



Candlestick Point Block 10a North – 100% Affordable Parcel

Commission on Community Investment and Infrastructure

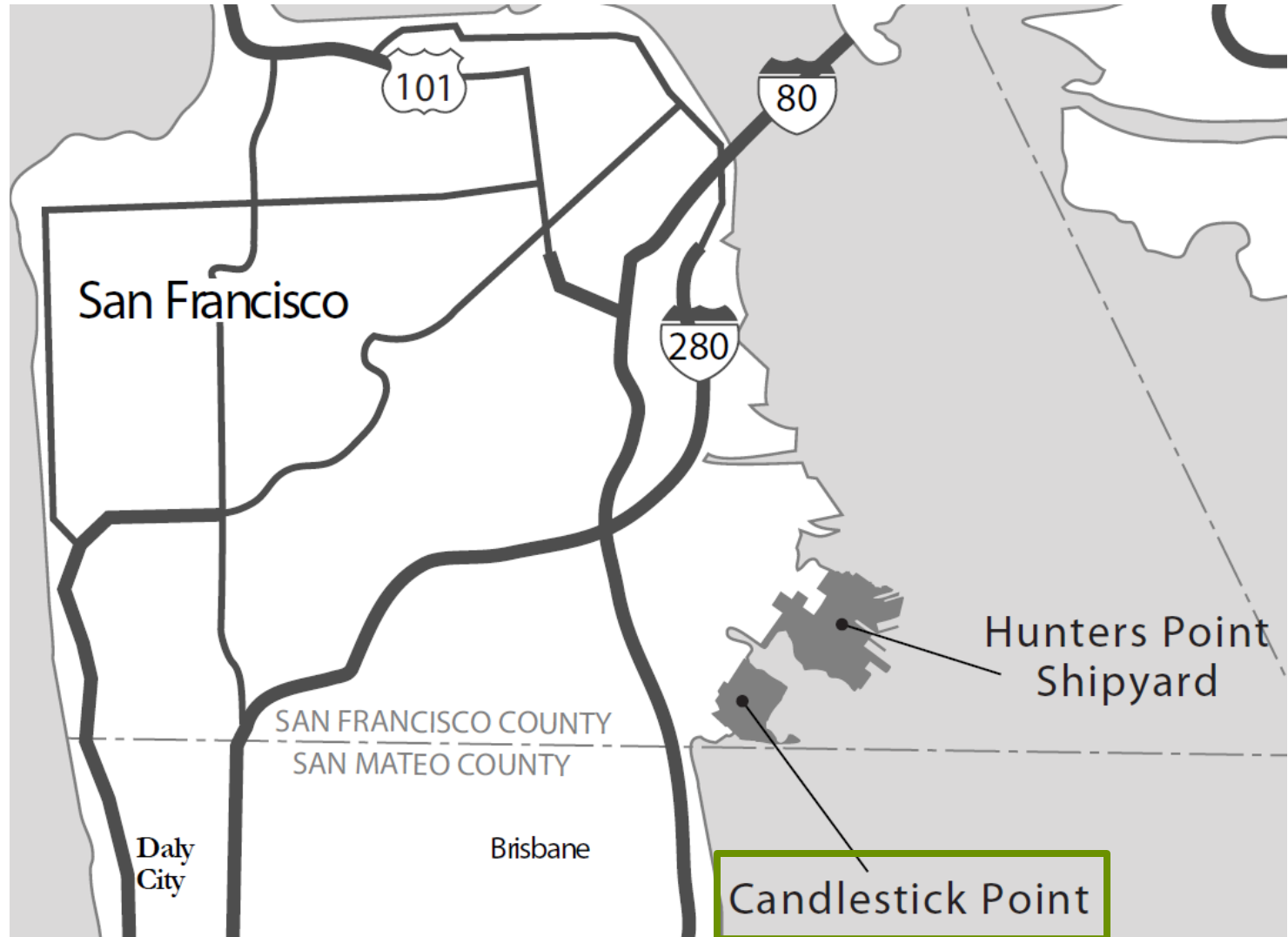
December 5, 2017

Current Request

- Conditional Approval of Candlestick Point North Block 10a Schematic Design



Neighborhood Context Map



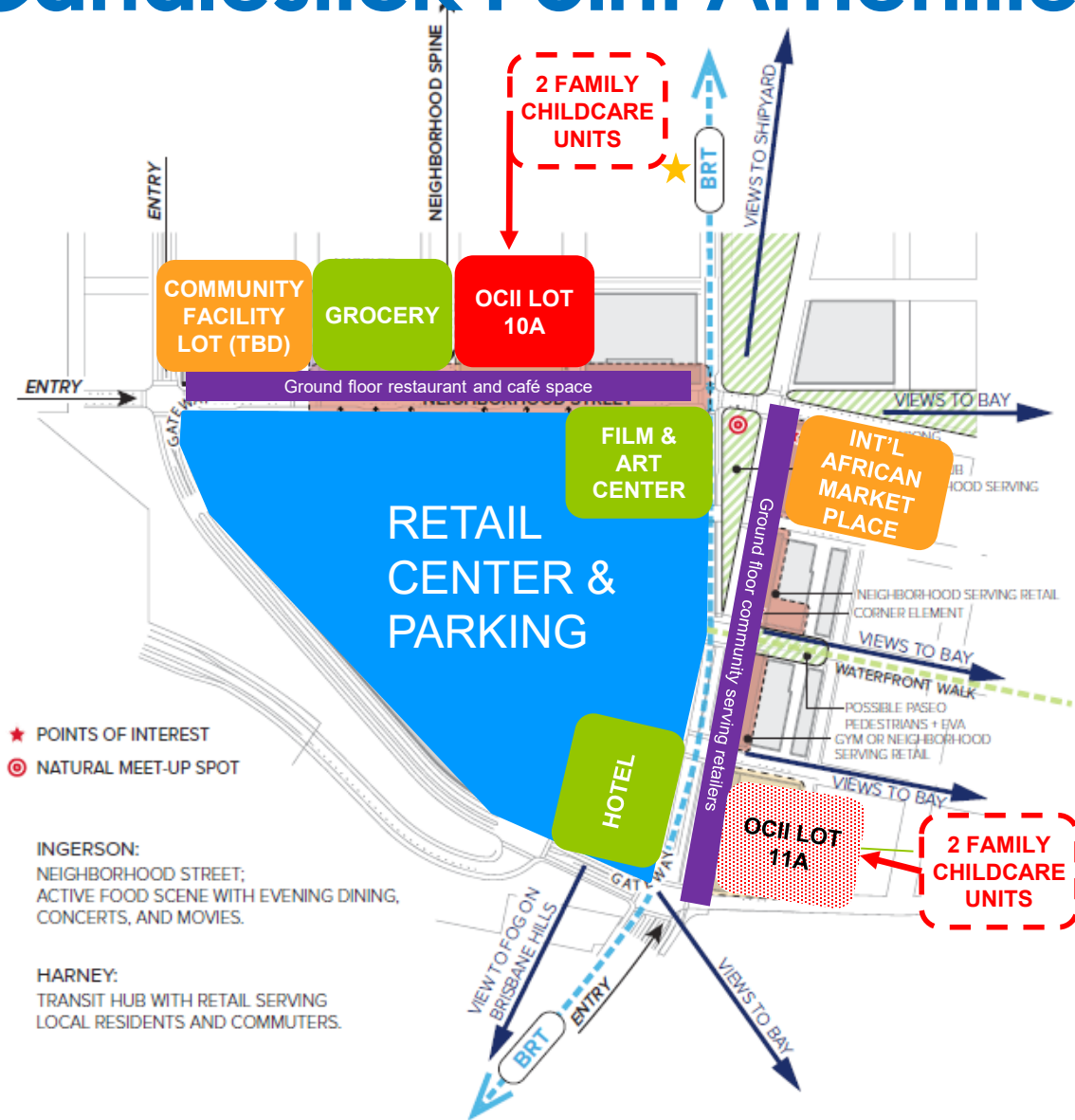
Hunters Point Shipyard Phase 2 & Candlestick Point Project:

- 10,500 homes, 32% below-market
- 352 acres of parks and open space
- 3,134,000 sq. ft. of R&D/office space, producing more than 12,000 permanent jobs
- 971,500 sq. ft of retail
- 355,000 sq. ft of artist and community facilities
- \$83.2 Million in Community Benefits
- Rebuilding of Alice Griffith Public Housing
- New Bus Rapid Transit, express busses and extending crosstown lines



Candlestick Point Amenities

- Bret Harte Elementary school (~0.25 miles)
- Alice Griffith development (~0.25 miles)
- 3rd Street (~1 mile)



Candlestick Point
 State Recreation
 Area and
 waterfront

HPS Phase 2 and CP: Below Market Rate (BMR) Housing Plan

- CPN 10A Site is covered by the HPS Phase 2/CP DDA – BMR Housing Plan:
- 10,500 housing units, 32% of which will be BMR units.

	Affordability	Completed	Under Construction	Units Planned	TOTAL
	Public Housing Replacement	114	106	36	256
OCII Lots	60% AMI*	70	47	1,271	1,388
Inclusionary	80-100% AMI	0	0	363	363
Inclusionary	120% AMI	0	0	446	446
Workforce	121-140% AMI	0	0	446	446
Workforce	141-160% AMI	0	0	446	446
	Market Rate	0	0	7,155	7,155
TOTAL		184	153	10,163	10,500

Background

- February 2016 - Request for Proposals (“RFP”) for Candlestick Point North 10a and Candlestick Point South 11a
- August 2016 – [Tenderloin Neighborhood Development Corporation](#) (“TNDC”) and [Young Community Developers](#) (“YCD”)(collectively the “Developer”) selected as the developer, property manager and service providers with [Herman Coliver Locus Architects](#) (“HCLA”) as the lead architect
- December 2016 - Commission approved an Exclusive Negotiations Agreement, and approved a \$3.5M predevelopment loan for design and related work

Planned 10a Development Program

- 156 units of rental housing, including one manager's unit, affordable to low income and formerly homeless families
 - 35 units will be set aside for formerly homeless families
 - 121 units will be affordable to families earning up to 60% of AMI
 - **10a will feature AMI tiering below 60% AMI to ensure opportunities for COP households**
 - Mix of 1- 2- and 3-bedroom units; three 4-bedroom units and one 5-bedroom unit fulfill exact unit replacement requirements at Alice Griffith
 - Average unit size of 2.5 bedrooms pursuant to Phase 2 DDA

Development Program cont.

- 2 on-site Family Childcare Units
- Ground floor retail space along 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 and “green” and sustainable building strategies
- Parking ratio of 0.54 spaces per unit

Parking at Candlestick Point 10a

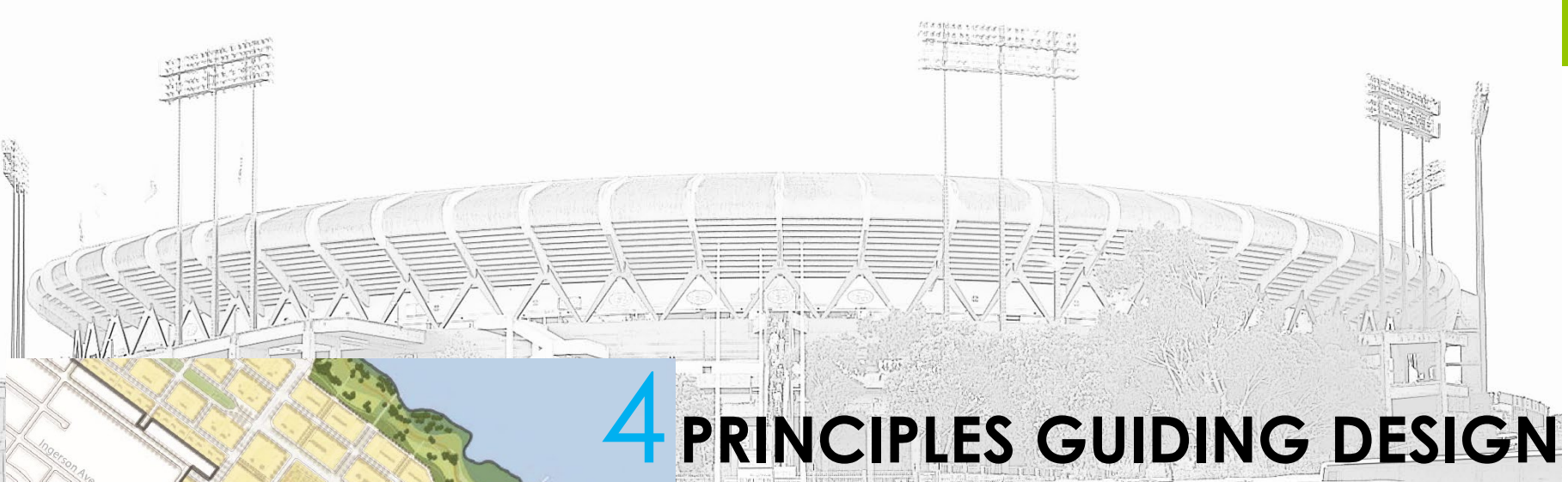
- Parking lot with controlled access parking for 84 vehicles – serving 54% of 10a households
 - Higher ratio than other OCII projects
 - 52 bike parking spaces
 - One car share space
- Staff evaluated parking to serve 100% of households; estimated result:
 - Loss of at least 12 affordable housing units
 - Increase in housing total development costs (TDC) and per unit TDC; risks financial feasibility (especially TCAC/CDLAC cost caps)

Parking at Candlestick Point 10a

- On street parking opportunities
 - 274 (including 19 ADA) street parking spots with parking permits
- Neighborhood will have ample visitor parking and parking for other residential development
 - Retail Center – large garage, totaling 2,400 retail parking spaces
 - Surrounding market rate residential developments blocks will also have on-site parking
 - Reduced demand for street parking

Parking at Candlestick Point 10a

- Parking ratios at OCII funded buildings range from 0 spaces – to one space for every 2 units. (0.0-0.5 ratio)
 - 84 spaces is the recommended amount of parking for the site given the larger sized units for families – (average unit size of 2.5 bedrooms is higher than most of OCII's family developments)
- Staff recommends preserving housing unit count at 156 units with a 0.54:1 parking ratio
- The City's Transit First Policy results in most affordable housing projects meeting a 0.25 ratio



4 PRINCIPLES GUIDING DESIGN



- 1 Urban design through a **human scale/pedestrian** lens.
- 2 Promote social and environmental **sustainability**.
- 3 Encourage residents to **gather** in social spaces.
- 4 Provide a variety of **outdoor spaces** at grade and at upper floors.



VIEW FROM INGERSON & M STREET



VIEW FROM SOUTHWEST



VIEW FROM EARL STREET

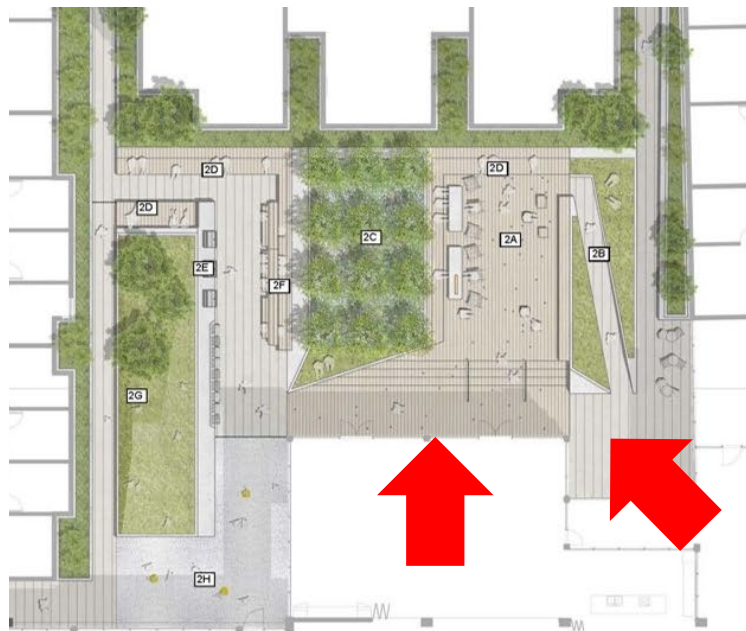


VIEW OF MID-BLOCK BREAK





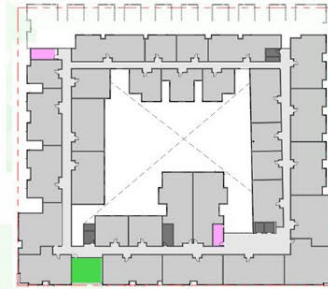
VIEW FROM SOUTHEAST



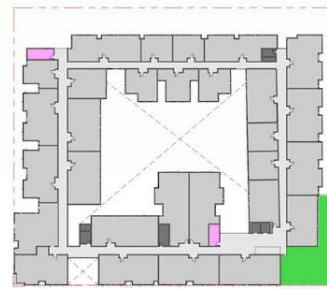
CENTRAL COURTYARD



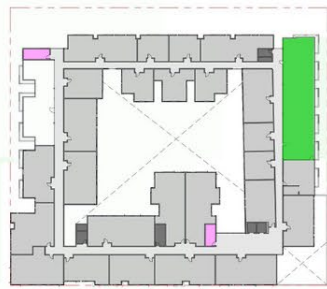
2



4



5



6



GARDEN / LEVEL 2 POCKET GARDEN

**5 FLOORS
OF
COMMON
GARDENS**



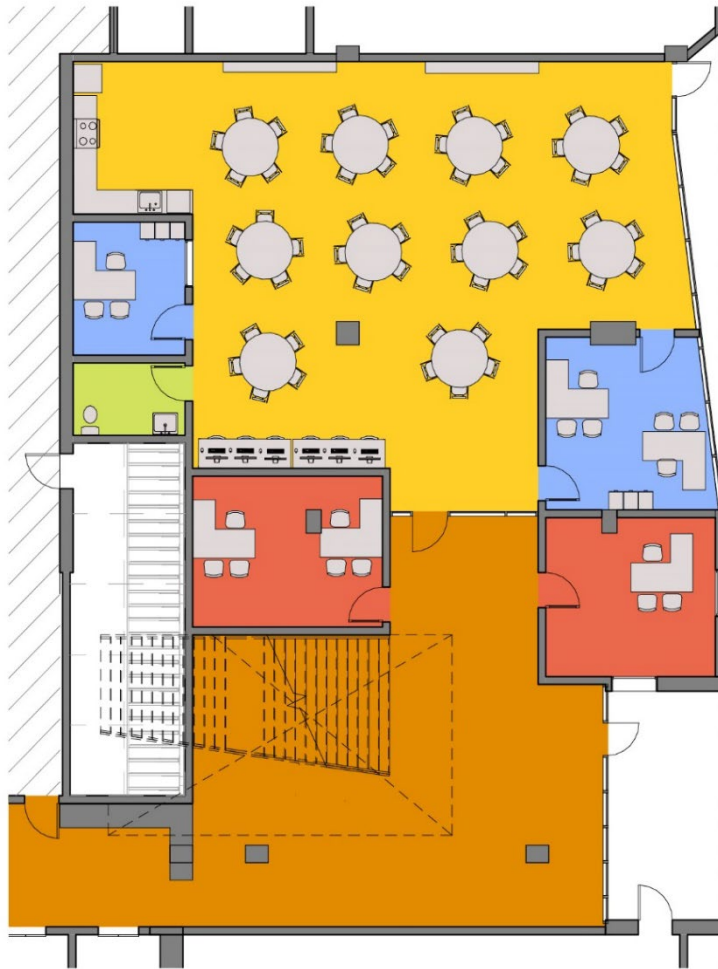


Residential
Entrance

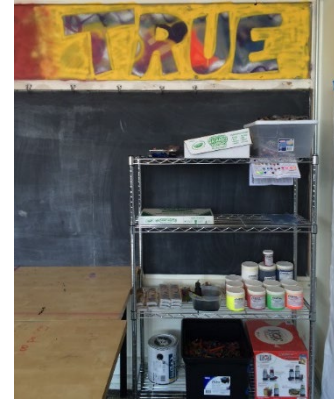
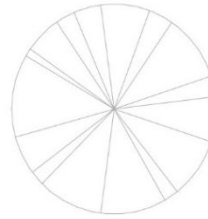
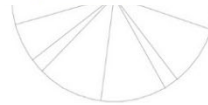
Community
Space



VIEW OF RESIDENTIAL ENTRY & COMMUNITY SPACE



- RESIDENTIAL LOBBY
- COMMUNITY ROOM
- YMCA & YCD OFFICES
- OFFICES (TNDC)
- WC



ENLARGED PLAN OF COMMUNITY SPACE AND LOBBY

Conditions of Approval

- Materials Related
 - Durability and aesthetics
- Additional Detail
 - Interior courtyard elevations
 - Landscape Plan, including along the midblock break
 - Lighting Plan
 - Graffiti prevention
 - Retail storefronts
 - Screening / coverings for utility room and mechanical equipment
 - Stormwater management areas

Conditions of Approval

- Cost Reduction and Functionality
 - PV Canopy
 - Partial 7th Story
 - Entryway stair and corridor
 - Unit sizes
- Mock Ups
 - Plans
 - Physical mock-up

Community Support

- Hunters Point Shipyard Citizen's Advisory Committee is supportive of the design and programming for CPN 10a
- TNDC / YCD presented at two CAC meetings:
 - September 21, 2017 Housing Subcommittee meeting
 - November 13, 2017 full CAC meeting. At the full CAC meeting there was a vote to recommend moving the design forward to OCII Commission for approval
- TNDC / YCD addressed questions posed by CAC members and will brief the CAC on any future design updates

Contracting and Workforce Compliance

- Contracting
 - Developer has achieved 81% SBE participation for professional services to date
 - SBE 81.4%; SF SBE 81.4%; MBE 19%; WBE 6.7%
 - Development team will move forward with partnership between general contractor, Nibbi Brothers and OCII recognized SBE, Baines Group Inc.
- Workforce
 - Development team will work closely with OCII Contract Compliance team to ensure local hiring goals are met

Schedule for 10a

- Q4 2017– Apply for a bond allocation
- Q2 2019 – apply for tax credits; return to Commission to request gap financing
- Q3 2019 – return to Commission for Ground Lease approval
- Q4 2019 – close financing / construction begins
- Q4 2021 – construction completed

QUESTIONS AND ANSWERS



OTHER SLIDES FOR Q&A



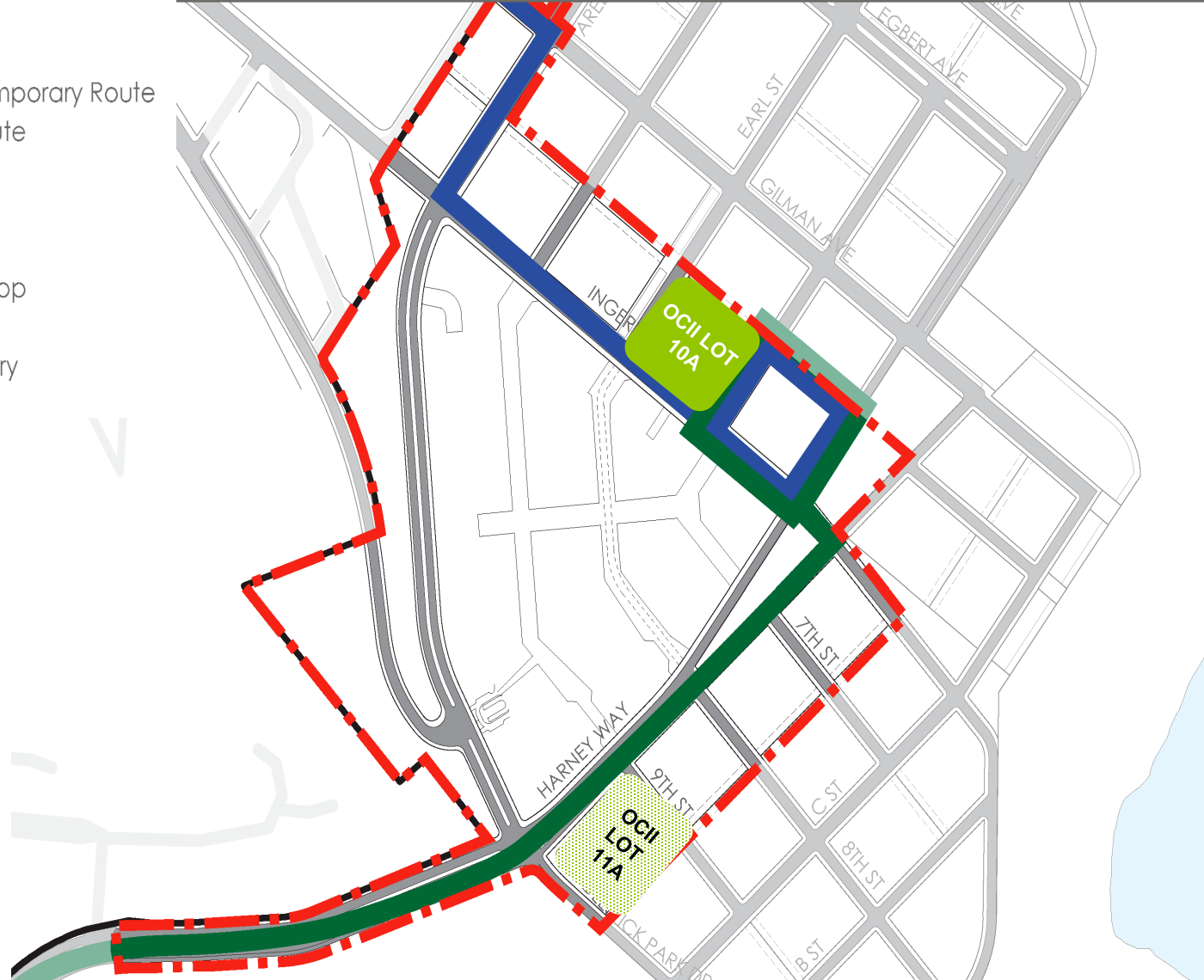
Original Schedule for 10a

- Summer of 2017 – Schematic Design approval
- Spring/Summer of 2018 – apply for tax credits and for a bond allocation
- Summer of 2018 – return to Commission to request gap financing
- Fall of 2018 – return to Commission for Ground Lease approval
- Winter of 2019 – close financing / construction begins
- Winter of 2021 – construction completed

Candlestick Transit Map - Interim

LEGEND

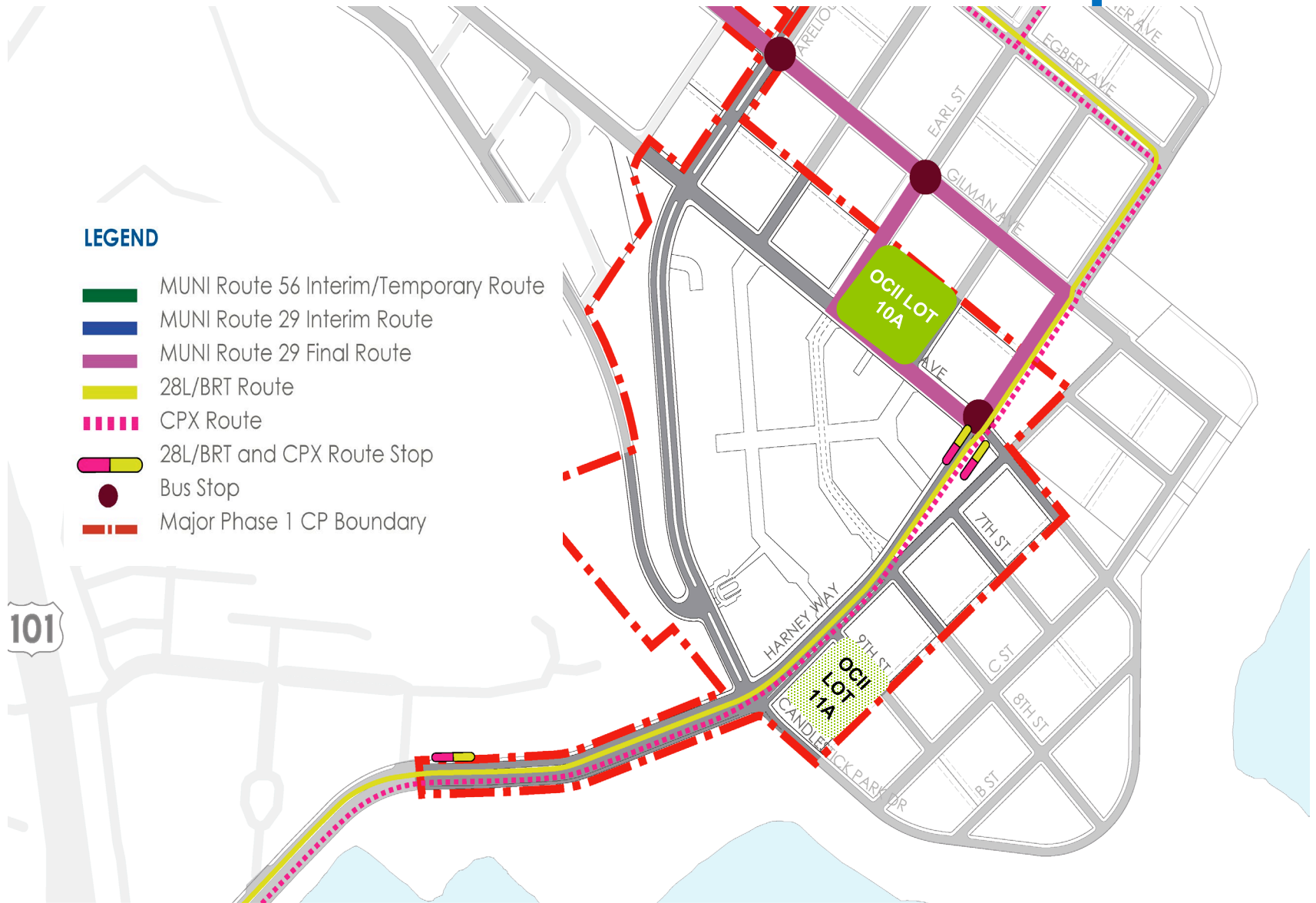
- MUNI Route 56 Interim/Temporary Route
- MUNI Route 29 Interim Route
- MUNI Route 29 Final Route
- 28L/BRT Route
- CPX Route
- 28L/BRT and CPX Route Stop
- Bus Stop
- Major Phase 1 CP Boundary



Candlestick Final Transit Map

LEGEND

- MUNI Route 56 Interim/Temporary Route
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Timing of other Candlestick Improvements

- Mid 2019: Surrounding streets finished (Earl, M, Ingerson, Harney, Candlestick Point Drive)
- Late 2021 – OCII 100% affordable parcels, 10a and 11a, finish construction
- Late 2021 – Retail center and housing in retail center
- Early 2022 – 2a (grocery store parcel) completed
- Mid 2022 – construction of adjacent sites (6a, 8a, CPN 11a)
- Mid 2022 – Existing muni lines extended into the area

Request for Proposals Process

- OCII staff issued a Request for Proposals (“RFP”) for CPN 10a and another CPS 11a, another OCII 100% affordable parcel
- RFP strongly encouraged applicants to include a partner from the Southeast acting in a co-developer or supportive services role
- Developer selection approval for 10a and 11a teams – August 16th 2016
 - CPN 10a parcel – Tenderloin Neighborhood Development Corporation and Young Community Developers
 - CPS 11a parcel – San Francisco Housing Development Corporation and Mercy Housing team approved

Team Bio's -10a

- Lead Developer: Tenderloin Neighborhood Development Corporation
 - 30 years of experience developing affordable housing in San Francisco
 - Other OCII projects: **Mission Bay Block 6E** (143 units in the Mission Bay South Project Area); and **Transbay Block 8** (150 units in the Transbay Project Area)
 - **SBE** participation on **Mission Bay Block 6E**: 54.4% for design services
- Co-Developer: Young Community Developers
 - Community based organization formed in 1973 providing services to residents of the Bayview Hunters Point neighborhood
 - Other OCII related projects: Co-developer role with AMCAL on **Block 49** (60 units in the Hunters Point Shipyard Project Area)
 - **SBE** Participation on **Block 49**: 56.8% for professional services and construction contracts
- Architect: Herman Coliver Locus (LBE)
 - Principals have 50 years of experience designing in the Bay Area
 - Other MOHCD projects designed: **1100 Ocean Avenue** (71 units in the Balboa Park / Ingleside neighborhood); **Canon Barcus Community House** (48 units in the SOMA neighborhood) and **Geary Polk Senior Housing** (110 units in the Tenderloin neighborhood)
- Services Provider: TNDC in partnership with Bayview YMCA and Larkin Street
 - Bayview YMCA providing afterschool programming and Larkin Street providing services to formerly homeless youth

Description of Childcare Units

- Family childcare takes place within the home of a licensed provider
 - Two three-bedroom units set aside for this use for each parcel
 - Childcare operator will income qualify for the unit as a resident, with an appropriately sized household
 - Developer, based on experience with other projects will select an AMI level appropriate for the FCC units
- The 10a design calls for childcare units on the courtyard level for ease of access for residents
 - Designated play areas directly in front of units

Location of Family Childcare Units



Marketing Process

- HPSY / CP Preferences
 - COP holders
 - Displaced Tenants (to be presented to Commission for approval)
 - Rent Burdened
 - San Francisco residents or workers
 - General Public
- Developers will work with OCII to develop an Early Outreach and Marketing Plan
 - Chart a course for outreach, technical assistance and marketing/ application collection process
 - COP Outreach Obligation report