



Mission Bay South Block 9 Affordable Housing with Supportive Services

Predevelopment Loan and Exclusive Negotiations Agreement

Commission on Community Investment and Infrastructure

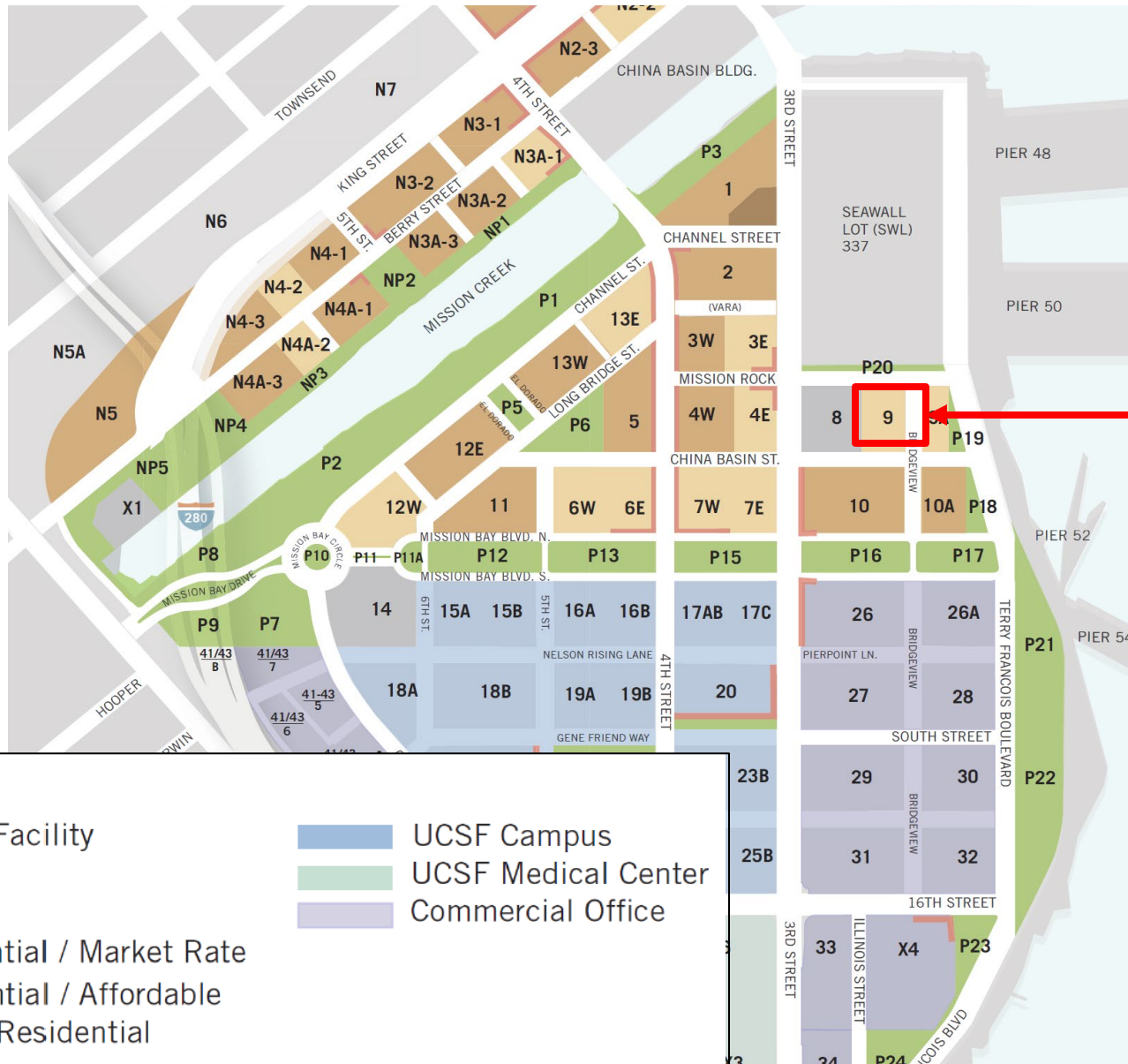
February 20, 2018

Current Request

Authorization to enter into:

- Exclusive Negotiations Agreement
- Predevelopment Loan Agreement

Site Location



Block 9

LEGEND:

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

Neighborhood Amenities



Background

- 1998: Mission Bay North and South Redevelopment Plans and Owner Participation Agreements (“OPAs”)
 - 6,514 residential units, 1,916 or approximately 29% 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

Project Background

- April 2017: OCII issued a Request for Proposals (“RFP”) for MBS Block 9
- June 2017: OCII Issued an addendum to the RFP seeking conventional and alternative construction scenarios
- September 2017: developer team recommended to the Mission Bay CAC
- October 2017: developer team selection approved by the OCII Commission

Developer Team

- Co-Developers: BRIDGE Housing and Community Housing Partnership (“CHP”)
- Architect: Leddy Maytum Stacy Architects
- Property Manager/Lead Services Provider: CHP
- Health Services Provider: HealthRIGHT 360
- Workforce Consultants: Monica Wilson Community + Real Estate Development and Le Blanc and Associates

Development Program

Number of units	141 (including 1 manger's unit)
Unit types	- Studios - Studio+ units (to accommodate those with in-home care needs)
Target Population	- Formerly homeless adults - Referred to the project by the Department of Homelessness and Supportive Housing (priority for Certificate of Preference holders)
Building amenities	- Two community rooms - Central ground floor courtyard - Community garden - Services suite - Resident lounge and ground floor laundry - Bike parking and repair station - Two staff parking/loading spaces
Other features	- Design considerations for sea level rise - Setback to allow for settlement - Design maximizes daylight

Exclusive Negotiations Agreement

- Initial term of 24 months; optional extension of up to 12 months
- Developer performance deposit of \$10,000
- Predevelopment period milestones
- Option to Ground Lease

Predevelopment Loan

- Amount not to exceed \$5 million
- 3% simple interest, converts to a permanent loan at close of construction financing
- Funds for design, survey and engineering, financing and legal fees, developer fees
- Modular-related fees: architecture/engineering, prototype deposit, materials deposit

Predevelopment Loan Continued

- Authorized by Loan Committee on January 19, 2018
- Loan conditions:
 - Considerations specific to modular construction
 - Collaboration with the Department of Homelessness and Supportive Housing
 - Pursue additional funding sources
 - Outreach to the Mission Bay community

Contracting and Workforce Compliance

- Contracting:
 - Initial professional services RFQ released in February 2018
 - Pre-bid meeting and review of responses in collaboration with OCII Contract Compliance staff
 - Explore general contractor joint venture
- Establish plan for meeting local hiring goals

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
- Meeting with Bay View Boat Club: November 29, 2017

Community Outreach – Next Steps

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

Schedule

Timeframe	Action
Summer 2018	Mission Bay CAC – concept design review
Fall 2018	Mission Bay CAC and OCII Commission - schematic design review
Late Fall 2018 – Fall 2019	Design development and construction documents, secure financing, construction permits
Summer 2019	Mission Bay CAC - update OCII Commission – permanent loan
Early 2020	Construction start
Early 2021	Construction complete

Questions/Comments