



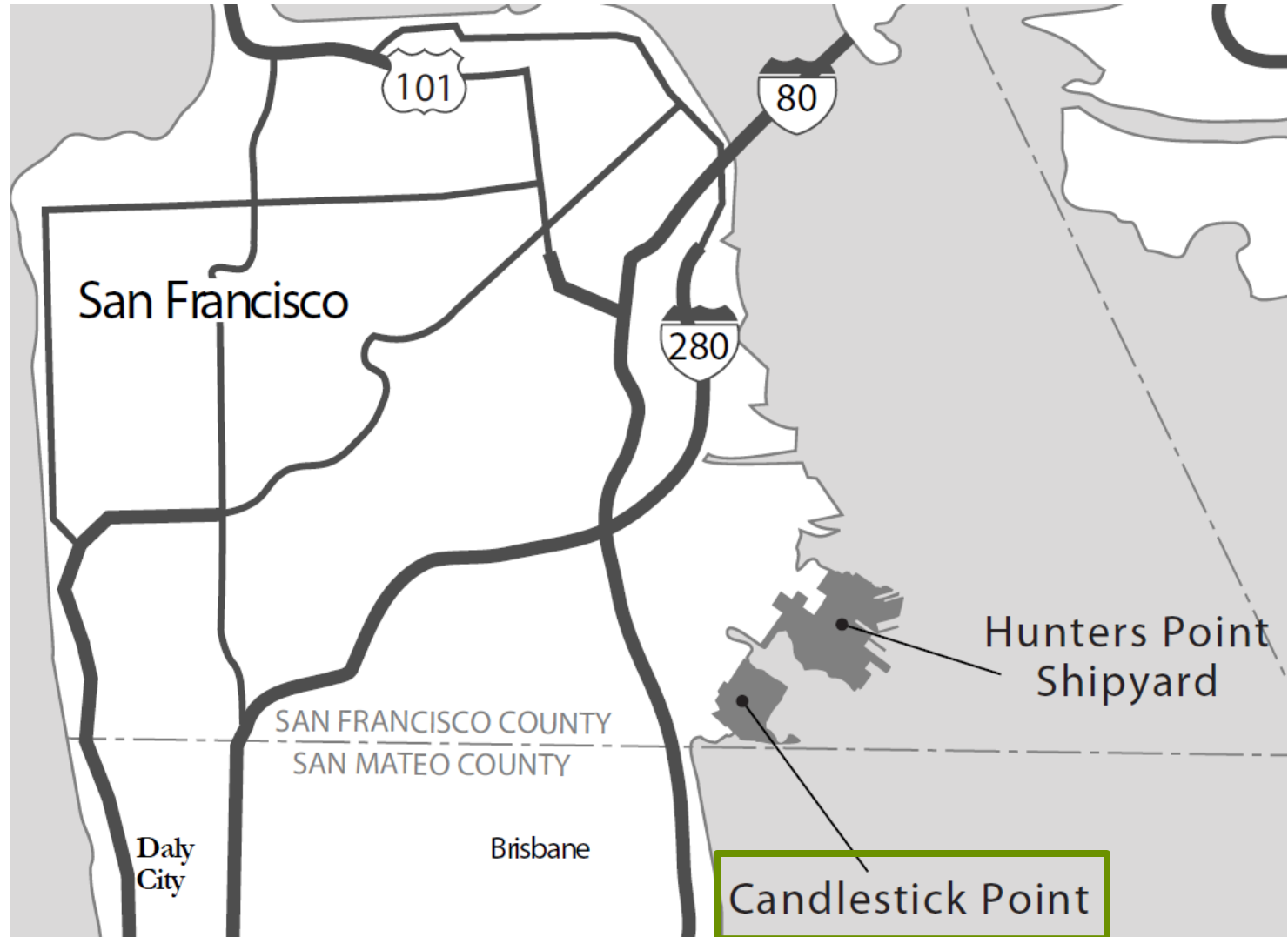
Candlestick Point Block 10a North and 11a South – 100% Affordable Parcels

Commission on Community Investment and Infrastructure
August 16, 2016

Current Request

- Approving development teams for Candlestick Point Blocks 10a and 11a for the development of low income rental housing:
 - For 10a, selecting a team led by Tenderloin Neighborhood Development Corporation and Young Community Developers, a Bayview Hunters Point-based organization
 - For 11a, selecting a team led by San Francisco Housing Development Corporation, a Bayview Hunters Point-based organization and Mercy Housing California

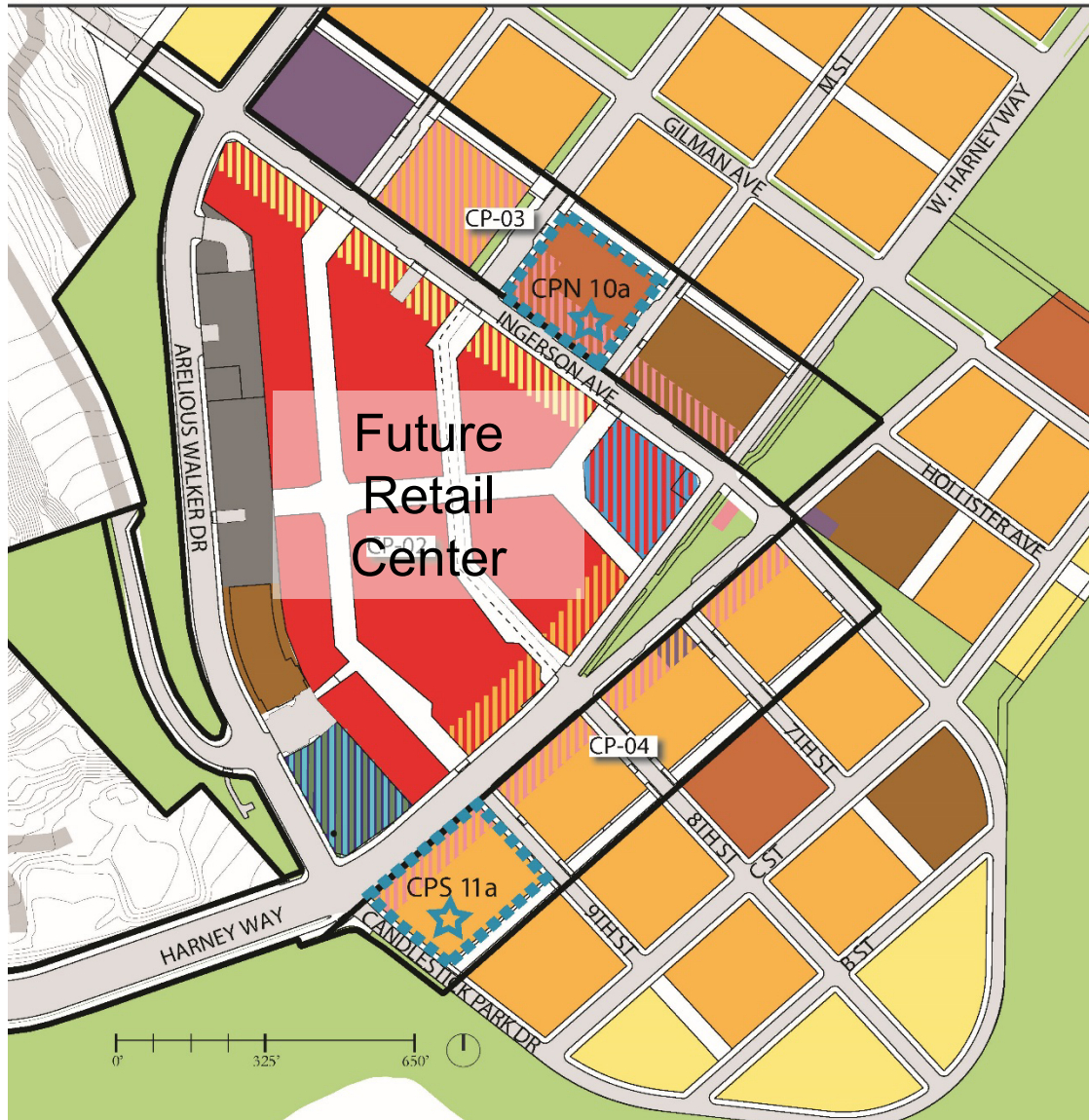
Neighborhood Context Map



Candlestick Point Visioning



Block Context



Legend

	Residential Density I (15-75 units per acre)		Hotel
	Residential Density II (50-125 units per acre)		Office
	Residential Density III (100-175 units per acre)		Parking
	Residential Density IV (175-285 units per acre)		Community Use
	Regional Retail		Parks & Open Space
	Neighborhood Retail		Sub-Phase Boundary
	Performance Venue/Film Arts Center		

Future View down Harney Way



LENNAR
URBAN

MACERICH
®

Future Views of Retail Center



Harney Way

Ingerson



Governing Documents

- 1997: San Francisco Board of Supervisors adopted the Hunters Point Shipyard Redevelopment Plan
- 2006: San Francisco Board of Supervisors adopted the Bayview Hunters Point Redevelopment Project Area
- 2010: Both were amended to provide for integrated planning of the Shipyard and Candlestick Point areas
 - Phase 1 Disposition and Development Agreement (“DDA”) calls for 1,600 homes, 27-40% of which will be affordable
 - Phase 2 DDA calls for 10,500 new housing units, 32% of which will be affordable
 - Below Market Rate Housing Plan of the Phase 2 DDA requires BMR housing as follows:
 - 1,140 built on Agency Lots for extremely low and low income households earning 0-60% of the Area Median Income (“AMI”)
 - 892 workforce units for households earning 121%-160% AMI
 - 809 inclusionary units for households earning 80-120% AMI
 - 504 Alice Griffith replacement and new Agency units

10a & 11a Request for Proposals Process

- February 2016 - OCII staff issued a joint Request for Proposals (“RFP”) for Candlestick Point North 10a and Candlestick Point South 11a (“CPN 10a” and “CPS 11a”)
- Notification of the RFP was provided to community groups, Small Business owners, developers and other community stakeholders through OCII’s Citizen Advisory Committees and OCII’s and the Mayor’s Office of Housing and Community Development’s (“MOHCD”) RFP/RFQ interest email lists and an advertisement was also published in the San Francisco Chronicle

Request for Proposals Process cont.

- OCII sought submittals from applicant teams comprised of:
 - A “Qualified Housing Developer,” defined under the Phase 2 DDA and summarized here as meaning a nonprofit or for profit organization with the ability to secure low income housing tax credits and affordable housing financing
 - A property manager,
 - An architect, and
 - A supportive services provider with experience in serving formerly homeless populations
- Applicant teams strongly encouraged to include a partner from the Southeast acting in a co-developer or supportive services role

Development Program

- Rental housing affordable to low income and formerly homeless families
 - 25% of the units will be set aside for formerly homeless families earning no more than 30% AMI (Single individual at 30% AMI = \$22,600. Five (5) of these units will be set aside for Transition Aged Youth families at each parcel
 - 75% of the units affordable to families earning up to 60% of AMI (Family of 4 at 60% AMI = \$64,600); both recommended applicants included tiering at levels lower than 60% AMI to help provide more housing opportunities for extremely low income COP holders
 - Mix of 1- 2- and 3-bedroom units with three 4-bedroom units and one 5-bedroom unit
 - Average unit size of 2.5 bedrooms

Development Program cont.

- 2 on-site Family Childcare Units
- Ground floor retail space along Harney and Ingerson
- Interior, podium level open space
- Community room with kitchen, property management and resident services office space
- Designated hang-out space for teens and children's outdoor play area
- Visually interesting design, especially for the 11a parcel
- “Green” and sustainable building strategies
- Recommended parking ratio of 0.6-0.8 spaces per unit

RFP Submittals

Table 1: CPN 10a Applicant Teams			
Qualified Housing Developer	Architect	Property Manager	Services Provider
The Integral Group LLC and Tabernacle Development Corporation	G7A Architects	John Stewart Company	Providence Foundation and United Council of Human Services
McCormack Baron Salazar and Bayview Hunters Point Multipurpose Senior Services	HKIT Architects	McCormack Baron Management	Bayview Hunters Point Multipurpose Senior Services as Lead Coordinator of BHP Foundation, Hunters Point Family, Rafiki Wellness and Young Community Developers
Mercy Housing and San Francisco Housing Development Corporation	Paulett Taggart Architects	Mercy Housing	Mercy Housing and SFHDC in partnership with Episcopal Community Services
Tenderloin Neighborhood Development Corp and Young Community Developers	Herman Coliver Locus Architects	Tenderloin Neighborhood Development Corp	Tenderloin Neighborhood Development Corp in partnership with Larkin Street Youth and Bayview YMCA

RFP Submittals

Table 2: CPS 11a Applicant Teams			
Qualified Housing Developer	Architect	Property Manager	Services Provider
The Integral Group LLC and Tabernacle Development Corporation	David Baker Architects	John Stewart Company	Providence Foundation and United Council of Human Services
McCormack Baron Salazar and Bayview Hunters Point Multipurpose Senior Services	HKIT Architects	McCormack Baron Management	Bayview Hunters Point Multipurpose Senior Services as Lead Coordinator of BHP Foundation, Hunters Point Family, Rafiki Wellness and Young Community Developers
San Francisco Housing Development Corporation and Mercy Housing	Leddy Maytum Stacy Architects	Mercy Housing	Mercy Housing and SFHDC in partnership with Episcopal Community Services
Tenderloin Neighborhood Development Corp and Young Community Developers	Herman Coliver Locus Architects	Tenderloin Neighborhood Development Corp	Tenderloin Neighborhood Development Corp in partnership with Larkin Street Youth and Bayview YMCA

RFP Submittals cont.

- OCII staff verified completeness of submittals
- All four applicants were interviewed
- Panel included representatives from:
 - Member from HPSY Citizens Advisory Committee
 - OCII Staff: Project Management, Housing and Design Review
 - Mayor's Office of Housing and Community Development
 - Department of Homeless and Supportive Housing

RFP Selection Criteria

POINTS		CRITERIA
50		Proposed Development Concept
	20	Proposed Massing Concept: strength and constructability of proposed massing concept, number of units, conformance with the Redevelopment Plan, Major Phase, and the Design for Development
	15	Financial Feasibility & Level of OCII Subsidy
	10	Proposed Services Plan
	5	Proposed Marketing Plan
50		Developer Team Experience and Capacity
	10	Developer experience in developing and marketing affordable housing <i>comparable</i> to the housing proposed in this RFP
	5	Developer experience with government assisted affordable housing programs and financing sources and/or “green” housing; Developer Workload Capacity
	5	Workforce and Contracting Action Plan
	10	Architect experience & capacity, including “green” housing
	10	Service Provider experience & capacity
	10	Property Manager experience & capacity, including retail operation
100	100	Total Points

RFP Evaluation

	CPN 10a	CPS 11a
Team	Average Score	Average Score
Mercy & SFHDC / SFHDC & Mercy	95	96
TNDC & YCD	83	93
MBS & BHPMSS	63	67
Integral & TCDC	61	66

OCII Staff Recommendation

	CPN 10a	CPS 11a
Team	Average Score	Average Score
Mercy & SFHDC / SFHDC & Mercy	95	96
TNDC & YCD	83	93
MBS & BHPMSS	63	67
Integral & TCDC	61	66

OCII Staff Considerations

- 1) OCII Policies speak to increasing the number of opportunities for community partners and diverse teams. Selecting different teams allows for additional partnerships.
- 2) Selecting one developer per site eliminated concerns about developer team capacity and ensures the timely delivery of both sites.

OCl Staff Recommendation

CPN 10a - TNDC & YCD

- Second highest score on CPN 10a
- Capacity building opportunity for YCD
- Additional partnership with Bayview YMCA
- Design supports future residents' needs

CPS 11a – SFHDC & Mercy

- Highest scoring response
- Capacity building opportunity for SFHDC as lead developer
- Design embraced prominence of the Candlestick Point Gateway

Highlights of SFHDC/ Mercy Submission

- SFHDC / Mercy
 - Financing Plan - Thoughtful and thorough – included tiering at 30% AMI for non-formerly homeless families
 - Workforce – SFHDC has a Workforce Development Coordinator on staff; team expressed interest working with a general contractor willing to joint venture with a smaller entity
 - Marketing plan – SFHDC's in-house staff person at its Financial Empowerment Center will outreach to and work with COP holders
 - Design - Emphasized the gateway nature of the site
 - Mercy has extensive experience in building for families in San Francisco and SFHDC is a recognized and respected organization in the Southeast

Highlights of TNDC / YCD Submission

- TNDC/ YCD
 - Financing Plan - Thoughtful and conservative
 - Workforce – TNDC/YCD will contract with a competitively selected SBE and Outreach consultant to assist in WCAP goals
 - Marketing plan – TNDC/ YCD will hire a MOHCD/OCII- approved Rental Readiness Counseling Provider with experience in marketing and providing technical assistance to COP holders
 - Design - Programming and site plan sensitive to families' needs
 - TNDC's portfolio of experience working in communities in danger of being displaced; routinely partner with smaller orgs as co-developers; YCD has been working in the Southeast for over 30 years and is held in high regard amongst SE residents

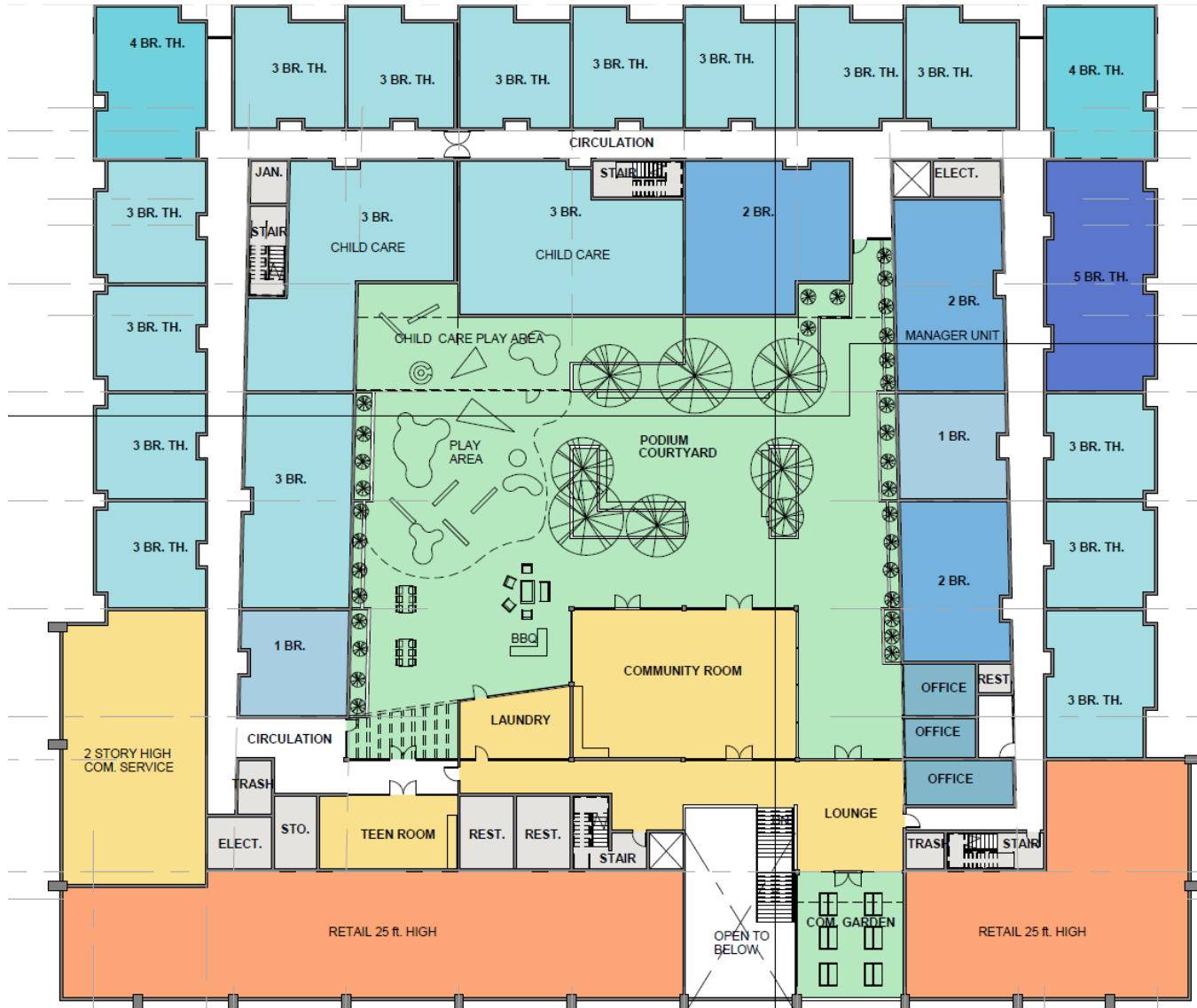
Community Support

- A Hunters Point Shipyard Advisory Committee member was an evaluation panelist on each site: reviewed RFP submittals, participated in the interviews for each team and scored each team.
- The SFHDC/ Mercy and TNDC/YCD teams presented at the July 21, 2016 Housing Subcommittee meeting and the August 8, 2016 full CAC meeting. The full CAC recommended Commission approval of both teams.

10a Groundfloor



10a Courtyard Level



Ingerson Elevation 10a

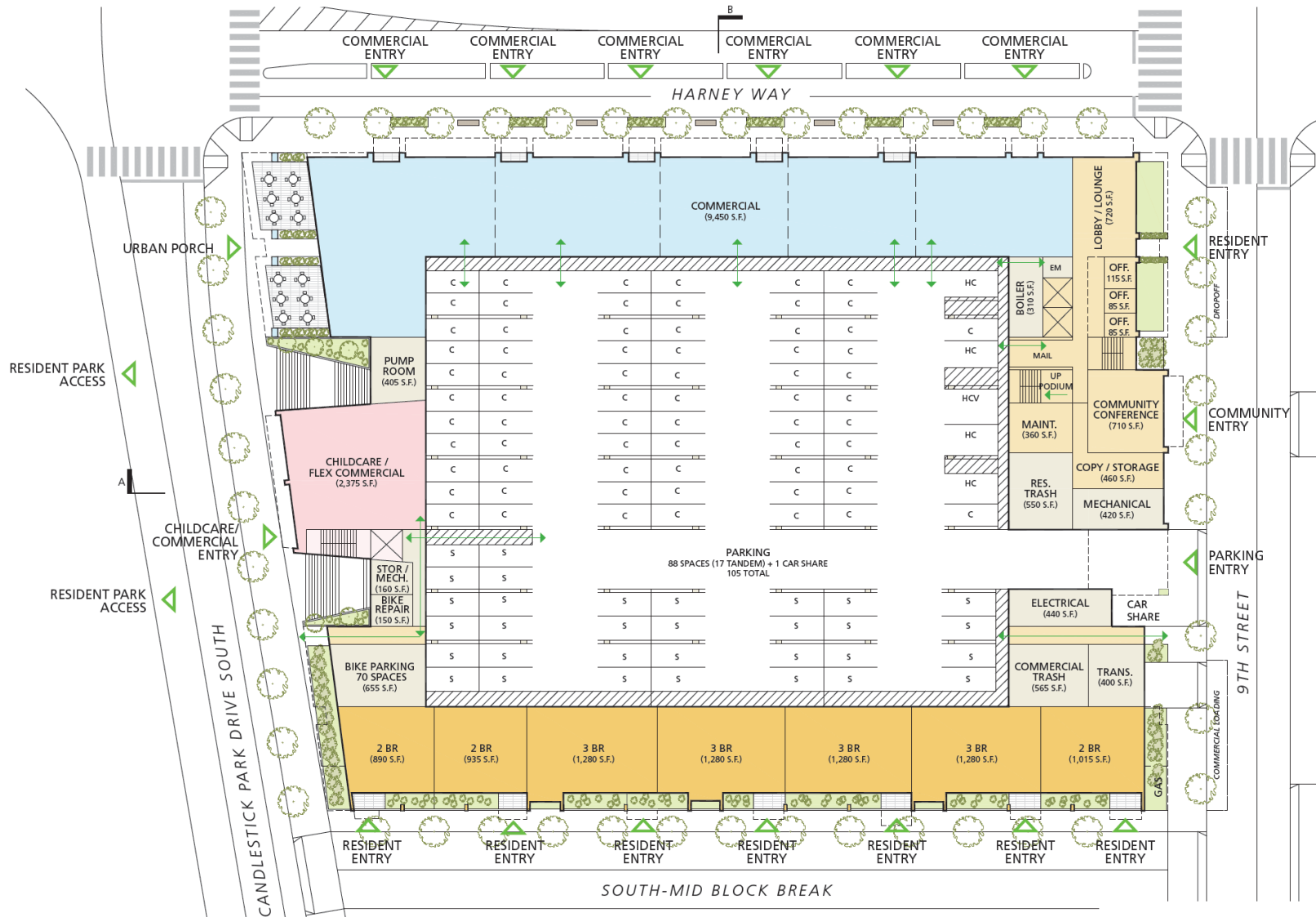


Midblock Elevation 10a

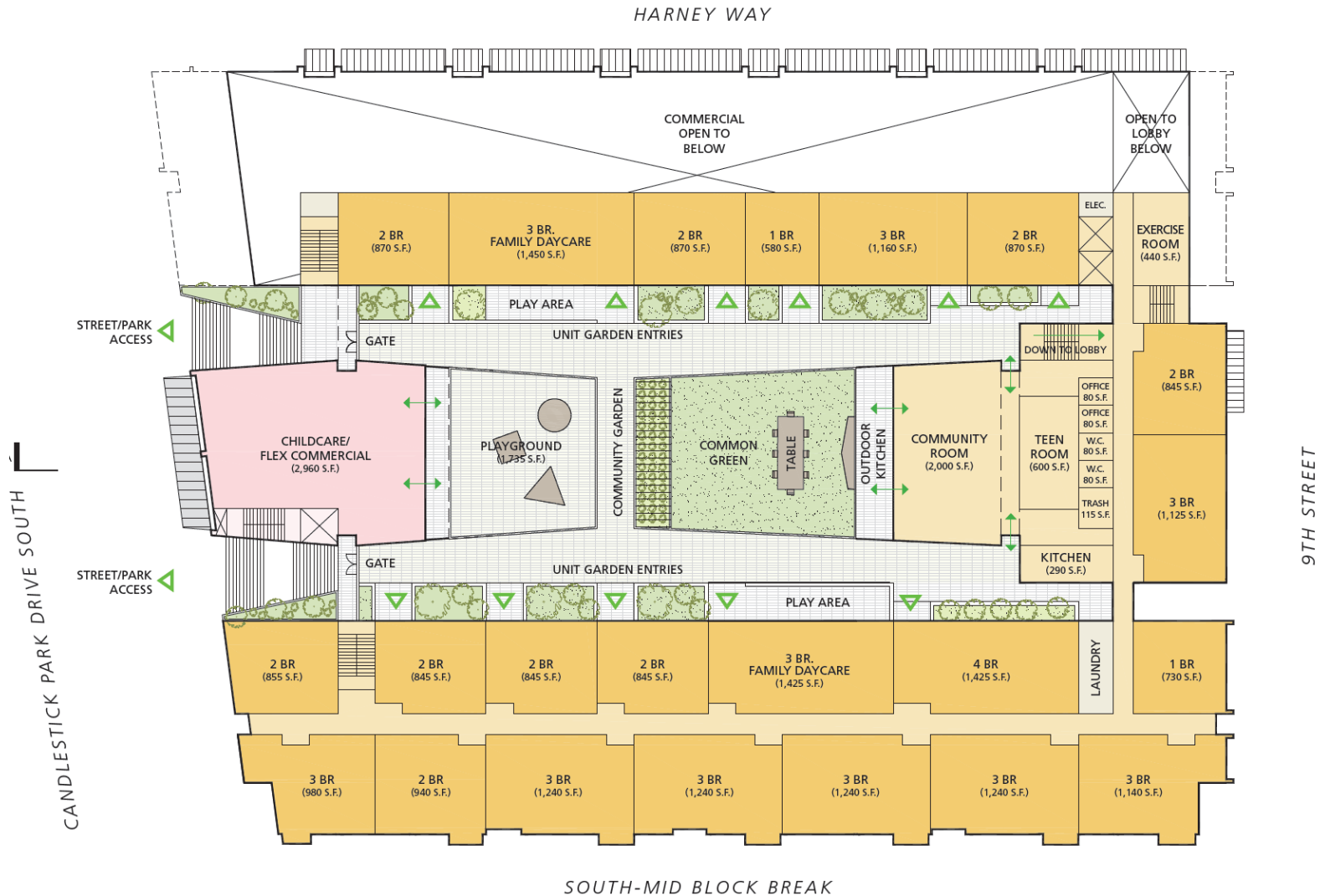


MID BLOCK BREAK

11a Groundfloor



11a Courtyard Level

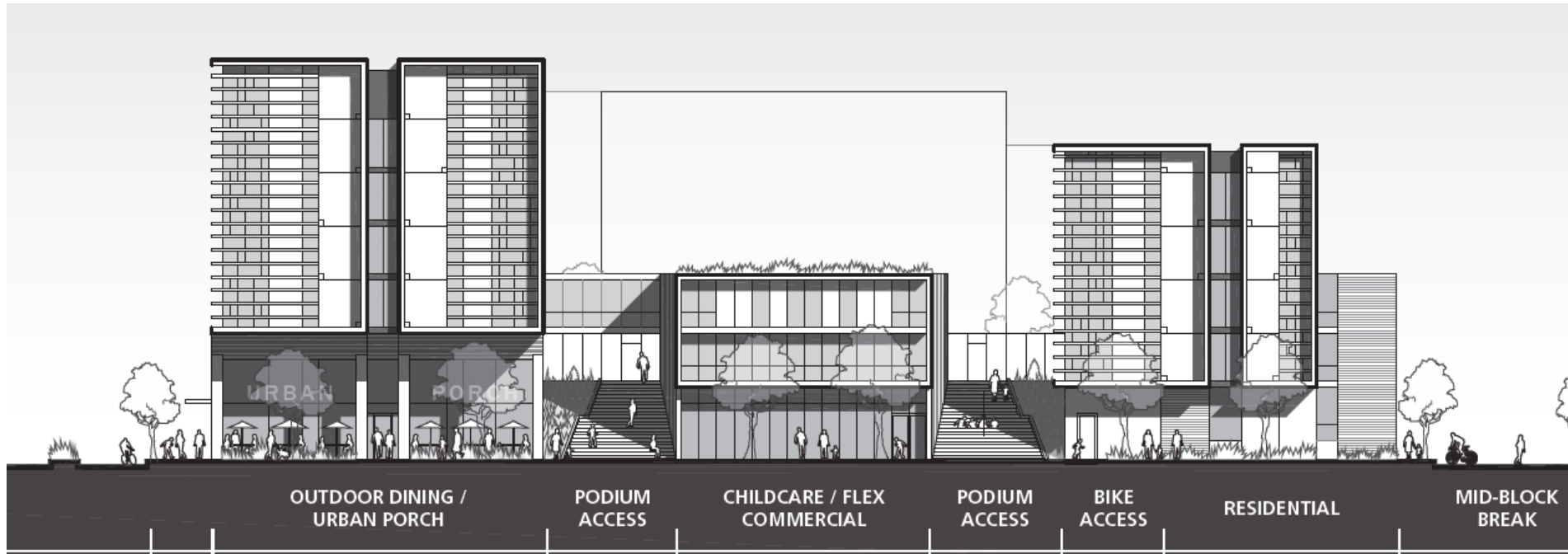


Harney Way Elevation 11a



Main façade on
Harney Way

Candlestick Park Drive Elevation 11a



Façade on
Candlestick Point
Drive

Midblock Elevation 11a



Midblock Break

Parking

CPN 10a - TNDC & YCD

- Street level podium parking garage with a landscaped courtyard above
- 84 parking spaces; ratio of 0.6 spaces per unit
- 84 bike spaces

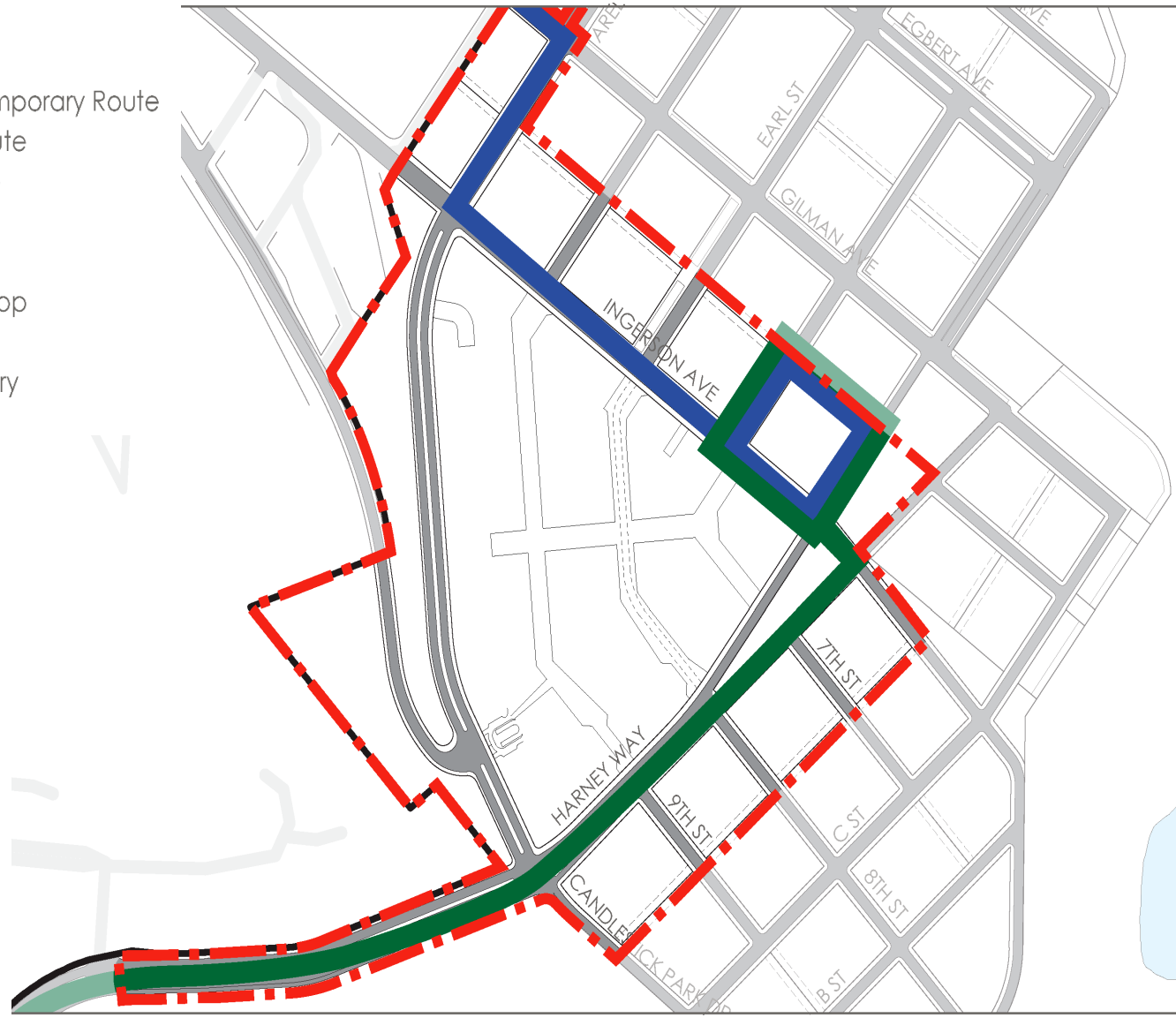
CPS 11a – SFHDC & Mercy

- Street level podium parking garage with a landscaped courtyard above
- 88 parking spaces; ratio of 0.6 spaces per unit
- 70 bike spaces

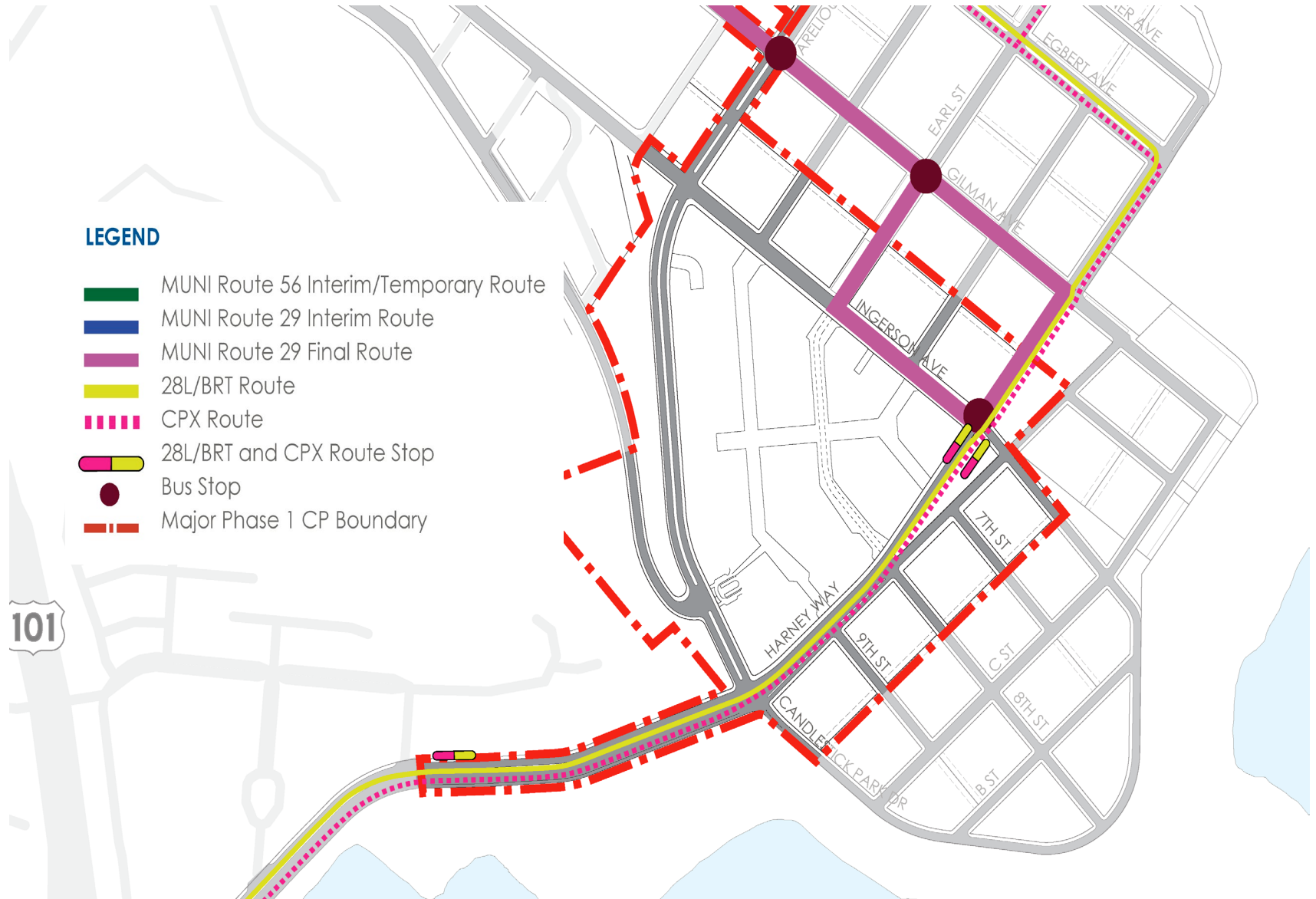
Candlestick Transit Map - Interim

LEGEND

- MUNI Route 56 Interim/Temporary Route
- MUNI Route 29 Interim Route
- MUNI Route 29 Final Route
- 28L/BRT Route
- CPX Route
- 28L/BRT and CPX Route Stop
- Bus Stop
- Major Phase 1 CP Boundary



Candlestick Transit Map



Schedule for both Parcels

- December 2016 – return to Commission to request authorization to enter into Exclusive Negotiations Agreement and Predevelopment Loan with each team
- April 2017 – Schematic Design approval
- October 2017 – return to Commission to request gap financing
- November 2017 – apply for tax credits and for a bond allocation
- April 2018 – return to Commission for Ground Lease approval
- May 2018 – close financing / construction begins
- May 2020 – construction completed

QUESTIONS AND ANSWERS

