

**Mission Bay South Block 12 West
Memorandum of Understanding and Request
for Proposals for Affordable Housing**

CAC August 13, 2026

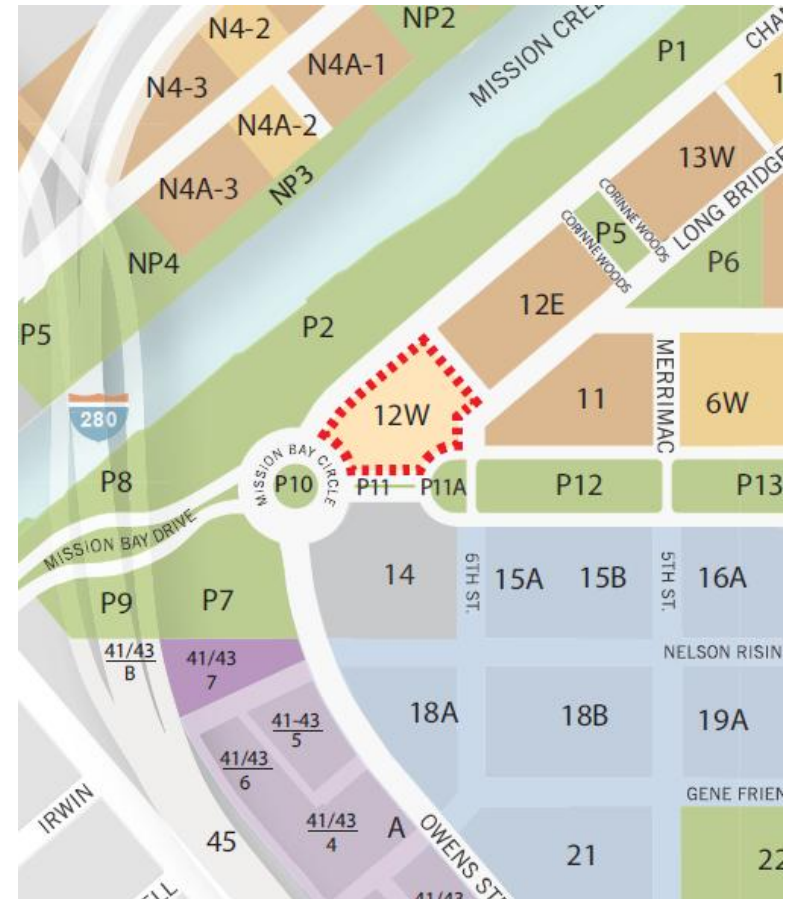


Memorandum of Understanding (MOU)

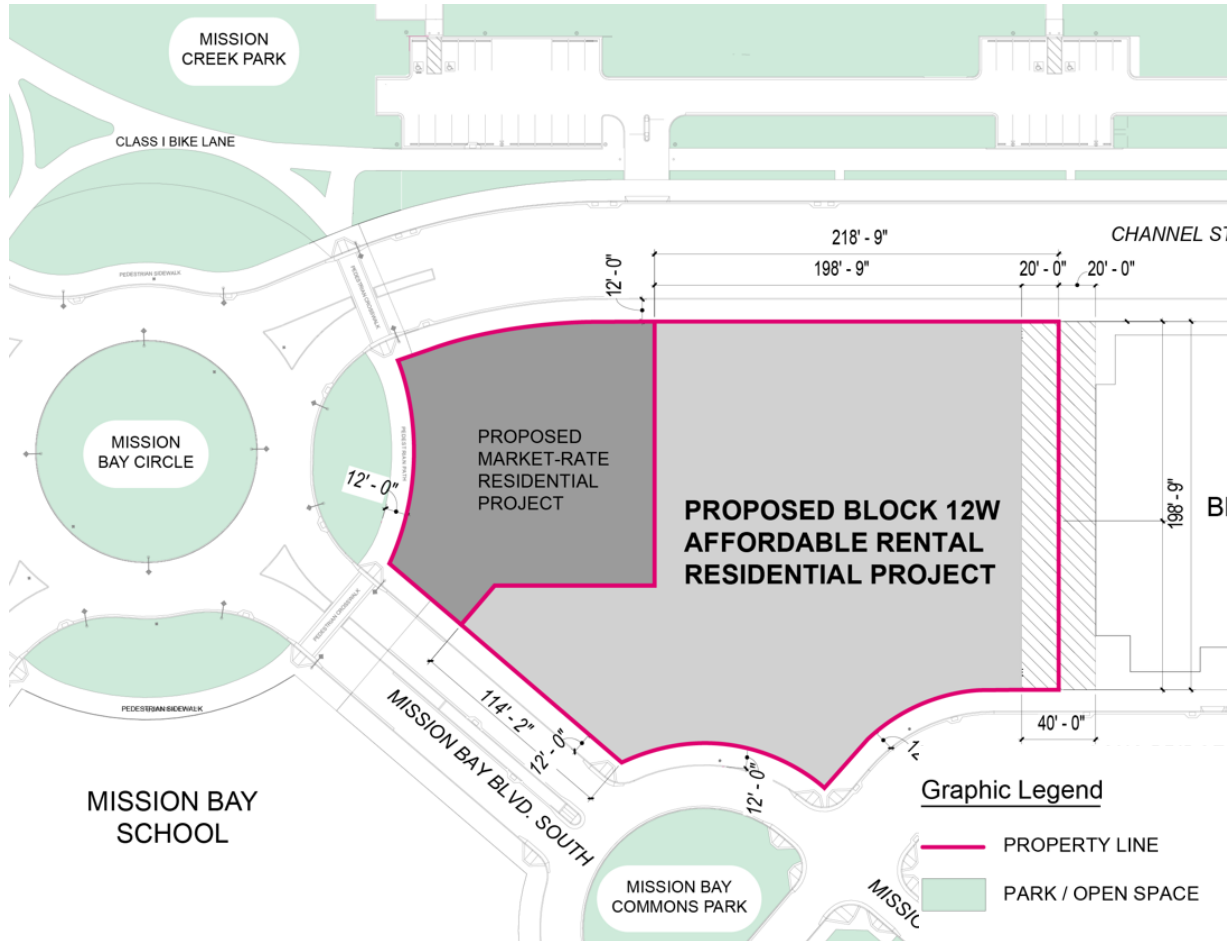
- Block 12 West last remaining development parcel
- No entitlements remain under Mission Bay Plan Documents

Proposed MOU

- OCII and FOCIL-MB
- Pursue subdividing 12 West and entitlements
- Coordination, cost sharing and complete environmental review



Proposed Subdivision & Entitlements



Block 12 West: 1.6 Acres

*subject to change

Preliminary Projects*

Affordable Project:

- 1.16 acres
- Approx. 265 Units
- Up to 90'

Market Rate Project:

- 0.43 acres
- Approx. 270 Units
(inclusionary requirement)
- Up to 250'

MOU/RFP

- **Next Steps: September 2026**

- OCII Commission
 - Approval of Memorandum of Understanding (recommendation)
 - Request for Proposals for the development of affordable housing units on Block 12 West, including space for a childcare facility (informational item)

Entitlements

- **Next Steps: Late 2026**

- Environmental Review

Future CAC Actions

- Mission Bay South Owner Participation Agreement (Housing Program and Map)
 - OCII Commission, Oversight Board, CA Department of Finance
- Mission Bay South Redevelopment Plan
 - OCII Commission, Planning Commission, Board of Supervisors
- Mission Bay South Design for Development
 - OCII Commission
- Mission Bay South 11-12 Major Phase
 - OCII Commission
- Tentative and Final Map (Subdivision)
 - Public Works (administrative) - no CAC action required

Office of Community Investment and Infrastructure

Thank you