



Mission Bay South Block 9 Affordable Housing with Supportive Services

Developer Team Selection Recommendation

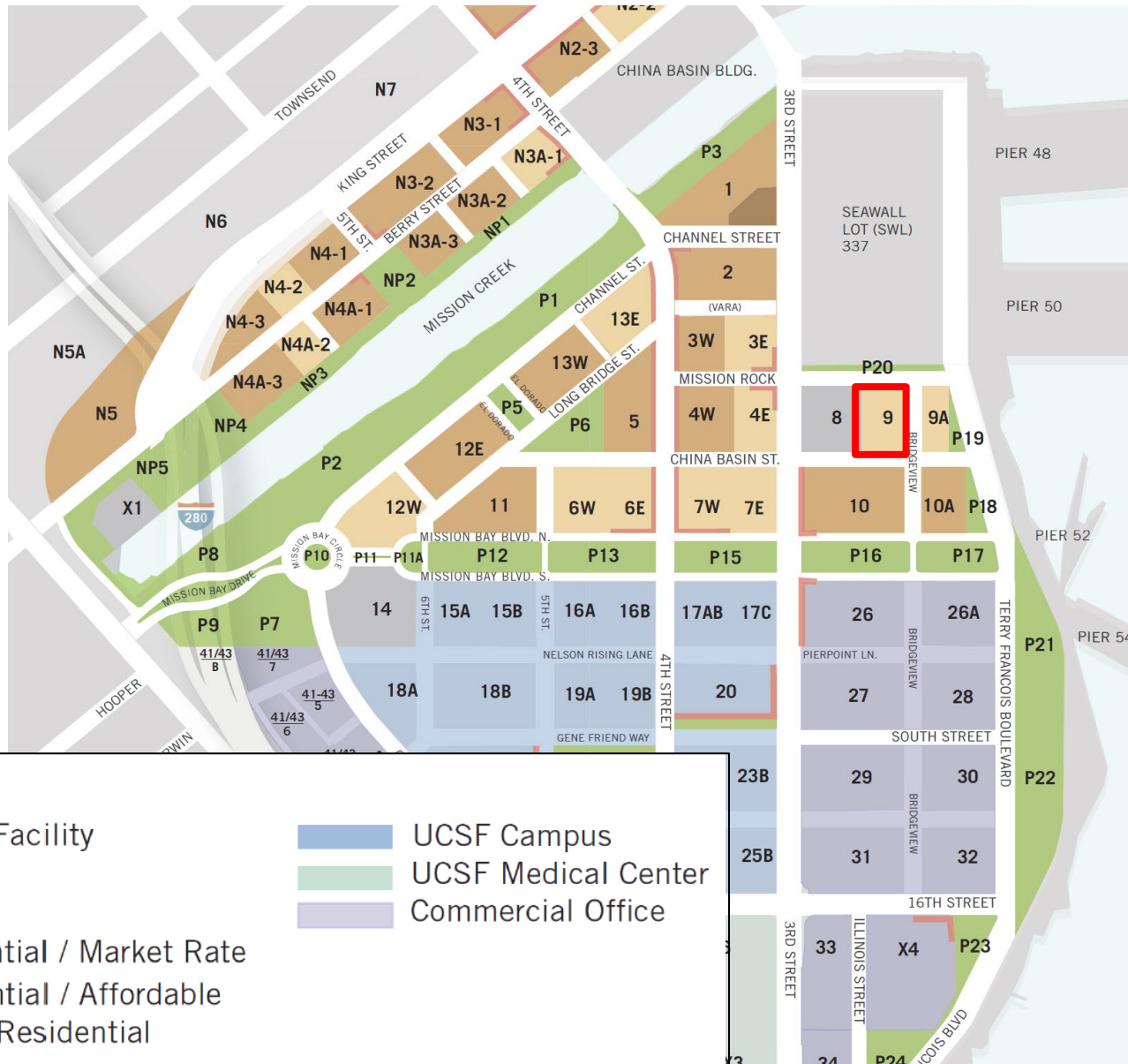
Commission on Community Investment and Infrastructure

October 17, 2017

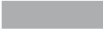
Current Request

Select the team comprised of co-developers BRIDGE Housing and Community Housing Partnership with architect Leddy Maytum Stacy Architects for Block 9 in the Mission Bay South Project Area.

Site Location



LEGEND:

- | | | | |
|--|---------------------------|---|---------------------|
|  | Public Facility |  | UCSF Campus |
|  | Parks |  | UCSF Medical Center |
|  | Retail |  | Commercial Office |
|  | Residential / Market Rate | | |
|  | Residential / Affordable | | |
|  | Hotel / Residential | | |

Site Amenities



Background

- 1998: Mission Bay North and South Redevelopment Plans and Owner Participation Agreements (“OPAs”)
 - 6,514 residential units, 1,916 or approximately 30% affordable
 - Mission Bay North: 698 affordable units are complete
 - Mission Bay South: 350 affordable units complete, 868 planned or under construction
 - Remaining affordable housing units are being/will be developed by nonprofit housing developers

Background Continued

- OPA requires submittal of overall plans in “Major Phases” (required as part of the entitlement process for each development)
- MBS Block 9 was initially approved in 2004 as part of the Major Phase application for Blocks 8, 9, 9a, 10, 10a, and Parks P18, P19, and P20
- Major Phase confirms Block 9 as an affordable housing site

Request for Proposals

- In April 2017, OCII issued a Request for Proposals (“RFP”) for MBS Block 9
- Specified development program:
 - Affordable housing with supportive services for formerly homeless persons
 - Furnished studio units
 - Community and services spaces
 - Limited parking (if any)
 - Conventional and modular construction comparison

Selection Criteria

Maximum Points	Criteria
45	Proposed Development Concept
20	Proposed massing concept: strength and constructability, number of units, conformance with the OPA, Major Phase, and the Design for Development
15	Financial feasibility; level of OCII subsidy
10	Proposed Services Plan
55	Developer Team Experience and Capacity
10	Developer experience in developing comparable affordable housing
5	Developer experience with government assisted affordable housing programs and financing sources and/or “green” housing; workload capacity
5	Workforce and Contracting Action Plan
10	Architect experience and capacity, including “green” housing
10	Services Provider experience and capacity
10	Property Manager experience and capacity
100	Maximum Total Points

Submittal Scoring

- Two submittals
- Teams interviewed by the Evaluation Panel on August 23
- Evaluation Panel scored each submittal
- Unanimous top ranking based on total scores

Developer	Score Ranking
BRIDGE Housing, Community Housing Partnership (CHP)	1
Mercy Housing, Episcopal Community Services	2

BRIDGE/CHP Proposal

Number of units	141 (including 1 manger's unit)
Architect	Leddy Maytum Stacy (LMS) Architects
Services Providers	CHP, HealthRIGHT 360
Property Manager	CHP
Building amenities	- Community garden - Ground floor flex/community space - Community room and kitchen - Services suite - Resident lounge - Dog run and pet station - Bike parking and repair station - Two staff parking/loading spaces
Other features	- Design considerations for flooding - Setback to allow for settlement - Design maximizes daylight

Mercy/ECS Proposal (not recommended)

Number of units	233 (including 2 manager's units), two buildings (senior/ adult)
Architect	Kennerly Architecture & Planning
Services Providers	ECS, St. Anthony Foundation Medical Clinic, Samuel Merritt University School of Nursing, Homebridge
Property Manager	Caritas
Building Amenities	- Ground floor resident lounges - Multi-purpose and community rooms - Roof decks on both buildings - Ground floor center garden - Health clinic - Resident-use kitchen - Property and case management suites - In-home care offices - Limited staff parking, bike parking at a .5 ratio

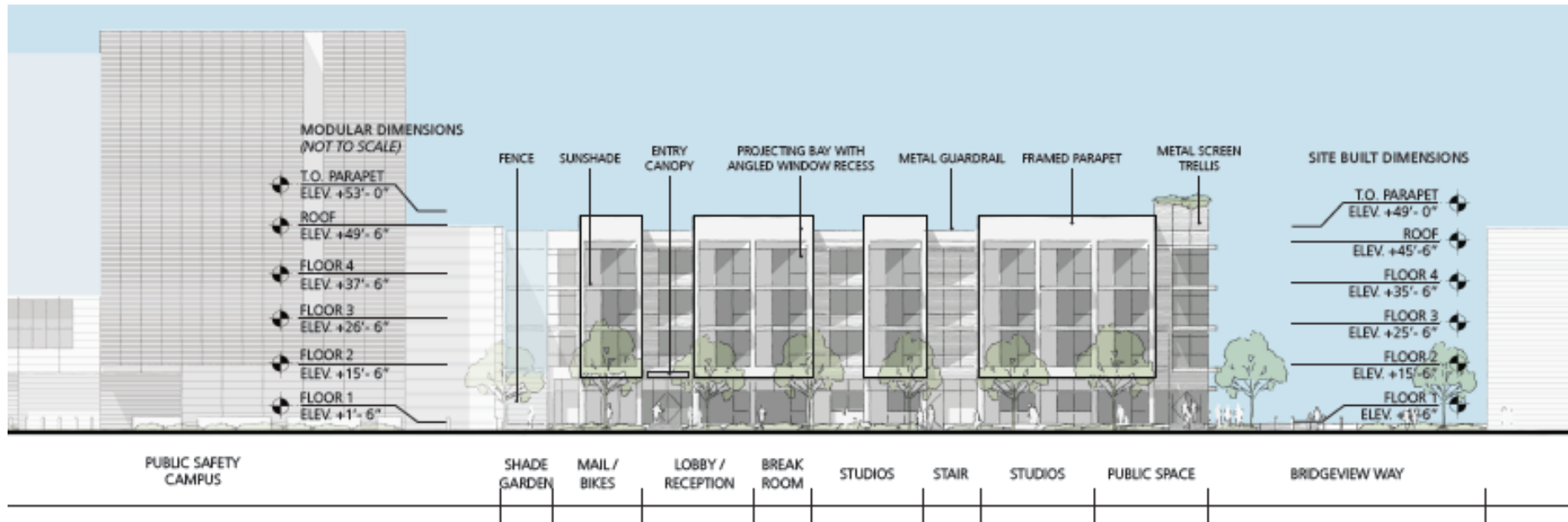
BRIDGE/CHP Proposal Strengths

- Team experience
- Feasible financing plan, lower cost/subsidy per unit
- Comprehensive services plan
 - Live-in manager
 - 7 day/week case management staff
- Concept design meets Design for Development standards and is well suited for target population
 - Property management and services layout
 - Ample natural light
 - Large outdoor space with adjacent community rooms
 - Size and scale at 141 units allows for cost effective wood-frame or modular construction and high quality design

Site Plan Concept



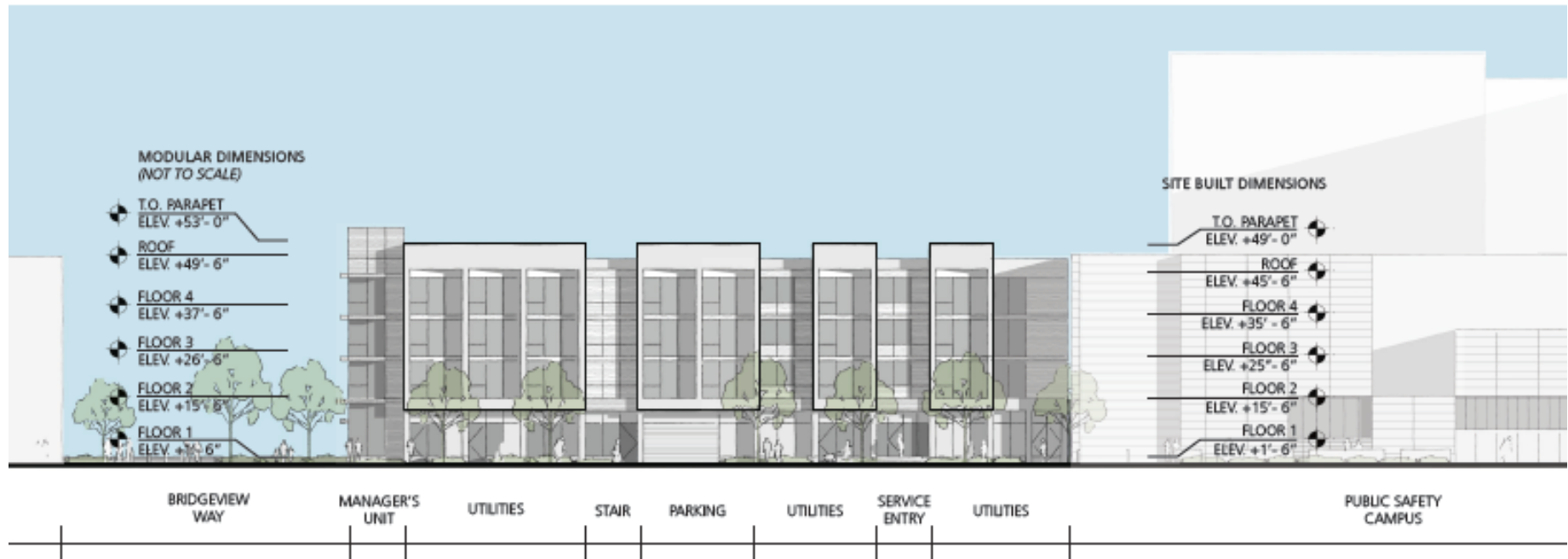
South Elevation Concept



East Elevation Concept



North Elevation Concept



Community Outreach – To Date

- Mission Bay Citizens Advisory Committee
 - March 9, 2017 – Announce RFP
 - June 2017 – Update
 - September 2017 – Developer selection recommendation
- Community organized evening meeting: May 18, 2017
- Public tours of Rene Cazenave Apartments and Richardson Apartments: June and July 2017

Community Outreach – Next Steps

- HOA and community group meetings (beginning late 2017/early 2018)
- Concept design review (February/March 2018 Mission Bay CAC meeting)
- Contact: James Tracey at CHP
 - Questions/comments/meeting requests
 - Block9@chp-sf.org
 - Phone: (415) 563-3205 ext. 4112

Tentative Development Schedule

Timeframe	Action
January/February 2018	OCII Commission - pre-development loan and exclusive negotiations agreement
Winter 2018	Mission Bay CAC – concept design review
Spring 2018	Mission Bay CAC and OCII Commission - schematic design review
Summer 2018 – Spring 2019	Design development and construction documents, secure financing, construction permits
Spring 2019	Mission Bay CAC - update OCII Commission – permanent loan
Summer 2019	Construction start

BRIDGE/CHP Team Introductions

Questions/Comments