

Blocks 56

Affordable Family Housing

Request for Proposals

OCII Commission
September 18, 2018



Hunters Point Shipyard Map



SURROUNDING LAND USE

-  RESIDENTIAL
 COMMERCIAL+INDUSTRIAL
 PUBLIC + PARKS, OPEN SPACE

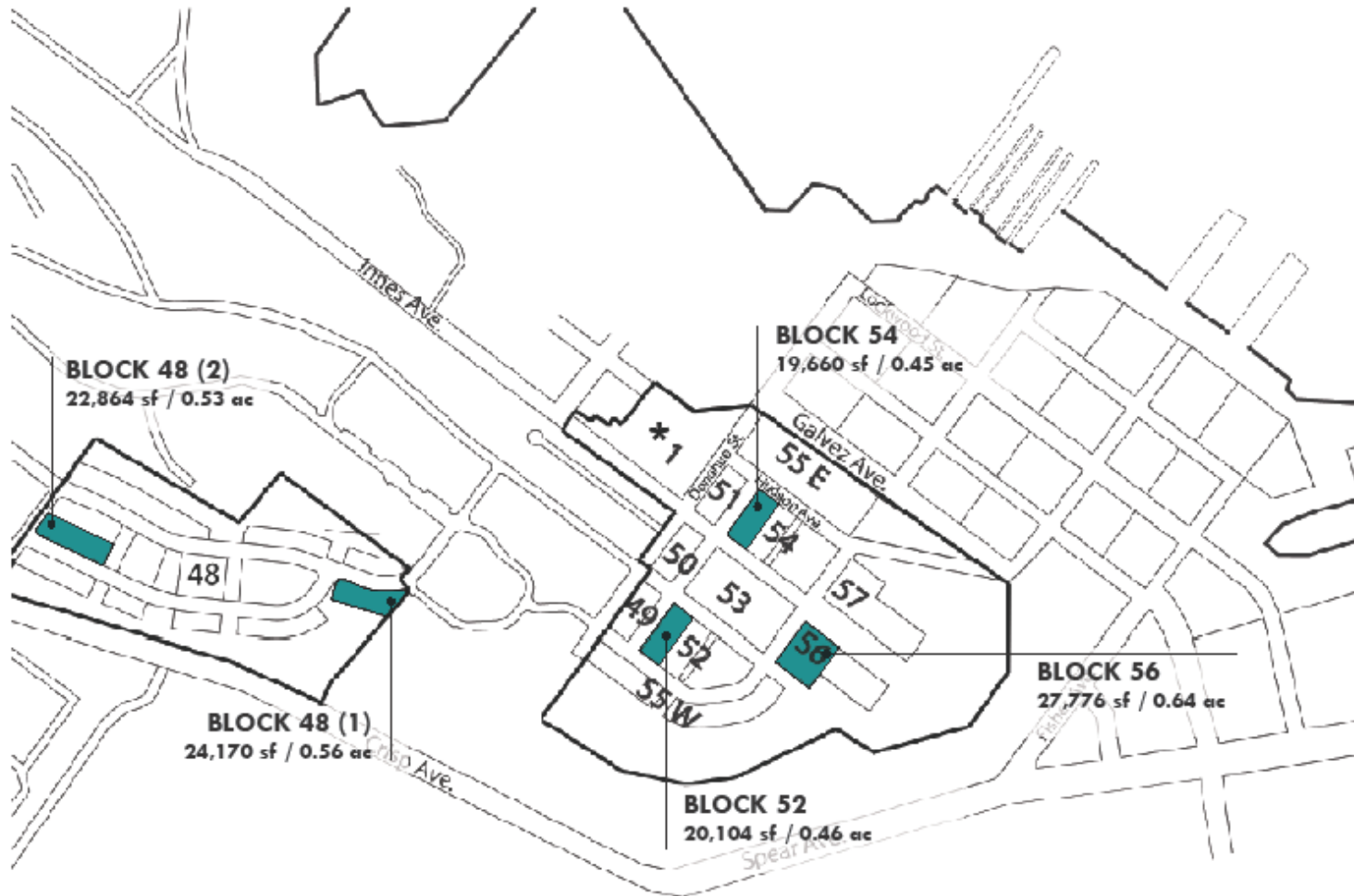
LAND USE

- | | |
|---|--|
|  | RESIDENTIAL DENSITY I
(15-75 UNITS PER ACRE) |
|  | RESIDENTIAL DENSITY II
(50-125 UNITS PER ACRE) |
|  | RESIDENTIAL DENSITY III
(100-175 UNITS PER ACRE) |
|  | RESIDENTIAL DENSITY IV
(175-285 UNITS PER ACRE) |
|  | ARTIST (ART) |
|  | COMMERCIAL (CM)
(INCLUDES R&D, OFFICE, HOTEL) |
|  | INFRASTRUCTURE / UTILITY (I / U) |
|  | PARKING (SP) |
|  | COMMUNITY USE (CU) |
|  | EDUCATION (E) |
|  | PARKS AND OPEN SPACE |

* GROUND FLOOR NEIGHBORHOOD RETAIL /
MAKER PDR SPACE IS ALLOWED ON ALL BLOCKS,
PER THE D4D.

Phase 1 OCII Parcels

HUNTERS POINT SHIPYARD PHASE 1: OCII PARCELS



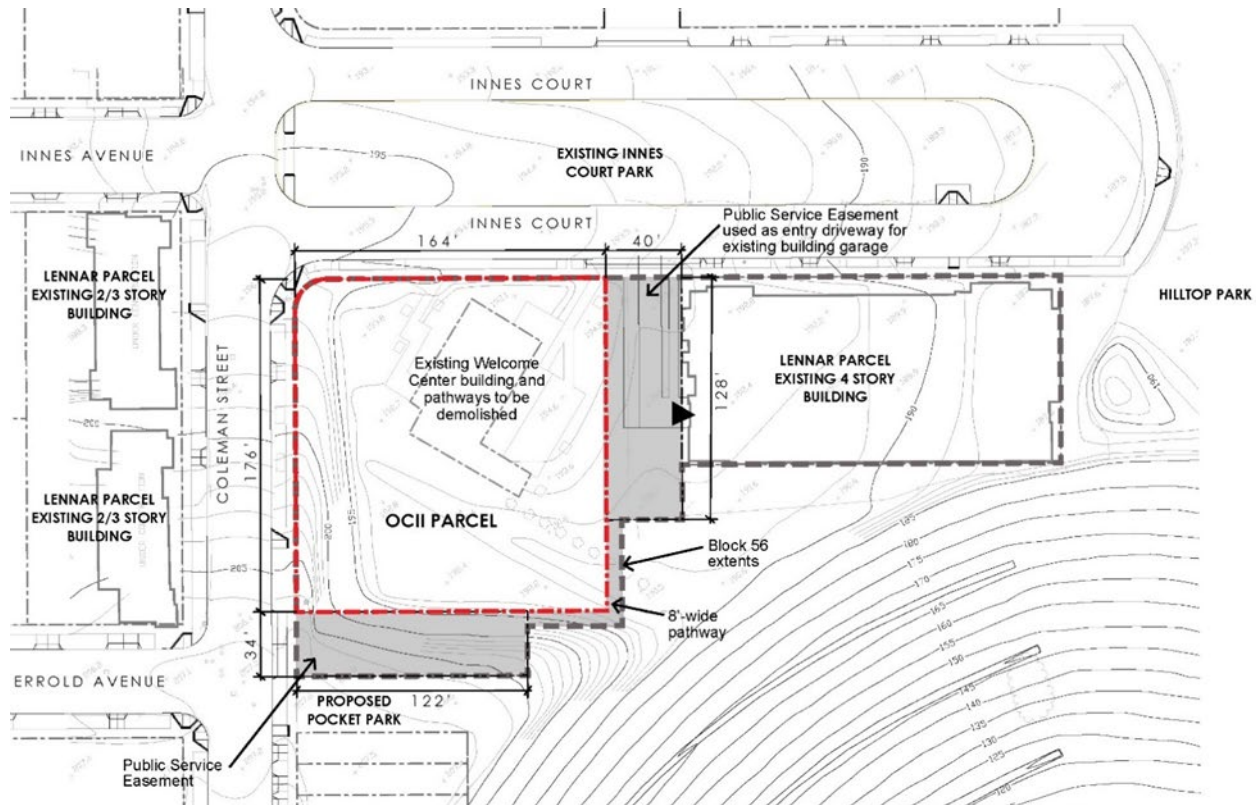
Note: OCII Parcels on Hunters Point Shipyard Phase 2 are not shown



Phase 1 DDA/OCII Enforceable Obligations

- OCII will provide financing for 218 units on 5 designated stand-alone affordable housing sites
- OCII-sponsored units will be subsidized through bonded tax increment funds
- Block 56 RFP is the second offering for OCII-sponsored units to be developed in Phase 1
- Blocks 52/54 RFP was the first RFP and is currently in predevelopment

Block 56



RFP Goals

- Maximize affordable housing opportunities in the Project Area
- Maximize participation of households meeting Project Area occupancy preferences, including Certificate of Preference Holders and Rent Burdened households
- Effectively balance excellence in architectural design with feasible development costs

Development Program

- Approximately 60 units of affordable family housing
- Serving households earning up to 50% of Area Median Income
- A mix of 1, 2, 3, 4, and 5 bedroom units
- 1 Family Childcare unit
- Parking ratio of approximately 0.6/1 (exceeds OCII practice of .25/1)

Contracting and Workforce

- Applicants will submit a Workforce and Contracting Action Plan that addresses how the team will implement OCII's employment and contracting policies
- Applicants will be strongly encouraged to involve Southeast community partners to assist in the development
- The selected applicant team will be strongly encouraged to select a General Contractor joint venture including a local SBE.

Environmental Clean Up and Testing

- Block 56 is located on “the Hilltop” on Parcel A-1 of the Shipyard
- The Navy transferred Parcel A-1 to the former Agency in 2004
- Prior to the transfer, state and federal regulatory agencies, including the EPA, determined, in accordance with federal law, that Parcel A-1 is suitable for the purposes of unrestricted residential reuse

Environmental Clean Up and Testing Continued

- Recently, the Navy and EPA have reconfirmed that Parcel A-1 and A-2 are safe for unrestricted residential reuse.
- The California Department of Public Health (“CDPH”) is performing a health and safety radiological scan of Parcel A-1 to further assure residents, workers, and visitors, that there is no threat to health or safety
- CDPH will complete the scanning process and issue a final, cumulative report of results in late fall 2018

Community Support and Feedback

- July 19, 2018 - Block 56 RFP presented to the HPS CAC Housing Subcommittee
- August 13, 2018 - Block 56 RFP presented to the Full CAC
- HPS CAC was supportive of the proposed RFP

Upcoming Milestones

• Issue RFP	September 2018
• Submittals Due	November 2018
• CAC Housing Subcommittee	February 2019
• CAC Full	March 2019
• Developer Selection	April 2019
• Predevelopment Loan	June 2019
• CAC Housing Subcommittee	February 2020
• CAC Full	March 2020
• Schematic Design Approval	May 2020
• Construction Start	2021
• Lease Up Start	2023

*All dates are estimates

Questions or Comments

Parking

- OCII-funded affordable family housing typically has a ratio of .25 spaces for every 1 unit
- Block 56 - a ratio of .60 spaces for every 1 unit due to fewer transit options prior to full build out
- On Block 56 providing 1 space per unit would require subterranean parking, which is financially infeasible