - Engage Preference Holders throughout predevelopment and construction
 - Conduct extensive outreach and marketing to Preference Holders

Financing

- Assume OCII predevelopment loan and gap loan
- Leverage other available sources
- Subject to OCII/MOHCD Underwriting Guidelines and policies
- Strategy should consider schedule and feasibility
- Identify creative approaches as appropriate

Selection Criteria and Scoring – Key Factors

- ❑ Strengths of development approach and design vision for urban context
- ❑ Strategy for diversity, equity, and inclusion in all aspects of development and operations
- ❑ Approach to successfully housing Preference Holders
- ❑ Strengths of team structure and partnerships
- ❑ Capacity and ability to perform on schedule
- ❑ Collaborative approach
- ❑ Understanding of OCII equal opportunity programs and clear plan to meet or exceed OCII participation goals
- ❑ Focus on quality and resident experience

Maximum Points	Criteria
70	Development Concept
30	Team Experience and Capacity

DESIGN

OClI Requirements Highlights

Urban Design Setting	• Block situated at entrance to Candlestick Project Area • Gateway to start of mixed-use retail street experience • Flanked by high intensity mixed use residential neighborhood to north and mixed-use commercial development to south-east. • Architecture to enhance pedestrian experience at the streets and Mid-block Break.
Building Height	• Maximum 40 feet* per D4D • Massing to consider Gilman Playground Park and existing adjacent residential neighborhood
Density	Residential Density 1: 15 – 75 dwelling units per acre*
Urban Placemaking	Include a Focal Point at Intersection of Ingerson Avenue and Arelious Walker Drive per D4D
Garage Location	• Three options being considered • Seeking design team's early feedback on best location
Main Lobby	Consider lobby placement near Ingerson Ave and Arelious Walker Drive intersection since passenger loading spaces are on Ingerson Ave.
Loading	No off-street loading facilities required per D4D

* Staff acknowledges achieving target units will require deviation from certain D4D Standards. Design team will work with staff to prepare deviation justifications. Any rezoning or deviation from Project Area documents may be subject to future approval from regulatory bodies.

WORKFORCE AND CONTRACTING POLICIES

Workforce & Contracting

- ❑ Development Team:
 - ❑ All submittals should identify a development team that consist of:
 - ❑ A Qualified Non-Profit or For-Profit Housing Developer
 - ❑ Community Partner(s) from the Southeast area of San Francisco to act as a developer, co-developer, or to provide social services
 - ❑ Lead Architect
 - ❑ Property Manager
 - ❑ Workforce and Contracting Action Plan Lead
- ❑ All submittals should include a workforce action plan that clearly identifies a WCAP Lead and clearly articulates how the Development Team will reach workforce and contracting goals. The WCAP Lead may be in an in-house staff member or a consultant.
- ❑ **All other** contractors must be procured through a competitive process to meet OCII Small Business Contracting goals, and to maximize opportunities for diverse and local businesses.
- ❑ Developer's/Co-Developers Statement of Capacity should highlight examples of a demonstrated commitment to racial equity and effective implementation of organizational diversity, equity, and inclusion plans and programs.

Workforce & Contracting

SBE & Workforce Programs

- ❑ The Bayview Hunters Point Employment and Contracting Policy (“BVHP ECP”) applies to Developments within the Hunters Point Shipyard/Candlestick Point project area and ensures that project area and San Francisco residents are given first consideration for workforce and contracting opportunities in the areas of construction, professional services, and permanent jobs. The BVHP incorporates OCII’s Equal Opportunity Program(EOP) and functions as the applicable EOP framework for the HPSY/CP Project Area.
- ❑ OCII has a 50% small business participation goal and 50% local hire goal.
 - ❑ SBE Goal: Good faith effort in awarding 50% of all contract dollars throughout the life of the project to small businesses, with first consideration to project area SBEs (94124,94134,94107), followed by San Francisco- based SBEs, and finally by non- San Francisco based SBEs.
 - ❑ Workforce Goal: 50% of construction jobs for San Francisco residents, with first consideration given to BVHP residents.
 - ❑ Trainee Hiring Goals: The SBE Policy establishes the successful Lead Architect, and additional design consultants, to anticipate hiring one or more BVHP residents, then San Francisco residents as trainees to participate in a summer internship program that OCII administers.
 - ❑ Permanent / Temporary Workforce Goal: 50% local hiring goal for permanent and temporary jobs with first consideration to BVHP Residents (project specific).

JOINT VENTURES

Joint Venture and Association Program

- ❑ OCII strongly encourages the Applicant (and those consultants and contractors, including the general contractor, that the selected Applicant will bring on to the project after this RFP) to create joint ventures or similar partnership relationships with San Francisco-based SBEs looking to build capacity and gain experience.
- ❑ OCII recognizes joint ventures between SBE firms and non-SBE firms where the SBE partner performs at least 35% of the work defined in the JV or Association agreement, and receives at least 35% (or a proportionate share, whichever is higher) of the dollars to be earned by the JV or Association. Under this arrangement, 100% SBE credit will be awarded to the developer for the respective scope of work.

GENERAL CONTRACTOR

- ❑ OCII requires that the successful Applicant competitively solicit a general contractor with the intent of creating a joint venture or similar partnership opportunity, to the extent practicable and economically feasible, between a general contractor and an OCII-recognized SBE contractor.
- ❑ The successful Applicant shall cooperate and require the general contractor to exercise good faith efforts to select subcontractors who either are SBEs or, if they are not SBEs, are willing to create joint ventures or similar partnership opportunities with SBEs.

ASSOCIATE ARCHITECT

- ❑ OCII requires that the Lead Architect create a meaningful and substantial opportunity for an associate architect.
- ❑ OCII generally measures a substantive opportunity at 35% based on our joint venture/association threshold amounts.
- ❑ Submittals should include Lead Architect's experience managing an associate architect and identify how the Lead may utilize an associate architect on this project.
- ❑ OCII requires that the Lead Architect cooperate with OCII to identify substantive design elements of the project, to the extent practicable and economically feasible, to be offered to an SBE associate architect.
- ❑ The associate architect must be procured through a competitive solicitation process as stated in the SBE policy.

SCHEDULE/LOGISTICS



Schedule

Deadline for questions /requests for additional information	Thursday, August 27, 2026
ELECTRONIC PROPOSAL SUBMISSION DEADLINE	4:00 PM Thursday, October 8, 2026
HARD COPY SUBMISSION DEADLINE	4:00 pm Friday, October 9, 2026
Applicant interviews	Week of November 2, 2026
HPSY Citizens Advisory Committee	November 2026
OCII Commission – Applicant selection	December 2026
OCII Commission – Exclusive Negotiation Agreement and Predevelopment Loan	January 2027

Applicant Registration

- Must register to receive Q&A and proposal submittal upload link
- To register, email Channing.Jackson@sfgov.org
 - Include:
 - Applicant organization
 - Name of contact person
 - Email address of contact person
 - Phone number

Submittal Requirements

- ❑ Verify that submittals are complete and in compliance with stated requirements
- ❑ Complete and include checklist
- ❑ Create and upload separate PDF files named in accordance with Section VI of the RFP. For example, “A. Development Concept & Financing Proposal”.
- ❑ Electronic submittal – registered Applicants will receive instructions via email to upload submittals through OneDrive
- ❑ Hard copy submittal – three hard copies

Questions

Please raise your hand and/or type your question into the meeting chat.

For further questions or to request additional information, please email: Channing.Jackson@sfgov.org