

ANNUAL HOUSING PRODUCTION REPORT

OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE

FISCAL YEAR 2024-2025

MAYOR: DANIEL LURIE

EXECUTIVE DIRECTOR: THOR KASLOFSKY

COMMISSIONERS:

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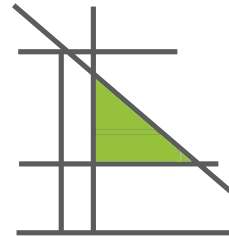
Mark Miller, Vice Chair

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HPSY 56 Dorris M. Vincent Apartments Entrance Image: Van Meter Williams Pollack Glass Artist: Josue Rojas



OCII

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COMMUNITY INVESTMENT
and INFRASTRUCTURE

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HPS Block 56 view from park | Image: Mercy



HPS Block 52 & 54 - Block 54 Facade | Image: Jonathan Rose Companies



Mission Bay South Block 9A, 400 China Basin Street | Image: Tom E. Brown



HPS Block 52, 52 Kirkwood Ave | Image: Lennar

EXECUTIVE SUMMARY

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Executive Summary

The Office of Community Investment and Infrastructure (“OCII”) is the driving force in creating three vibrant and inclusive neighborhoods in San Francisco. Beginning under the leadership of the San Francisco Redevelopment Agency Commission and now under the Commission on Community Investment and Infrastructure (“CCII”, or “Commission”), 21,927 new housing units are being created in its major development Project Areas as summarized below.

- Hunters Point Shipyard Phase I
- Hunters Point Shipyard Phase II/
Candlestick Point
- Mission Bay North
- Mission Bay South
- Transbay

In Fiscal Year 2023-2024 (“FY 23-24”), Senate Bill No. 593 (Wiener) was approved by both the Senate and Assembly and signed by Governor Newsom. Senate Bill No. 593 (“SB 593”) authorizes OCII to use a limited form of tax increment financing to fund and develop 5,842 affordable units that the former San Francisco Redevelopment Agency (“SFRA”) destroyed and that were never replaced (“Replacement Housing Obligation”). SB 593 authorizes debt financing secured by redevelopment property tax increment that would otherwise be allocated to the City and County of San Francisco (“City”) after other existing obligations of OCII are paid. This source of funding is limited and thus issuing bonds to pay for the housing construction will occur over many years.

In Fiscal Year 2024-2025 (“FY 24-25”) OCII began predevelopment on the first project that is anticipated to receive SB 593 funding. In total, OCII is responsible for 27,760 new units including housing created in Project Areas and the new Replacement Housing Obligation. As of June 2025, 9,649 units (3,091 affordable units and 6,558 market rate units) have been completed in these “Project Areas”.

Of the 27,760 total units, 47% (13,023 housing units) will be affordable. Affordable units are defined as being restricted to and priced for households earning up to 0% up to 120% of the Area Median Income (“AMI”).

Affordable rental projects typically serve low- or very low-income households (up to 60% or 50% of AMI), while affordable homeownership units are designated for first-time low to moderate-income buyers earning between 80%-120% AMI.

This Annual Housing Production Report for FY 24-25 provides a summary and status of OCII’s housing goals, and accomplishments from FY 24-25 as of June 30, 2025, including the following:

- Housing construction completions
- Housing in construction
- Housing funding activity
- Affordable housing marketing outcomes including Certificate of Preference results
- Small Business Enterprise and Workforce results
- Appendix with additional housing project details

Total Housing Completions

OCII completed construction on a total of 410 housing units in FY 24-25. These units are comprised of three Hunters Point Shipyard Phase 1 (“HPS Phase 1”) projects including two family rental projects totaling 185 units and one 77 unit market rate homeownership with inclusionary project and one Mission Bay South 100% affordable homeownership project totaling 148 units. See Table 1 for this data.

Housing in Construction

OCII projects currently in construction total 335 housing units in FY 24-25. These units are comprised of two Transbay projects including one senior rental project totaling 151 units and one family rental project totaling 184 units, See Table 6 for this data.

Housing Funding Activity

One of OCII’s key tools in delivering affordable housing is the ability to secure funding through public financing and make direct loans to affordable housing developers.

In FY 24-25, the OCII approved one predevelopment loan for a total of \$5,111,731 as shown in Table 2.

The sources of funding for OCII’s affordable housing include taxable housing bonds authorized under Redevelopment Dissolution law, and developer fees such as jobs-housing linkage fees.

TABLE 1. HOUSING COMPLETIONS FISCAL YEAR '24-'25

Project Area	Project Name	Total Housing Completions
Mission Bay South	Block 9A	148
HPS Phase I	Block 56	73
HPS Phase I	Block 52/54	112
HPS Phase I	Block 52	77
TOTAL		410

TABLE 2. HOUSING FUNDING ACTIVITY FISCAL YEAR '24-'25

Project Area	Project Name	Affordable Units	Type of Funding	Amount Funded
Mission Bay South	Block 4E	398	Predevelopment	\$5,111,731
TOTAL		398		\$5,111,731

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MBS Block 9A, 400 China Basin Street Bikeroom | Image: Tom E. Brown (BUGSBY)

HOUSING PROGRAM & GOALS

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Hunters Point Shipyard Phase II/Candlestick Point

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Table 4C: Hunters Point Shipyard Phase I Table

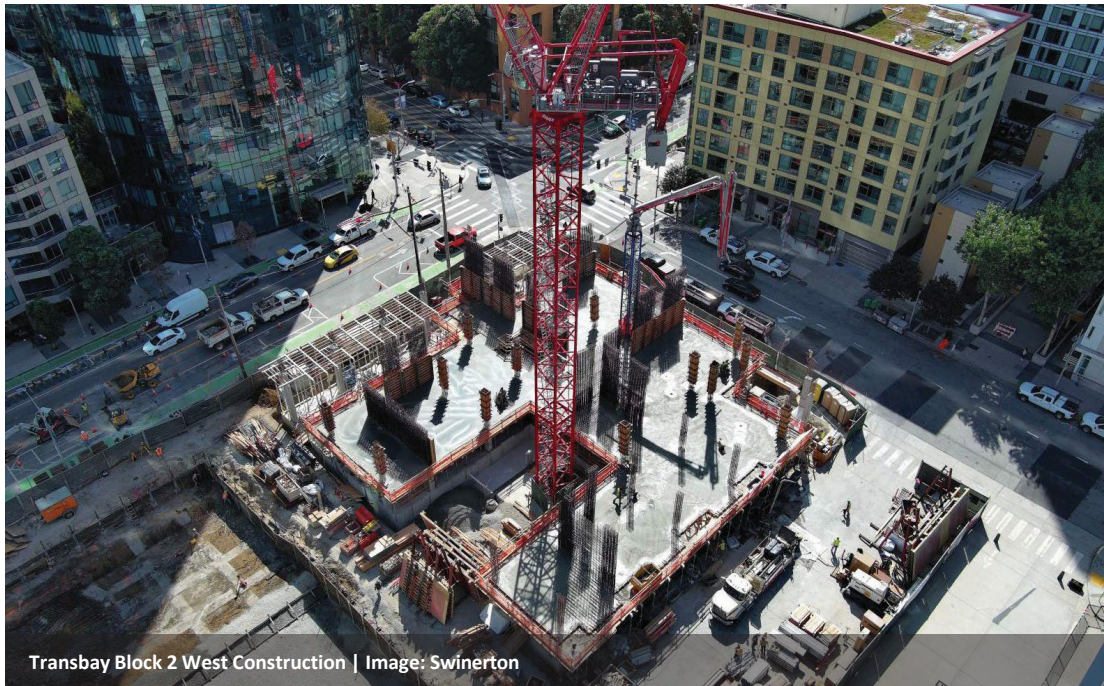
4D: Hunters Point Shipyard Phase II/
Candlestick Point Table

4E: Mission Bay North Table 4F:

Mission Bay South Table 4G.1 &

4G.2: Transbay Table 4H:

Replacement Housing



Transbay Block 2 West Construction | Image: Swinerton

Housing Program and Goals

OCII became the Successor Agency to the SFRA after SFRA was dissolved in 2012 pursuant to state law. As Successor Agency, OCII's work activities are focused on enforceable obligations that have been approved by the State Department of Finance ("DOF"). OCII's "Retained Housing Obligations" include ensuring the development of affordable housing in OCII's approved Project Areas, and as part of the new Replacement Housing Obligation.

OCII directly carries out affordable housing development design review, entitlement,

underwriting and funding. In addition, OCII procures services from the Mayor's Office of Housing and Community Development ("MOHCD") through a Memorandum of Understanding for outreach and marketing for both inclusionary and OCII-funded projects, implementing the Certificate of Preference program, assisting with the fiscal management and disbursement of OCII's funds, some construction monitoring, and other ancillary tasks as needed. Upon completion of the projects, OCII transfers the affordable housing assets such as land, funding agreements, ground leases, and affordability restrictions for each completed project to MOHCD, which is then responsible for all asset management responsibilities.

Tables 4A-H (see pages 13-21) reflect all OCII housing obligations and production goals as of June 30, 2025.

Of OCII's 27,760 planned total housing units, 13,023 (47% of the total) will be affordable. As of the end of FY 24-25, a total of 9,649 housing units (35% of the total goal) have been completed. Of these completed units, 3,091 or 33% are affordable units and 6,558 are market rate units.

The total affordable units comprise both 100% OCII-funded affordable projects and inclusionary units in market rate projects.

More information on OCII's Project Areas can be found on OCII's website: <https://sfocii.org/projects>

Housing Types

Rental housing in OCII's projects include Family Rental (generally a mix of bedroom sizes, with no other population restrictions), Senior Rental (for those 62 years or older), and Supportive Rental (for formerly homeless households or other special needs). Rental units in 100% affordable developments typically offer services programming along with affordable rents. Homeownership units are typically condos in multi-family buildings or towers. Affordable homeownership units are offered to first time homebuyers through a limited equity program.

Table 3 reflects that 58% of completed units are for family rental, 1% are for senior rental, and 37% of completed units are for homeownership.

TABLE 3. STATUS OF TOTAL UNITS BY HOUSING TYPE AS OF JUNE 30, 2025

TYPE	Completed	% Completed Units by Housing Type	Affordable Units Completed	In Construction	Predevelopment	Preliminary Planning	Future Development	Grand Total Planned by Housing Type
Family Rental	5,561	58%	2,059	184	910	872	0	7,527
Senior Rental	140	1%	140	151	-	361	80	732
Supportive Rental	380	4%	378	-	-	-	-	380
Homeownership	3,568	37%	514	-	1,381	21	-	4,970
TBD	-	0%	-	-	-	579	13,572	14,151
TOTAL	9,649	100%	3,091	335	2,291	1,833	13,652	27,760

Hunters Point Shipyard Phase I

For Hunters Point Shipyard Phase I ("HPSY Phase I"), the total housing production goal at full build-out is 1,428 units, of which 29% (or 407 units) will be affordable, not including any units that may be approved in the future fulfilling the Replacement Housing Obligation. HPSY Phase I is divided into two areas, the "Hilltop", where all the housing development to date has occurred, and the "Hillside", which underwent infrastructure construction but has not yet started vertical development. Table 4C (see page 15) shows that in HPSY Phase I, housing production at the end of FY 24-25 was 54% complete with 767 units completed. Of those completed units, 293 are affordable housing units including 52 homeownership units within market rate buildings on multiple blocks within the Hilltop, and another 59 inclusionary rental units in a 100% affordable project.

HPSY Phase I is not a part of the Navy's retesting efforts described below and has been confirmed by the U.S. Environmental Protection Agency and the California Department of Public Health ("CDPH") to be safe for people to live and work there.

Out of an abundance of caution, OCII worked with the developers to establish a scope of additional soil testing at OCII's stand-alone affordable sites at Blocks 52 & 54, and Block 56 to be conducted along with the standard Phase II environmental testing.

In 2021, OCII and the developers' environmental

consultant, Langan Engineering and Environmental Services, collected soil borings from Blocks 52, 54 and 56 for that testing. These testing results indicate Blocks 52, 54, and 56 to be safe for people to live and work there..

Construction began on Blocks 52 and 54 and Block 56 in FY 22-23 and completed in FY 24-25 adding a total of 185 units (including 3 managers' units) ranging in affordability from 30% to 50% AMI to the Hilltop

Hunters Point Shipyard Phase II / Candlestick Point

For Hunters Point Shipyard Phase II/Candlestick Point ("HPSY Phase II/CP"), the total housing production goal at full build-out is 10,672 units, of which approximately 32% or 3,363 units will be affordable (not including any units that may be approved in the future, fulfilling the Replacement Housing Obligation). The affordable housing program in HPSY Phase II/CP is unique in that it includes the broadest range of affordability, providing typical affordable units serving households ranging from very low-income households up to those at 0% up to 120% of AMI, as well as "workforce" housing that will serve slightly higher incomes of 140% to 160% of AMI.

Table 4D (see page 16) shows that in HPSY Phase II/CP housing production at the end of FY 24-25 was 3% complete. Those completed units are all part of the new housing in Candlestick Point for the HOPE SF revitalization of the Alice Griffith public housing development. The three market rate units represent the onsite property managers' units, which are not income restricted.

The land in HPSY Phase II is in a Federal "Superfund" site still owned by the Navy and requires clean-up by the Navy. Portions of HPSY Phase II are the subject of a re-testing program of the work performed by Navy contractors. No construction is currently occurring on any of the HPSY Phase II parcels, and OCII will not accept any land or begin any development on HPSY Phase II until each parcel is tested and determined by regulatory agencies to be safe.

FY 23-24, OCII and the master developer for the project area undertook a re-entitlement process, which was approved early in FY 24-25 that will allow one affordable development to restart predevelopment work and another to begin predevelopment work in FY 25-26.

Mission Bay North and South

Together, the Mission Bay North ("MBN") and South ("MBS") total housing production goal at full build-out is 6,535 units, of which 29% (or 1,907 units) will be affordable. Planned housing construction in the two Project Areas combined was 97% complete at the end of FY 24-25 for a total of 6,349 units. **Table 4E** (see page 17) reflects housing completions in MBN, which was fully completed in FY 16-17, providing 2,266 market rate units and 698 affordable units (24% of the total units). **Table 4F** (see page 18) shows that in MBS, the Project Area was 95% complete at the end of FY 24-25, with 3,385 units completed out of 3,571. As of FY 24-25, market rate units were 99% complete, and 86% of the OCII affordable units were completed. At full build-out, not including any units that may

be approved in the future fulfilling the Replacement Housing Obligations, housing in MBS will be 34% affordable.

OCII is exploring approaches that will increase the density of the remaining 2 affordable housing parcels in MBS. In FY 23-24 OCII issued a Request for Qualifications for one of those parcels, MBS Block 4E which will contain 2 100% affordable developments and up to 400 units. In FY 24-25 predevelopment began on MBS Block 4E with the first phase of development scheduled to start construction in FY 26/27.

Increasing density will require local approvals, including an amendment of the redevelopment plan and associated governing documents.

Transbay

Overall, 35% of all new housing in Zones 1 and 2 of the Project Area combined must be affordable. OCII must achieve this requirement by the expiration of the Transbay Redevelopment Plan in 2035.

In Transbay Zone 1 for which OCII has land use and zoning jurisdiction, the total housing production goal at full build-out is 3,276 units, of which 46% (or 1,508 units) will be affordable, not including any units that may be approved in the future fulfilling the Replacement Housing Obligation.

In FY 23-24 construction began on 2 100% affordable developments in Transbay Zone 1 totaling 335 units including managers' units. These units were under construction throughout FY 24-25 with both on track for a FY 25-26 completion.

In FY-23-24 the mixed-income Block 4 option

expired and staff began analysis of proceeding with 2 affordable projects on a portion of the site in order to expedite affordable housing delivery while creating a more financially feasible market rate site on the block. In FY 24-25 OCII issued an RFP seeking a development team to build approximately 325 affordable units on Transbay Block 4W, leaving a portion of the site on Transbay Block 4E for a future development that will likely include market rate and inclusionary affordable units.

Table 4G.1 (see page 19) shows that in Transbay Zone 1, housing production at the end of FY 24-25 was 67% complete with 2,196 units. Of these completed units in Zone 1, 463 were affordable units in OCII-funded, 100% affordable housing developments.

Transbay Zone 2 is under the jurisdiction of the City's Planning Department, and not a subject of this report. However, Table 4G.2 (see page 20) is presented to show Transbay Zones 1 and 2 combined. In FY 23-24 530 Howard in Zone 2 was approved by the City's Planning Department. This results in a projected 35% affordability across Zone 1 and Zone 2.

Replacement Housing

The Community Redevelopment Law ("CRL") required redevelopment agencies to construct affordable units whenever it destroyed or removed units that had been occupied by low- or moderate-income households. This requirement became effective January 1, 1976, and applied only to future actions of a redevelopment agency and established several standards for the type of housing developed



TB2E Facade | Image: Alicia Andrews

as replacement housing.

Prior to 1976, SFRA had destroyed, as part of the federally-funded 1954 Housing Act urban renewal program, 14,207 affordable units. Although the CRL authorized redevelopment agencies to replace the affordable units destroyed before 1976, San Francisco sought and obtained special legislation in 2000 that provided additional tax increment financing to complete those units. Prior to its dissolution, SFRA was only able to approve and develop 867 replacement units out of the total 6,709 units destroyed but never replaced by SFRA, leaving an outstanding balance of 5,842 affordable units that needed to be replaced. Since the 2012 dissolution of the Former Agency, the City and OCII unsuccessfully sought on several occasions to re-establish the Replacement Housing Obligation.

SB 593, which was signed by Governor Newsom in October 2023, authorizes OCII to create enforceable obligations to cause the construction of and to issue bonds or incur other indebtedness for the purpose of financing the construction of replacement affordable housing units demolished and not replaced by SFRA and the replacement of the obsolete affordable units that were constructed previously. SB 593 relies on the standards in the CRL for developing replacement housing provided that the funding is limited to the property tax revenues available in the Redevelopment Property Tax Trust Fund in the amounts on deposit that otherwise would be distributed to the City and County of San Francisco ("Residual Tax Increment")

The CRL requirements are as follows:

- may be built anywhere within the territorial

jurisdiction of the city or county in which the redevelopment agency was located;

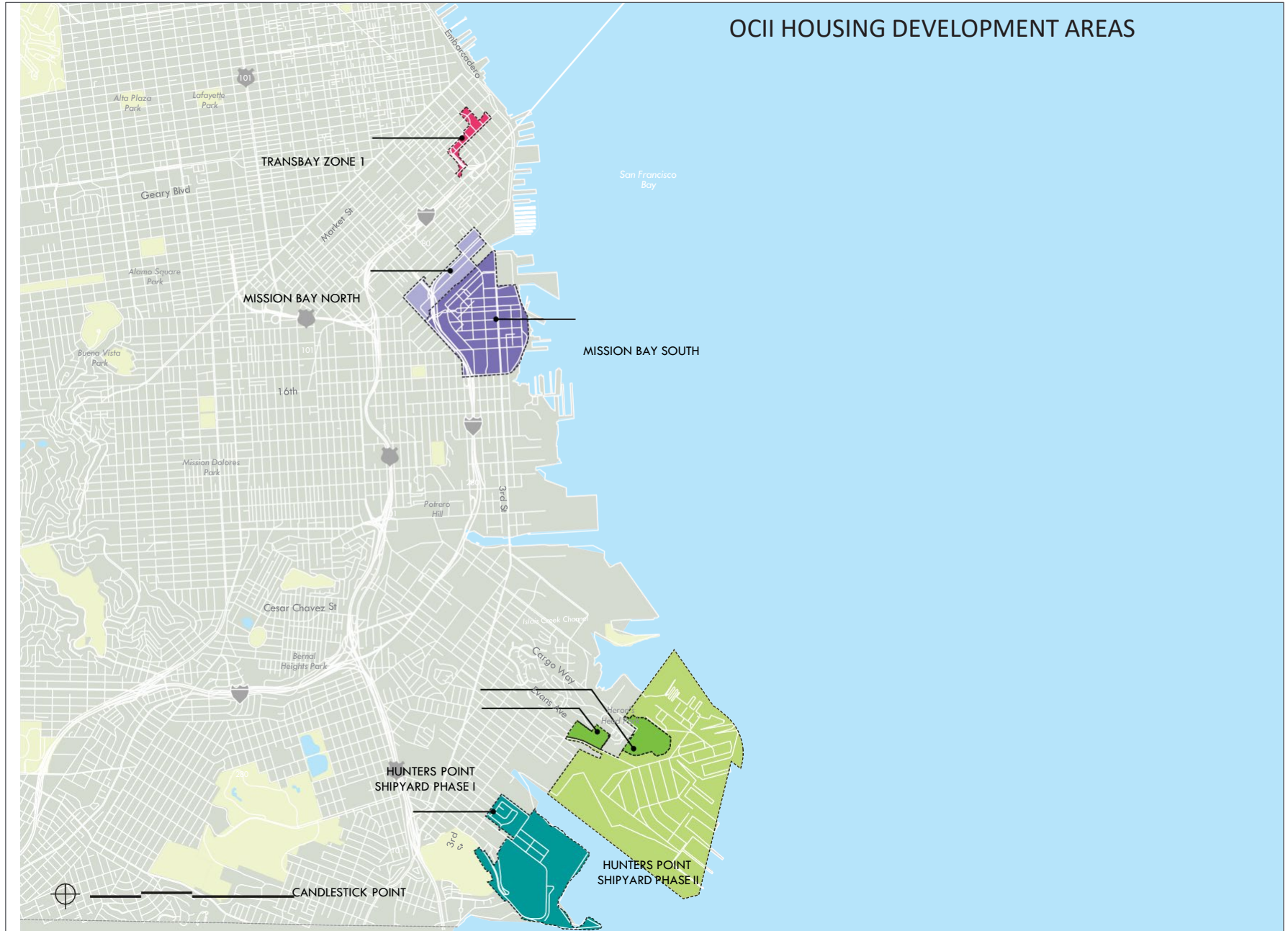
- must be available at "affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units;
- must remain affordable "for the longest feasible time, [which] includes, but is not limited to, unlimited duration;
- must be subject to affordability restrictions enforceable through recorded covenants; and are independent of a redevelopment agency's other obligations to produce housing
- SB 593 adds to existing OCII authority under Redevelopment Dissolution Law to finance and develop affordable housing required under enforceable obligations previously approved by the DOF, for MBN, MBS, Transbay, HPSY Phase 1, and HPSY Phase 2/CP, but limits the source of funding for replacement housing to City Residual Funds.

SB 593 authorizes certain funding for the development, construction, repair, renovation, or reconstruction of up to 5,842 units of affordable housing that shall be and remain affordable to, and occupied by, persons and families of extremely low, very low and moderate income households for the longest feasible time, but not less than 55 years for rental units and 45 years for owner-occupied units.

The funding for the Replacement Housing Obligation will depend on future property tax revenues generated in former and current

redevelopment project areas and on the funding needs of existing OCII enforceable obligations, which will have a higher priority under law for the use of the property tax revenues. In addition, available funds will depend on the budget needs of the City which would otherwise deposit the funds in its general fund. OCII is working with the City on estimates of the amount of revenue that will be available in light of the state of the overall city budget. The current City budget constraints could affect the timing and the amount of the initial bond issuance.

In FY 23-24 OCII issued an RFQ for MBS Block 4E, a parcel that will contain two 100% affordable developments, and up to 400 units. In FY 24-25 Commission approved a predevelopment loan of \$5.1M allowing predevelopment to begin on these projects. Over 233 of those units would be in excess of the remaining Mission Bay South enforceable obligation. Subject to Commission approval and City budget constraints, the additional 233 units in MBS Block 4E will be some of the first Replacement Housing units approved under SB 593.



OCII HOUSING DEVELOPMENT AREAS

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HPSY Block 56 Courtyard | Image: Van Meter Williams Pollack

TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY ENFORCEABLE OBLIGATION

TABLE 4A. HOUSING STATUS FOR ALL AREAS, AS OF JUNE 30, 2025					
	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable*	Total Affordable
Completed as of 6/30/25	9,649	6,558	660	2,431	3,091
In Construction	335	3	-	332	332
Predevelopment	2,291	1,418	147	726	873
Preliminary Planning	1,833	866	162	805	967
Future Development	13,652	5,891	1,557	6,203	7,760
TOTAL	27,760	14,736	2,526	10,497	13,023
% AFFORDABLE AT TOTAL BUILD OUT					47%
AFFORDABLE UNITS AS % OF TOTAL COMPLETED					32%
% COMPLETE, ALL UNITS					35%

* OCII Affordable does not include manager's units

TABLE 4B. AFFORDABLE AND MARKET RATE HOUSING STATUS BY ENFORCEABLE OBLIGATION, AS OF JUNE 30, 2025

	Hunters Point Shipyard Phase I	Hunters Point Shipyard Phase II & Candlestick Point	Mission Bay North & South	Transbay	Replacement Housing	Total
Completed	767	337	6,349	2,196	-	9,649
In Construction	-	-	-	335	-	335
Predevelopment	628	1,263	165	-	235	2,291
Preliminary Planning	-	1,225	21	325	262	1,833
Future Development	33	7,847	-	420	5,352	13,652
TOTAL	1,428	10,672	6,535	3,276	5,849	27,760
% COMPLETE ALL UNITS	54%	3%	97%	67%	0%	35%

* Includes manager's units

TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY ENFORCEABLE OBLIGATION

TABLE 4C. HUNTERS POINT SHIPYARD PHASE I STATUS, AS OF JUNE 30, 2025					
	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable*	Total Affordable
Completed	767	474	111	182	293
In Construction	-	-	-	-	-
Predevelopment	628	548	80	-	80
Preliminary Planning	-	-	-	-	-
Future Development	33	-	-	33	33
TOTAL	1,428	1,022	191	215	406
% COMPLETE AS OF JUNE 30, 2024	54%	46%	58%	84%	73%
AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 29%					

* OCII Affordable does not include manager's units

TABLE 4D. HUNTERS POINT SHIPYARD PHASE II / CANDLESTICK POINT STATUS, AS OF JUNE 30, 2025

	Total Units	Market Rate	Inclusionary Affordable **	OCII Affordable *	Total Affordable
Completed	337	4	-	333	333
In Construction	-	-	-	-	-
Predevelopment	1,263	866	67	330	397
Preliminary Planning	1,225	839	162	224	386
Future Development	7,847	5,600	1,506	741	2,247
TOTAL	10,672	7,309	1,735	1,628	3,363
% COMPLETE AS OF JUNE 30, 2024	3%	0%	0%	21%	10%
AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 32%					

* OCII Affordable does not include manager's units

** This number includes 892 Workforce units targeting households with AMI's at 121% - 160%. These units do not have long term affordability restrictions.

TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY ENFORCEABLE OBLIGATION

TABLE 4E. MISSION BAY NORTH STATUS, AS OF JUNE 30, 2025

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable*	Total Affordable
Completed	2,964	2,266	291	407	698
In Construction	-	-	-	-	-
Predevelopment	-	-	-	-	-
Preliminary Planning	-	-	-	-	-
Future Development	-	-	-	-	-
TOTAL	2,964	2,266	291	407	698
% COMPLETE AS OF JUNE 30, 2024	100%	100%	100%	100%	100%
AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 24%					

* OCII Affordable does not include manager's units

TABLE 4F. MISSION BAY SOUTH STATUS, AS OF JUNE 30, 2025

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable*	Total Affordable
Completed	3,385	2,339	-	1,046	1,046
In Construction	-	-	-	-	-
Predevelopment	-	-	-	-	-
Preliminary Planning	186	23	-	163	163
Future Development	-	-	-	-	-
TOTAL	3,571	2,362	-	1,209	1,209
% COMPLETE AS OF JUNE 30, 2024	95%	99%	-	87%	87%
AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 24%					

* OCII Affordable does not include manager's units

TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY ENFORCEABLE OBLIGATION

TABLE 4G.1 TRANSBAY STATUS, ZONE 1 ONLY, AS OF JUNE 30, 2025					
	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable*	Total Affordable
Completed	2,196	1,475	258	463	721
In Construction	335	3	-	332	332
Predevelopment	-	-	-	-	-
Preliminary Planning	325	3	-	322	322
Future Development	420	290	51	79	130
TOTAL	3,276	1,771	309	1,196	1,505
% COMPLETE AS OF JUNE 30, 2024	67%	83%	83%	39%	48%
<p>PERCENTAGE AFFORDABLE AT FINAL BUILD OUT: 46% AT FINAL BUILD OUT OF ZONE 1, INCLUDING ESTIMATED ZONE 2 UNITS (STATE LAW REQUIREMENT) % AFFORDABLE: 36%</p>					

* OCII Affordable does not include manager's units

TABLE 4G.2 TRANSBAY STATUS, ZONES 1 AND 2 COMBINED, AS OF JUNE 30, 2025

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable*	Total Affordable
Completed	2,666	1,885	318	463	781
In Construction	335	3	-	332	332
Predevelopment	-	-	-	-	-
Preliminary Planning	325	3	-	322	322
Future Development	1257	1,059	119	79	198
TOTAL	4,583	2,950	437	1,196	1,633
% COMPLETE AS OF JUNE 30, 2024	58%	64%	73%	39%	48%
PERCENTAGE AFFORDABLE AT FINAL BUILD OUT: 33%					

* OCII Affordable does not include manager's units

** Zone 2, although not in OCII's jurisdiction, is included above to reflect the 35% affordable requirement in Zones 1 and 2 combined

TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY ENFORCEABLE OBLIGATION

TABLE 4H. REPLACEMENT HOUSING STATUS, AS OF JUNE 30, 2025

	SFHA Pre-Dissolution	Mission Bay South*	Transbay	Hunters Point Shipyard Phase 1*	Hunters Point Shipyard Phase 2/CP	TBD/Outside of Current Project Areas	Total
Completed as of 6/30/25	867	-	-	-	-	-	867
In Construction	-	*	-	-	-	-	0
Predevelopment	-	233	-	-	-	-	233
Preliminary Planning	-	259	-	-	-	-	259
Future Development	-	-	-	111	-	5,241	5,352
TOTAL	867	492	0	111	0	5,241	6,711

* In Mission Bay South and Hunters Point Shipyard Phase 1 OCII has land restricted to affordable housing but has insufficient funding to build out the parcels with appropriate density. Subject to Commission approval, in Mission Bay South and Hunters Point Shipyard Phase 1, OCII will be seeking to add additional units of affordable housing, beyond the current enforceable obligation on parcels designated for affordable housing.



03



MBS Block 9A 400 China Basin Staged Unit 412 | Photo by Tom E. Brown (Bugsby)

HOUSING ACCOMPLISHMENTS

Housing Starts

Housing in Construction & Project Summaries

Marketing Accomplishments

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Housing in Construction

Housing Completions

In FY 24-25, construction of 410 units in four projects were completed. These include two affordable family rental buildings and one market rate with inclusionary homeownership project and one 100% affordable homeownership project in Mission Bay South. There are project specific details in subsequent pages and in **Chapter 6, Appendix.**

TABLE 5. HOUSING COMPLETIONS

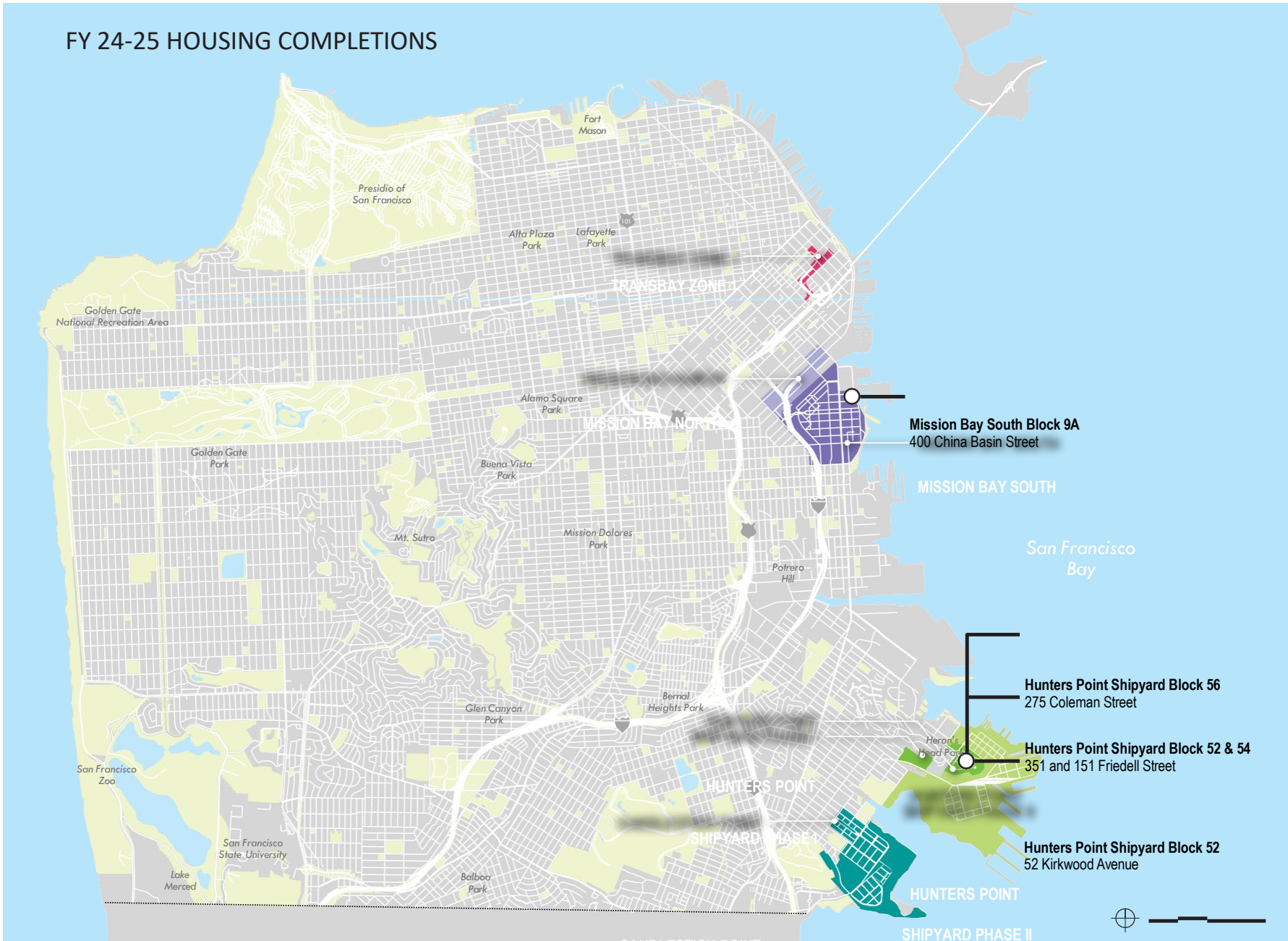
Project Area	Project Name	Project Type	Housing Type	Total Units	Total Aff. Units*
HPSY Phase I	Block 52	Market Rate w/ Inclusionary	Homeownership	77	9
HPSY Phase I	Blocks 52 & 54	100% Affordable	Family Rental	112	110
HPSY Phase I	Block 56	100% Affordable	Family Rental	73	72
MBS	Block 9A	100% Affordable	Homeownership	148	148
TOTAL				410	339

* OCII affordable does not include manager's units



HPS Block 52 Image | Lennar

FY 24-25 HOUSING COMPLETIONS

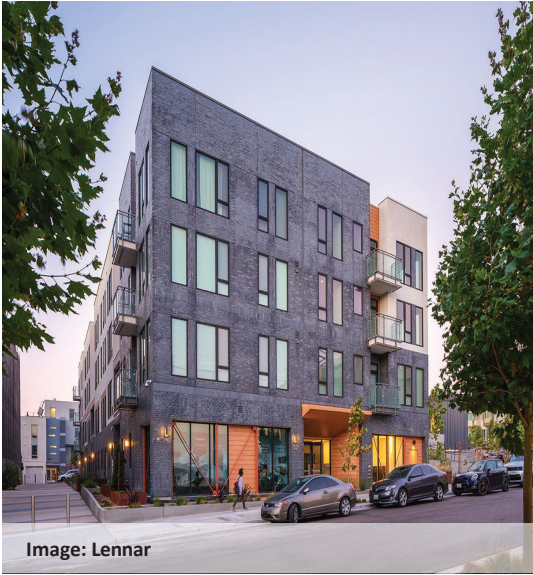


John McLaren

Crocker Amazon
Park
Playground

Bayview
Park

N 0 0.5M 1 Mile



Hunters Point Shipyard Block 52: 52 Kirkwood Ave

PROJECT AREA	HPSY Phase 1
SPONSOR/DEVELOPER	Lennar
ARCHITECT	LPAS
PROJECT/HOUSING TYPE	Market Rate w/ inclusionary/Homeownership
TOTAL/AFFORDABLE UNITS	77/9
CONSTRUCTION COMPLETE	June 15, 2025
TOTAL OCII FUNDING	\$0
AFFORDABLE UNITS TARGET AMI	80% AMI



Hunters Point Shipyard Blocks 52&54: 351&151 Friedell St

PROJECT AREA	HPSY Phase I
SPONSOR/DEVELOPER	Jonathan Rose Companies / Bayview Hunters Point Multipurpose Senior Services
ARCHITECT	Mithun
PROJECT/HOUSING TYPE	100% Affordable / Family Rental
TOTAL/AFFORDABLE UNITS	112 / 110
CONSTRUCTION COMPLETE	May 15, 2025
TOTAL OCII FUNDING	\$61,518,208
AFFORDABLE UNITS TARGET AMI	30-50%

FY 24-25 Housing Completions



HPSY Block 56 Dorris M. Vincent Apartments | Image: Van Meter Williams Pollack



HPSY Block 52-54 Oscar James Apartment | Image: Jasmine Kuo/ Jonathan Rose



MBS Block 9A 400 China Basin Street Unit | Image: Tom E. Brown (Bugsby)

Housing Completions



Image: Van Meter Williams Pollack

Hunters Point Shipyard Block 56: 275 Coleman St

PROJECT AREA	HPSY Phase I
SPONSOR/DEVELOPER	Mercy Housing California/San Francisco Housing Development Corporation
ARCHITECT	Van Meter Williams Pollack
PROJECT/HOUSING TYPE	100% Affordable / Family Rental
TOTAL/AFFORDABLE UNITS	73/72
CONSTRUCTION COMPLETE	April 28, 2025
TOTAL OCII FUNDING	\$34,813,441
AFFORDABLE UNITS TARGET AMI	50%



Image: Bugsby

Mission Bay South Block 9A: 400 China Basin St

PROJECT AREA	Mission Bay South
SPONSOR/DEVELOPER	Michael Simmons Property Development; Curtis Development; Young Community Developers
ARCHITECT	Mithun / Y.A. Studio
PROJECT/HOUSING TYPE	100% Affordable Homeownership
TOTAL/AFFORDABLE UNITS	148
CONSTRUCTION COMPLETE	2025
TOTAL OCII FUNDING	\$83,184,522
AFFORDABLE UNITS TARGET AMI	110% and below



FY 24-25 Housing Completions



HPSY Block 56 Dorris M. Vincent Apartment | Image: Jonathan Rose Companies

Housing in Construction

During FY 24-25, construction of units in two projects continued. In Transbay, two affordable rental projects, one serving families and one serving seniors.

See Table 6 for a summary of these projects. There are project-specific details on the following pages and in Chapter 6, Appendix.

TABLE 6. HOUSING IN CONSTRUCTION (CONTINUING THROUGH ALL OF FY 24-25)

Project Area	Project Name	Project Type	Housing Type	Total Units	Total Affordable Units*
Transbay	Block 2 West	100% Affordable	Senior Rental and Permanent Supportive Housing	151	150
Transbay	Block 2 East	100% Affordable	Senior Rental and Permanent Supportive Housing	184	182
TOTAL				335	332

* OCII affordable does not include manager's units



FY 24-25 HOUSING IN CONSTRUCTION



Crocker Amazon
Park
Playground

Bayview
Park

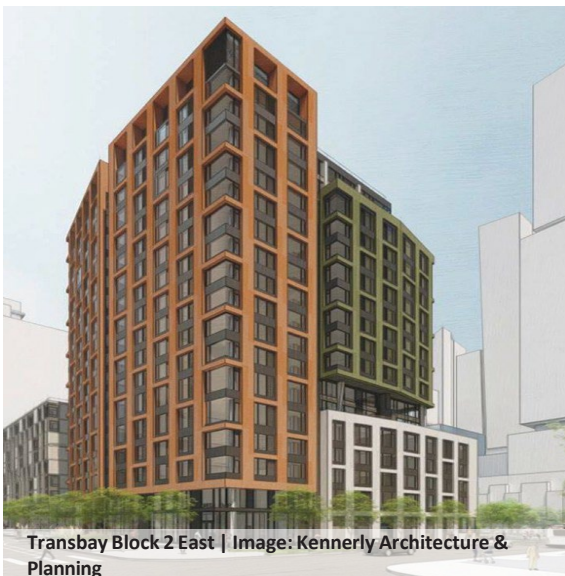
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Housing in Construction



Transbay Block 2 West: 272 Folsom St

PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Chinatown Community Development Center
ARCHITECT	Mithun / Kerman Morris Architects
PROJECT/HOUSING TYPE	100% Affordable Senior and Permanent Supportive Housing
TOTAL/AFFORDABLE UNITS	151/150
CONSTRUCTION BEGAN	March 2024
TOTAL OCII FUNDING	\$62,740,499
AFFORDABLE UNITS TARGET AMI	50% and below



Transbay Block 2 East: 230 Folsom St

PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Mercy Housing California
ARCHITECT	Kennerly Architecture and Planning/ Y.A. Studio
PROJECT/HOUSING TYPE	100% Affordable Family and Permanent Supportive Housing
TOTAL/AFFORDABLE UNITS	184/182
CONSTRUCTION BEGAN	June 2024
TOTAL OCII FUNDING	\$72,052,524
AFFORDABLE UNITS TARGET AMI	80% and below



FY 24-25 Housing in Construction



TB Block 2E Construction | Image: Alicia Andrews



TB Block 2W & 2E Rendering | Image: Mithun



TB Block 2W Construction | Image: Austin Moore

Marketing Accomplishments

Early outreach continued in FY 24-25 for two affordable housing projects under construction: Transbay Block 2E and W. Blocks 52 and 54 and Block 56 in HSPY Phase I began marketing and leasing. Block 9a in MBS began to sell units. Developers implemented Early Outreach Plans and began COP holder marketing, application readiness, leasing and sales activities. Early Outreach Plans describe the developers' partnerships with housing counseling agencies, and establish timeframes for outreach to and workshops for COP holders, in preparation for these upcoming rental and home ownership opportunities.



MBS 9A 400 China Basin Street | Image: Tom E. Brown (BUGSBY)



HPSY Block 52-54 Oscar James Courtyard | Image: Jasmine Kuo

04



HPS Block 52 | Image: Lennar

CERTIFICATE OF PREFERENCE
PROGRAM & MARKETING
REQUIREMENTS

Certificate of Preference Program
Marketing Requirements

TABLE:
Table 8:
COP Program Highlights Ten Years
Ending FY 24-25

Certificate of Preference Program

During the 1960s and 1970s SFRA, as part of the federal funded urban renewal program, displaced many residents and businesses from its Project Areas. In 1967, the SFRA initiated the COP program for former residents of housing displaced by its activities.

The COP program does not guarantee a certificate holder any particular housing unit, but it provides the holder with a preference over other applicants of affordable housing sponsored by OCII and MOHCD, provided that the Certificate Holder meets the financial and other qualifications of the unit.

The COP program is authorized under the CRL, which limits the preference to low- to moderate-income persons who were displaced. Cal. Health & Safety Code § 33411.3. In 2022, the state legislature expanded this preference to include the descendants of displaced persons and authorized housing successors (i.e. MOHCD) to implement the expanded preference. The preference only applies to housing that is affordable to low- and moderate-income households.

At the direction of the Commission in FY13-14, OCII staff initiated a more robust early outreach and marketing protocol to ensure as many COP holders as possible obtain housing, and to maximize the number of COP holders who live outside of San Francisco but want to return. **Table 7** shows success, over the past ten years, as measured by the increased number of COP holders housed,



MBS Block 9A 400 China Basin Street | Image: Tom E. Brown (Bugsby)

COP holders who applied for housing, and those returning to San Francisco.

In FY 23-24 no current or former OCII projects were in a leasing period therefore there are no COP holders housed. In FY 24-25 marketing and sales efforts at 400 China Basin were underway, providing new opportunities for firsttime homeowners in San Francisco. During the FY 24-25 period, OCII and MOHCD also managed the marketing and leasing of affordable rental units in the Shipyard, including 72 units at 275 Coleman and 110 units at 151-351 Friedell. Through the

support of Project Based Vouchers (PBVs), these efforts prioritized residents with COP. None of these projects completed sales or lease up in FY 24-25, therefore results will be reported in the FY 25-26 Annual Housing Production Report. These initiatives reflect a continued commitment to expanding access to affordable housing and homeownership in the OCII's Redevelopment areas.

OCII contracts with MOHCD to assist with marketing our affordable units, and MOHCD manages the COP program for both OCII and MOHCD projects. Importantly, MOHCD staff and housing counseling

TABLE 7. COP PROGRAM HIGHLIGHTS TEN YEARS ENDING FY 23-24

	Total Past 10 Years	FY 24-25	FY 23-24	FY 22-23	FY 21-22	FY 20-21	FY 19-20	FY 18-19	FY 17-18	FY 16-17	FY 15-16
COP Holders Housed	82	-	-	-	4	-	3	13	18	38	6
COP Holders Returned to San Fran-cisco	28	-	-	-	2	-	1	4	11	9	1
COP Holders Applied for Housing	271	-	-	-	20	12	20	59	61	86	13
New Certificates Issued	1,229	409	319	115	64	34	31	30	61	55	111
Lottery Units Available	1,298	0	0	0	113	108	216	247	350	186*	78

* Of the 186 units in FY16-17, a total of 120 were senior units and had Project Based rental vouchers.

**COP holders did secure housing units FY 24-25 however; the projects did not finish selling & renting units. Therefore, the COP data is not measured in this chart.

agencies work with COP holders to navigate through the marketing and lease-up process. MOHCD provides an annual report to the OCII Commission describing the COP program for OCII sponsored projects, accomplishments, and next steps in greater detail.

Table 7 reflects COP program highlights from the past ten fiscal years for OCII sponsored projects.

Marketing Requirements

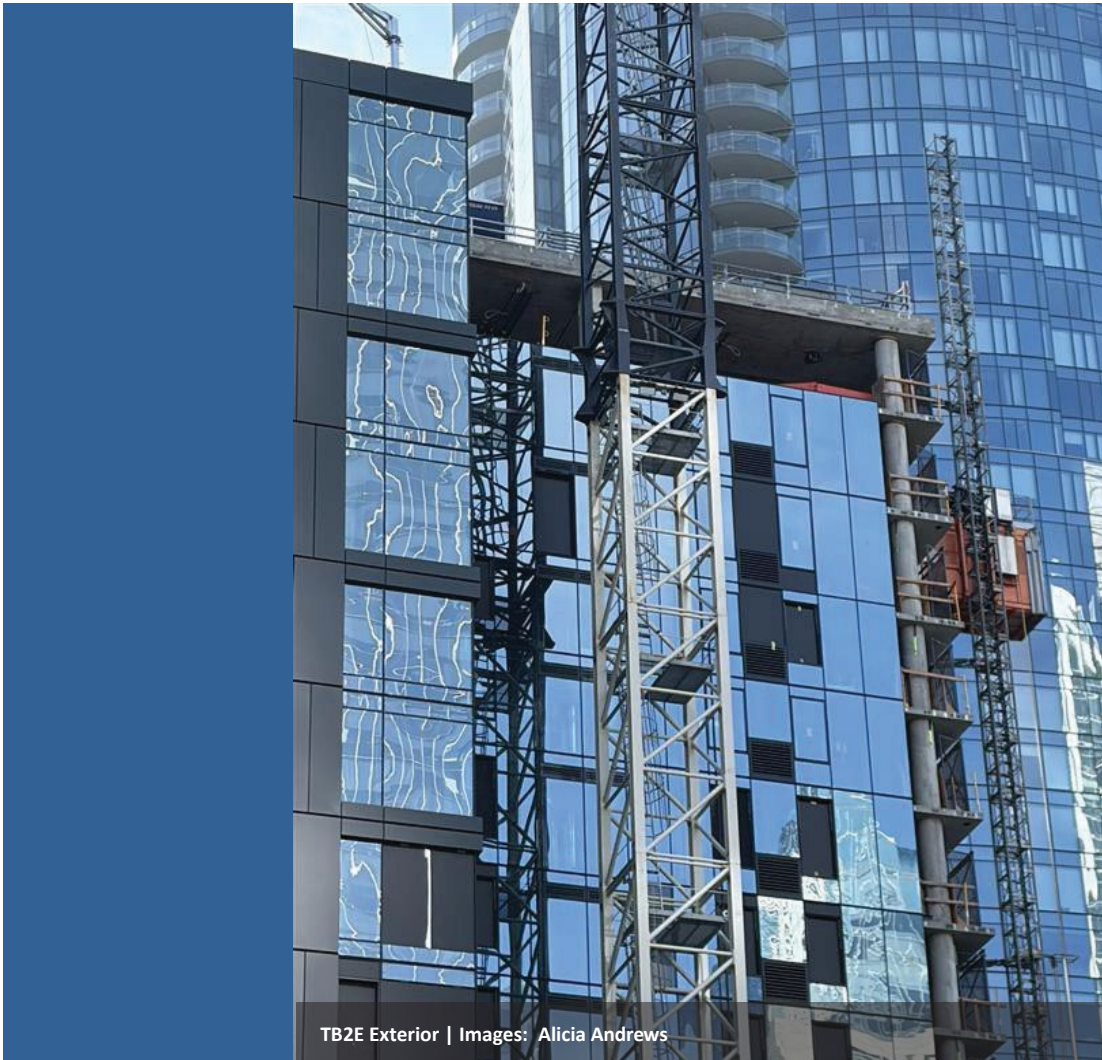
OCII relies on an Early Outreach Plan and Tenant Selection Plan (“Marketing Plan”) for each OCII

sponsored project as tools to guide marketing. OCII requires that the Early Outreach Plan includes affirmative marketing to COP holders during the early phases of construction in order to allow applicants sufficient time to prepare for and take advantage of any community based or City sponsored readiness programs. OCII also requires developers to outreach to COP holders and connect them to rental and homebuyer readiness workshops.

MOHCD uses its web-based application system, the Database of Affordable Housing Listings,

Information and Applications (“DAHLIA”) for all OCII sponsored affordable housing, to streamline the application process to make it easier for COP holders and others seeking affordable rental or homeownership housing opportunities (<https://housing.sfgov.org>). MOHCD partners with several non-profit agencies to support rental readiness and eviction prevention programs to assist applicants in using DAHLIA and to prepare individuals for successful tenancies/occupancies.

05



TB2E Exterior | Images: Alicia Andrews



SMALL BUSINESS ENTERPRISE & WORKFORCE GOALS

Equal Opportunity Programs & Affordable Housing
Small Business Enterprise
Workforce Development

Small Business Enterprise and Workforce Goals

Equal Opportunity Programs and Affordable Housing

OCII is committed to the economic benefits that extends beyond providing affordable housing and into the realm of employment and business opportunities. OCII promotes equal opportunity in contracting and employment among professional services consultants and construction contractors through its Small Business Enterprise (“SBE”) Program and its Local Construction Workforce Hiring Program. Each program has a robust goal of 50% for SBE engagement and local construction employment, and both programs are enforced by OCII’s Contract Compliance Division. All contracts for construction are also subject to OCII’s Prevailing Wages Policy, which requires the payment of prevailing wages.

Small Business Enterprise

Under OCII’s SBE Policy, prime contractors on OCII-assisted projects must make a good faith effort to award 50% of contract dollars to bona fide SBEs that hold valid certifications and fall within certain revenue thresholds. Additionally, OCII recognizes the Local Business Enterprise (“LBE”) certified by the City and County of San Francisco (“City”) is consistent with OCII SBE size standards. Under OCII’s SBE program, Project Area businesses

bidding on agency-assisted contracts are given first consideration, followed by San-Francisco based SBEs, and then non-SF based SBEs.

FY 24 -25, OCII’s developer partners awarded professional services contracts to one affordable housing project, Mission Bay Block 4 East, totaling \$9.5 million. No new construction contracts were in active buyout for OCII-assisted housing or commercial developments. This is attributed to the market cycles and normal phases of real estate development which often span multiple years.

Notably, small businesses were over \$8 million (84.0%) of professional services contracts, and of the total, 78.6% were awarded to SF-SBEs (LBEs). No projects awarded new construction contracts in this time-period. (See Chart 1). Minority and women owned firms received nearly \$4.9 million (51.5%) of professional service contracts. Y.A. Studios, an African American architectural firm, is the lead architect for Phase 1 and Phase 2 of Mission Bay Block 4 East.

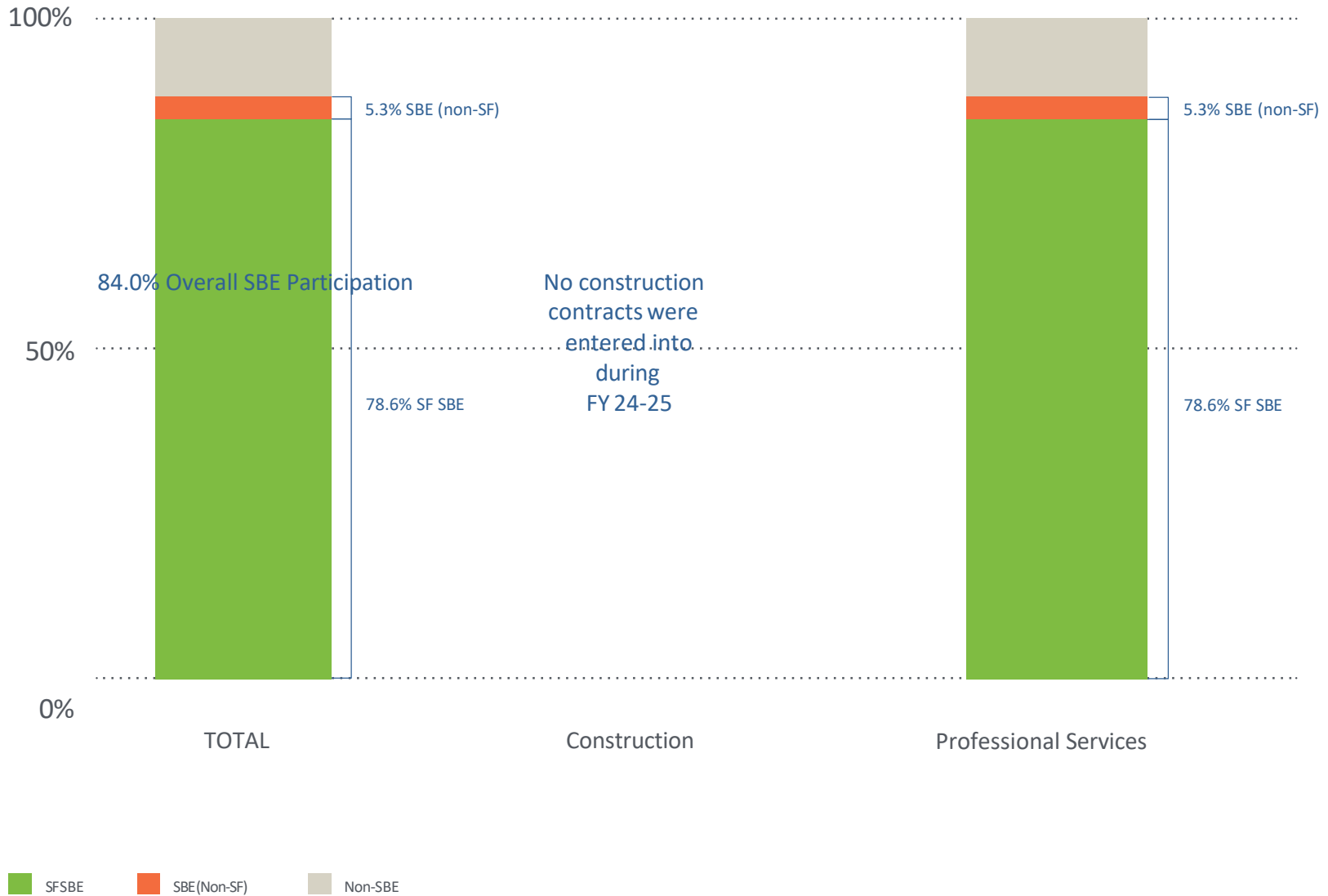
To ensure inclusion of small businesses on OCII-administered projects, OCII encourages larger and established firms to pair with SBEs by forming associations and joint ventures (JV). When feasible, these partnerships incentivize Prime Contractors to comply with SBE goals by giving them 100% credit on the value of the contract, if they subcontract out 35% or more of the contract value to an SBE. The benefit is it gives smaller firms access to large-scale projects and an opportunity to acquire greater footing and visibility within their trade. OCII recognizes JVs and Associations between SBE firms and non-SBE firms, where the SBE

partner performs 35% or more of the work and receives a proportionate share of the profits. Both professional service and construction firms have benefited from OCII’s JV policy. Chart 1 provides data on affordable housing contracts.

Chart 1 provides SBE data on affordable housing contracts.

CHART 1: SBE Participation on Affordable Housing Contracts

FY 24-25



Workforce Development

Construction

Prior to the City and County of San Francisco's adoption of its local hiring policy for construction, the former San Francisco Redevelopment Agency had a long history of implementing a local workforce requirement on agency-assisted construction projects. OCII's local workforce policy is aggressive and unique in that it establishes a local hiring goal of 50%, with first consideration given to Project Area residents and requires contractors to adhere to State prevailing wage requirements, even on projects entirely funded with private dollars. OCII's wage policies are demonstrative of the agency's commitment to livable wages for San Franciscans.

The San Francisco Office of Economic and Workforce Development, through its CityBuild Division, assists OCII with its workforce development program. Contractors and subcontractors are required to submit certified payroll reports through a web-based monitoring and reporting system, which tracks hours by trade, residency, and other relevant demographic information of employees. CityBuild and OCII Contract Compliance staff closely monitor payroll submissions to ensure adherence to OCII's policies, and to allow for "real time" monitoring and follow-up.

On OCII-sponsored affordable and inclusionary housing projects in FY 24-25, OCII's Local

Construction Workforce Hiring Program created 4,021 construction jobs, of which 726 were filled by San Francisco residents, yielding an overall local workforce participation rate of 22.8%, as measured by work hours. In addition, the figures represent 131,958 hours of work performed by San Francisco residents and \$8.2 million in wages paid to local residents. (See Chart 2)

CHART 2: Construction Work Opportunities Created by OCII Affordable & Inclusionary Housing Projects

FY 24-25



06



TB Block 2W Construction | Image: Swinerton

APPENDIX

TABLE 9:

In Construction Throughout FY 24-25 Construction
Completions FY 24-25

TABLE 10:

Example Housing Project Schedule

TABLE 9: IN CONSTRUCTION THROUGHOUT FY 24-25

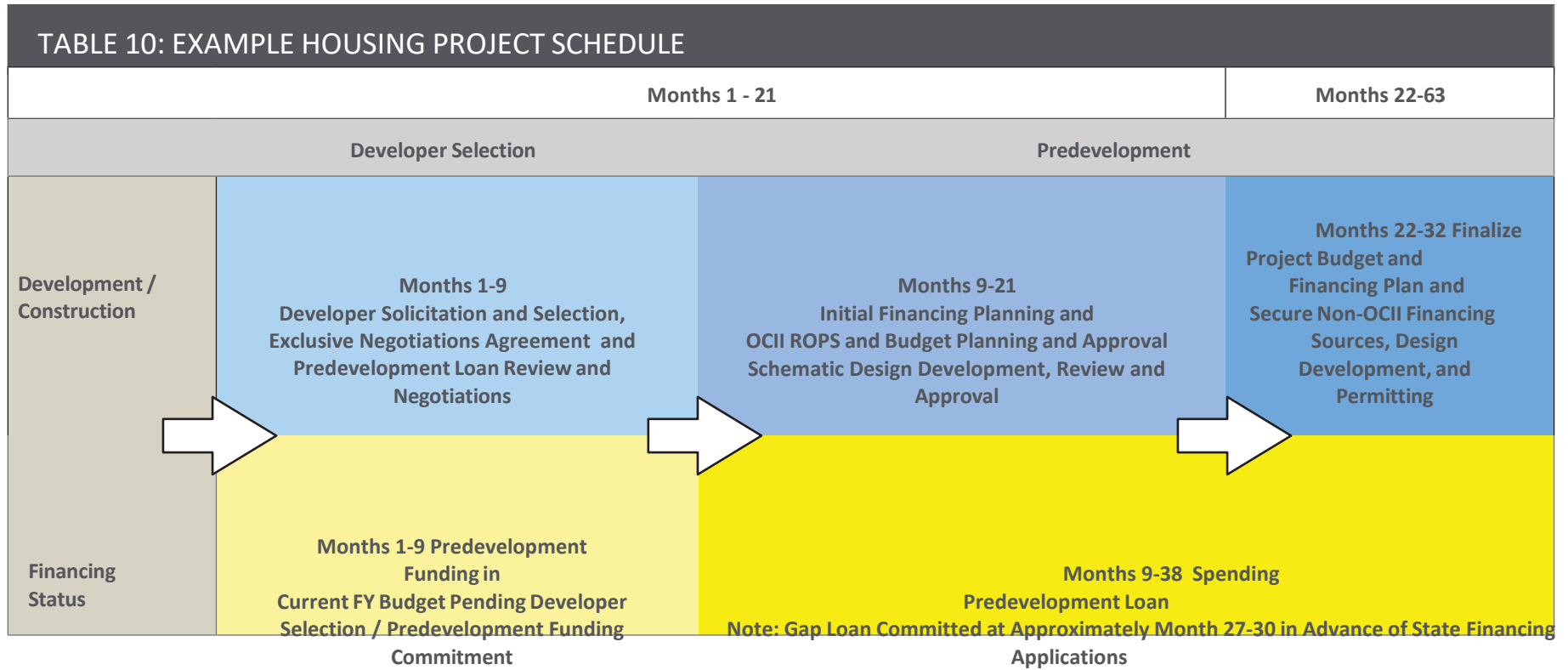
Project Area	Project Name	Address	Supervisor District	Project Sponsor	Type of Project	Type of Housing	Total Units	Market Rate Units	Inclusionary Affordable Units	OCII Affordable Units	Total Affordable Units
Transbay	Block 2 West	272 Folsom Street	6	Chinatown Community Development Center	100% Affordable	Senior Rental with Permanent Supportive Housing	151	1	0	150	150
Transbay	Block 2 East	230 Folsom Street	6	Mercy Housing California	100% Affordable	Family Rental with Permanent Supportive Housing	184	2	0	182	182

AMI Targeting	Set-Aside Units	Parking Spaces	OCII Actual Funding to Date	Estimated Construction Completion	Architect	General Contractor	SBE Professional (completed projects only)	SBE Construction (completed projects only)	SF Workforce (completed projects only)
50% AMI and below	30 LOSP; 60 SOS	0	\$65,011,065	Mar 2026	Mithun / Kerman Morris Architects	Swinerton Rubecon JV	TBD	TBD	TBD
80% AMI and below	40 LOSP	0	\$61,961,845	Jun 2026	Kennerly Architecture and Planning / Y.A. studio	Swinerton Rubecon JV	TBD	TBD	TBD

TABLE 9: CONSTRUCTION COMPLETIONS THROUGHOUT FY 24-25

Project Area	Project Name	Address	Supervisor District	Project Sponsor	Type of Project	Type of Housing	Total Units	Market Rate Units	Inclusionary Affordable Units	OCII Affordable Units	Total Affordable Units
HPSY Phase I	Blocks 52 & 54	351 & 151 Friedell St	10	The Jonathan Rose Companies	100% Affordable	Family Rental	112	2	0	110	110
HPSY Phase 1	Block 56	275 Coleman St	10	Mercy Housing California & SFHDC	100% Affordable	Family Rental	73	1	0	72	72
Mission Bay South	Block 9A	410 China Basin St	6	Michael Simmons Property Development; Curtis Development; and Young Community Developers	100% Affordable	Homeownership	148	0	0	148	148
HPSY Phase I	Block 52	52 Kirkwood Ave	10	Lennar	Market Rate w/ Inclusionary	Homeownership	77	68	9	0	9

AMI Targeting	Set-Aside Units	Parking Spaces	OCII Actual Funding to Date	Estimated Construction Completion	Architect	General Contractor	SBE Professional (completed projects only)	SBE Construction (completed projects only)	SF Workforce (completed projects only)
50% AMI and below		62	\$61,518,208	May-25	Mithun/Solomon	Nibbi Baines	88.7%	51.8%	23.5%
50% AMI and below		46	\$34,813,441	May-25	Van Meter Williams Pollack	Nibbi Baines	98.9%	43.8%	32.5%
110% AMI and below		34	\$83,184,122	Aug-24	Mithun/ Studio VARA	Nibbi Baines	76.7%	42.8%	25.8%
80% AMI	n/a	65	\$0	Apr-24	LPAS Architecture + Design	Lennar Homes of California	57.3%	73.3%	23.0%



This table illustrates the life and financing timeline of an OCII-funded affordable housing project from solicitation of a development team to completion of construction. A standard project that has no financing or other delays takes about 3 years from development team solicitation through construction starts, and about 2 years to construct.

The blue-shaded areas show predevelopment and construction activities and the yellow-shaded areas show the status of OCII financing during the same period. OCII typically approves funding for predevelopment once the development team

solicitation is complete and then a larger permanent

funding amount (the “gap” amount) later, once the project specifics are finalized.

A project’s predevelopment funding is typically included in the same fiscal year budget as the developer solicitation occurs. Internally, OCII begins planning the bond issuance that will fund the project’s gap loan about 4-5 months after the developer solicitation begins, to ensure that funds are in place for the bond issuance by the time the project needs the funds.

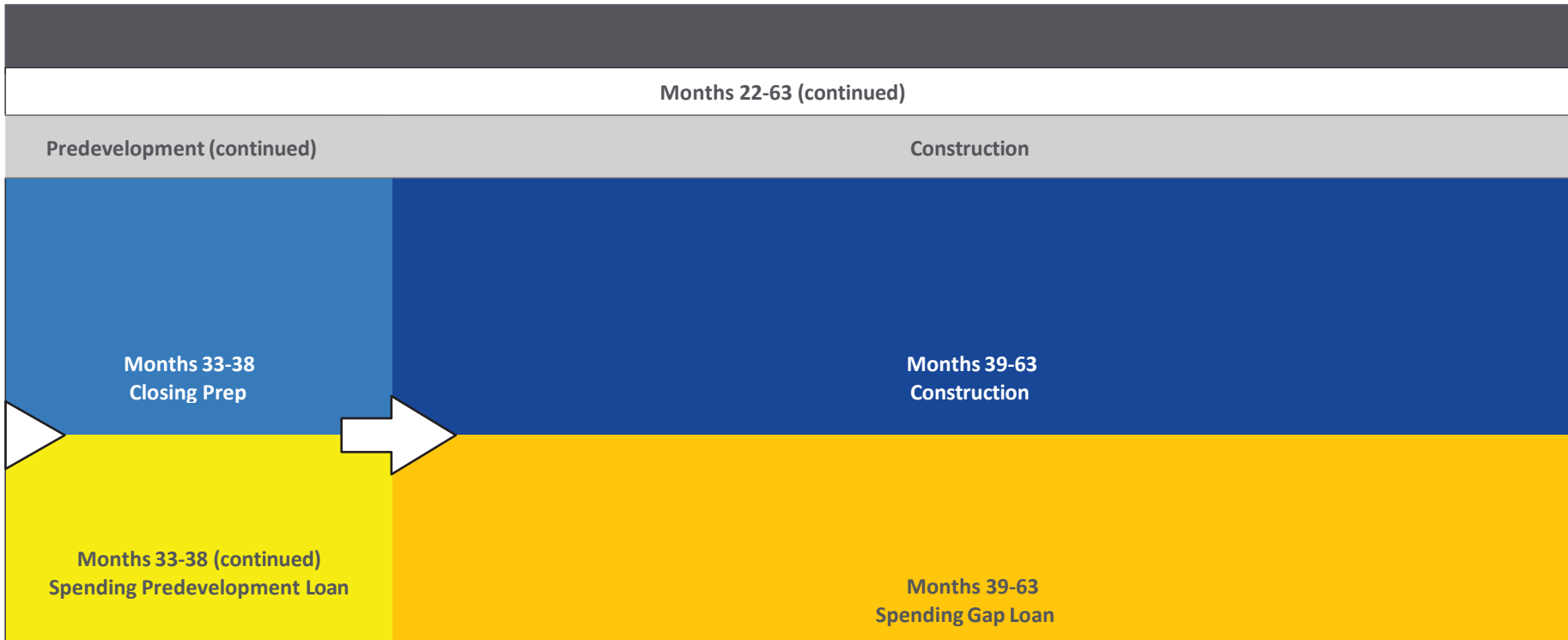
The Commission will see those funds as part of the annual ROPS Workshop and Budget approvals, and both

the project gap loan and the bond

issuance containing for funds for the gap loan will be approved by Commission during the predevelopment period.

For rental projects, which make up the majority of OCII-funded affordable housing projects, the funding schedule is driven by state low-income housing tax credit and tax-exempt bond funding timelines which shift annually.

To be competitive for this financing, OCII funds must be committed, though they will not be spent for about a year if a project is awarded funding on the first application, or longer if additional applications are necessary. Once a project is



awarded these funds by the State, construction must begin within 6 months.

Once a project is complete, fully leased, and all permanent financing has been obtained, OCII will transfer its fee interest in the project site, together with OCII's interest in any ground or air rights lease(s) and loan(s), to MOHCD as the Housing Successor Agency. MOHCD will perform long-term asset management and ensure compliance with the terms of project lease(s) and loan(s).

Acknowledgments

Report Prepared by:

Elizabeth Colomello, Housing Program Manager

Channing Jackson, Assistant Development Specialist, Housing Division
George Bridges, Contract Compliance Supervisor

Maria Pecot, Contract Compliance Senior Specialist

Pam Sims, Senior Development Specialist, Housing Division

Kim Obstfeld, Senior Development Specialist, Housing Division

Jasmine Kuo, Development Specialist, Housing Division

Phillip Wong, Development Specialist, Housing Division

In Collaboration with the Following Agency Staff:

Thor Kaslofsky, Executive Director

James Morales, Deputy Director - Technical Services, Agency General Counsel

Marc Slutzkin, Deputy Director - Projects & Programs

Mina Yu, Deputy Director - Finance & Administration

Benjamin Brandin, Project Manager Transbay

Lila Hussain, Senior Project Manager Shipyard and Candlestick Point

In Collaboration with the Following City Family and Stakeholders:

OCII Commissioners

Dr. Carolyn Ransom-Scott, Chair; Mark Miller, Vice Chair; Kent Lim; Earl Shaddix, Mah

OCII Oversight Board

Lydia Ely, Chair; Anna Van Degna, Vice Chair, Licinia Iberri; Janice Li; Luis Zamora

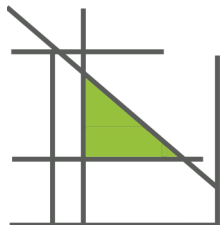
Hunters Point Shipyard Citizens Advisory Committee

Mission Bay Citizens Advisory Committee

Transbay Citizens Advisory Committee

Daniel Adams, Director of the Mayor's Office of Housing and Community Development and his team

Ken Nim, Director of CityBuild, Office of Economic and Workplace Development



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COMMUNITY INVESTMENT
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