OCII

office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

101-0012017-002 Meeting of January 17, 2017

INFORMATIONAL MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Tiffany Bohee, Executive Director

SUBJECT: Update on Fiscal Year 2016-2017 Key Activities

EXECUTIVE SUMMARY

The Office of Community Investment and Infrastructure (OCII) is the Successor Agency to the San Francisco Redevelopment Agency which was dissolved under State law. OCII is responsible for the completing its enforceable obligations in place at the time of Redevelopment Dissolution, which include significant long-term, master-planned, and public-private development efforts in the Mission Bay, Transbay and the Hunters Point Shipyard/Candlestick Point neighborhoods which collectively provide for over 22,000 new housing units and 14 million square feet of new commercial space; the management of significant assets in the City; and the development of over 7,000 affordable housing units within these major development areas.

Below is a summary on OCII's current activities in Fiscal Year 2016-2017, with a focus on OCII's robust affordable housing program. All of the development activities sponsored or overseen by OCII include a comprehensive equal opportunity contracting program with a goal of 50% participation by Small Business Enterprises for professional services and construction contracting; further, OCII works closely and provides funding to OEWD to ensure compliance with workforce and local hiring goals. Additional details on all of OCII's projects and programs below may found in OCII's 2016-2017 Budget approved by the Commission, Mayor and Board of Supervisors. http://sfocii.org/budgets

AFFORDABLE HOUSING

OCII's obligations are a key part of the Mayor's plan to create 30,000 units by 2020, with one-third, or 10,000, of them as permanently affordable. OCII's affordable housing projects will result in over 3,500 affordable units by 2020 through both stand-alone projects funded with OCII subsidy as well

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

415 749 2400

www.sfocii.org

as inclusionary affordable units provided through private development. In FY 15-16, two stand-alone OCII affordable projects totaling 189 units came online: 69 affordable family units at 280 Beale Street (Transbay Block 6), and 120 affordable units at Dr. Davis Senior in the Bayview. Five inclusionary projects delivered 76 privately funded affordable units, including 59 units in a stand-alone affordable project on Block 49 (Pacific Pointe/350 Friedell) in Hunters Point Shipyard. Additional details on all of OCII's affordable housing projects can be in found in OCII's Fiscal Year 2015-2016 housing production report. http://sfocii.org

Below is a summary of OCII's contribution to the Mayor's plan to create this vitally important resource for San Francisco. In order to achieve this goal, the FY 16-17 Budget includes authority for funding to advance **ten** new sites: Alice Griffith Phase 4, Alice Griffith Phase 5, Mission Bay 3 East, Mission Bay 6 West, Mission Bay Block 9, Candlestick Point 10A, Candlestick Point 11A, Shipyard Blocks 52/54, Transbay Block 1, and Transbay Block 4.

Mayor's Plan for 10,000 Affordable Units by 2020: OCII Affordable and Inclusionary Units			
Project Status	Affordable Stand-Alone Units	Affordable Inclusionary Units	Totals
Completed & Occupied	517	79	596
In Construction	792	66	858
In Predevelopment	919	327	1,246
In Preliminary	243	593	836
Totals	2,471	1,065	3,536

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Currently over 6,000 affordable units remain to be completed through OCII sponsorship in the Hunters Point Shipyard/Candlestick Point, Mission Bay, and Transbay projects: 3,554 through direct subsidy on stand-alone affordable sites and 2,515 through inclusionary housing requirements. The table below describes these obligations in greater detail.

	TOTAL AFFORD. UNITS	Shipyard & Candlestick	Mission Bay	Transbay	Other*
	*OCII Sponsored **Funded** Units*				
Production Obligation	**4,782**	1,844	1,622	787	529
Completed Prior FY13-14/14-15	**407**	-	407	-	-
Completed FY13-14/14-15	506	-	149	120	237
Completed FY15-16	**189**			**69**	**120**
In Construction	**792**	303	198	119	172
Predev & Prelim Planning	**1,162**	562	445	155	-
Future Sites	**1,600**	966	311	323	-
Remaining Obligation subtotal	***3,554***	*1,831*	*954*	*597*	*172*
	*OCII Sponsored **Inclusionary** Units*				
Production Obligation	**2,884**	**1,893**	**291**	**680**	**20**
Completed Prior FY13-14/14-15	**265**	-	**265**	-	
Completed FY13-14/14-15	**3**	3	-	-	-
Completed FY15-16	**76**	**65**			**11**
In Construction	**66**	31	26	-	9
Predev & Prelim Planning	**896**	367	-	529	-
Future Sites**	**1,553**	1,402	-	151	-
Remaining Obligation Subtotal	***2,515***	*1,800*	*26*	*680*	*20*
REMAINING OBLIGATION TOTALS	***6,069***	***3,631***	***980***	***1,277***	***192***

****Projects in Bayview Hunters Point, Rincon Point-South Beach, South of Market, or Western Addition A-2***

*****OCII Inclusionary Units in HPSII/CP include 892 workforce units at 121-160% AMI serving moderate and middle income households.***

FY 16-17 Key Activities

The chart below summarizes OCII's budgeted funding commitments during FY 16-17. OCII's affordable housing development activities are then further summarized below, and include funded projects in active predevelopment, in construction, or in lease up. The recently approved SB 107 bonds by the Commission and Oversight Board are a key part of OCII's ability to accelerate its housing production for years to come.

Housing Funding Actions by Project Area Detail FY 16-17

Proj Area	Housing Project	16-17 Use	Prior Year Bonds	SB 107 Bonds	Other	16-17 Use
HPS-CP	CP Block 10a	Predev Funding	3,515,000			3,515,000
HPS-CP	CP Block 11a	Predev Funding	3,515,000			3,515,000
HPS-CP	HPSY Blocks 52/54	Predev Funding		4,015,000		4,015,000
HPS-CP	AG 4 Gap (Block 5)	Gap Funding	4,372,667		4,400,000	8,772,667
MBS	MBS 3E	Gap Funding	2,065,000	15,539,501	9,096,499	26,701,000
MBS	MBS 6W	Predev Funding	1,613,033		1,901,967	3,515,000
		Totals	**15,080,700**	**19,554,501**	**15,398,466**	**50,033,667**

Note: Additional SB 107 Bond Proceeds may be issued in FY 16-17 for use in FY 17-18

However, OCII's work in FY 16-17 encompasses many more projects than those receiving direct funding this year, as staff continues to work with project sponsors, MOHCD and City colleagues, and community stakeholders to advance our housing pipeline through the various stages of development. Below is a summary of those activities. All units mentioned are affordable unless specifically noted as market rate; further, rental units are typically affordable to those earning up to either 50% to 60% of area median income ("AMI"), while homeownership units are typically affordable to those earning between 80% and 120% of AMI.

Bayview Hunters Point – FY 16-17 Key Activities

- **Dr. Davis Senior Residence/1751 Carroll Avenue (121 Units; Senior Rental):** The former SFRA Commission authorized a loan to provide funding for this senior development with these critical funding dollars preserved through the redevelopment dissolution process. OCII will complete this project, which also serves as site to house Alice Griffith seniors should they desire to live in a senior-focused development. This project was completed in April 2016.
  - o Oversee final lease-up. Due to extensive outreach and marketing, 26 Certificate of Preference holders and 12 seniors from Alice Griffith were housed.

HUNTERS POINT SHIPYARD & CANDLESTICK POINT – FY 16-17 Key Activities

- **Alice Griffith Project (504 Units; Public Housing Replacement and Family Rental)**: The Alice Griffith Project

is the recipient of a $30.5 million grant from the U.S. Department of Housing and Urban Development (HUD) through its Choice Neighborhoods Initiative (CNI Grant). At full build out, the project will provide 248 public housing replacement units and 256 new very low income units (50% AMI).
- Phases 1 & 2: Oversee construction; completion scheduled in February 2017, marketing/ lease-up (184 units)
- Phase 3: Oversee construction; completion scheduled in Nov. 2017 (122 units)
- Phase 4: Provide construction funding, commence construction March 2017 (31 units)
- Phase 5: Prepare for predevelopment funding in early FY 17-18 (36 units)

Note: The site for Phase 6 (131 units) won't be available until 2019, so work has not yet begun.

- **Candlestick Pt Blocks 10a & 11a (290 Units; Family Rental with 25% Homeless Set-aside)**: In FY 15-16 OCII issued one RFP that included both CP Block 10a and CP Block 11a for very low-income families. Each of the parcels is located adjacent to the proposed new Candlestick Park Retail Center and development timed to parallel the delivery of the new retail center. Development teams were selected in early FY 16-17.
  - CP 10a: Provided exclusive negotiations agreement and predevelopment funding (140 units).
  - CP 11a: Provide exclusive negotiations agreement and predevelopment funding (150 units).

- **HPSY Phase 1/Blocks 52 and 54 (80 Units; Family Rental)**:
  - Issue one RFP, select a development team, and provide predevelopment for both blocks as one "scattered site" project to accelerate delivery of affordable.

- **HPSY Phase 1 Inclusionary Units**: Now that Hunters Point Shipyard Phase 1 has completed its first vertical developments on the privately developed parcels, the marketing and sales of the inclusionary units to first-time homebuyers continues.
  - Blocks 53/ 54: Oversee marketing and sale of inclusionary units (143 market rate units, 16 inclusionary units).
  - Block 49 (Pacific Pointe): Oversee final close-out of stand-alone inclusionary rental project. Due to strong early outreach and marketing efforts, the project placed 12 Certificate of Preference holders.
  - Block 48 – multiple phases: Review and finalize designs.

- **Candlestick Pt "Sub-Phases" CP 02, -03, -04 Housing (1,565 Market Rate Units, 145 Inclusionary Homeownership Units):**
  - Review and approve schematic designs.

MISSION BAY – FY 16-17 Key Activities

- **Mission Bay North Block N4P3 - Eviva Midtown (103 Market Rate Rental Units; 26 Inclusionary Moderate Income Rental Units)**: Completion of this project will be the last vertical development in Mission Bay North. The Inclusionary Rental Units will be affordable to households earning up to 90% of AMI.
  - Oversee marketing and lease up of inclusionary affordable units

- **Mission Bay South Block 7 West (200 Units; Family Rental)**:
  - Oversee construction completion and marketing/lease up.

- **Mission Bay South Block 6 East (143 Units; Family Rental with 20% Homeless Set-aside)**:
  - Provided construction funding and long term ground lease; construction commenced in Oct 2016.

- **Mission Bay South Block 3 East (119 Units; 50% Homeless Veterans, 50% Family Rental)**: This project received a private donation as a result of the Mayor's leadership of approximately $4.5 million, which helped accelerate development of the site, and includes funding from the State's Veterans Housing and Homelessness Prevention program.

  - Approved schematic design in fall 2016 and provide construction funding approvals.

- **Mission Bay South Block 6 West (105+ Units; Family Rental with 25% Special Needs Set-aside)**: OCII issued an RFP in early FY 16-17 to select a development team; the site will include a childcare facility. The special needs units could accommodate either homeless families or relocated public housing households.
  - Complete RFP process, select development team, provide exclusive negotiations agreement and predevelopment funding.

- **Mission Bay South Block 9 (100+ Units; Homeless Individuals):**
  - In response to Citywide need, OCII has accelerated the development for this site working with the Department of Homelessness and Supportive Housing. Issue an RFP and select development team and service provider.

<u>TRANSBAY – FY 16-17 Key Activities</u>

- **Transbay Block 6 (69 Units; Family Rental)**:
  - Transfer this completed project to MOHCD as Housing Successor under Redevelopment Dissolution Law.

- **Transbay Block 7 (120 Units; Family Rental)**: This project will also include a childcare facility.
  - Monitor ongoing construction and oversee early outreach and marketing

- **Transbay Block 9 (436 Market Rate Units; 109 Inclusionary Family Rental Units)**:
  - Coordinate with MOHCD on City issued mortgage revenue bonds; oversee start of construction.

- **Transbay Block 8 (396 Market Rate Units; 150 Affordable Family Rental Units)**:
  - Coordinate with MOHCD on City issued mortgage revenue bonds, close on OCII construction loan, oversee start of construction, and monitor developer efforts to secure grocery store on ground floor

- **Transbay Block 1 (235 Market Rate Units; 150 Affordable Homeownership Units)**:
  - Finalize design, close on disposition of OCII parcel to developer, oversee start of construction; work with MOHCD to develop an assistance program for affordable home buyers who may need help due to special assessments or rising homeownership association dues.

- **Transbay Block 4 (Units TBD; Affordable Units will be at least 45% of total)**: In FY 15-16 OCII entered into an Option Agreement with the same development team for Transbay Parcel F (a parcel under the TJPA's jurisdiction) as part of an overall City strategy to sell Parcel F and provide funds for the Transbay Transit Center.
  - Work with the development team on a design concept, selection of an affordable housing partner and begin negotiations for a Disposition and Development Agreement.

PROJECT AREA COMMUNITY AND ECONOMIC DEVELOPMENT & INFRASTRUCTURE SUMMARIES & FY 16-17 KEY ACTIVITIES

Below are summaries of OCII's robust community and economic development as well as infrastructure work program and our key activities for this fiscal year in each of the project areas.

<u>HUNTERS POINT SHIPYARD & CANDLESTICK POINT – FY 16-17 Key Activities</u>

The Hunters Point Shipyard (the Shipyard) and Candlestick Point (together HPS/CP) form approximately 780 acres along the southeastern waterfront of San Francisco. The San Francisco Board of Supervisors originally adopted the Shipyard Redevelopment Plan in 1997 and amended it in 2010, along with the Bayview Hunters Point Redevelopment Plan, to provide for the integrated planning and development of the Shipyard and the Candlestick Point portion of the Bayview Hunters Point Redevelopment Project Area. The Shipyard property is divided into Parcels A through G. Transfer of property to OCII and subsequent development will occur in phases, after environmental remediation by the U.S. Department of the Navy (the Navy). Candlestick Point is subject to State and local land transfer agreements that allow for the re-use of the stadium site and adjacent underutilized parklands. HPS/CP is being developed in two phases, Hunters Point Shipyard Phase 1, and Hunters Pont Shipyard Phase 2/Candlestick Point.

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HPS Phase 1 – Key Activities

The Phase 1 development program includes the construction of infrastructure, 26 acres of parks and open space, and up to 1,600 housing units, of which a minimum of 27 percent and a maximum of 40 percent, will be affordable. Under the HPS Phase 1 DDA, HPS Development Co, LP is required to build the infrastructure and parks, and then sell land to various vertical developers, either Lennar affiliates or third-parties. Phase 1 is divided into two areas, the Hilltop and Hillside. Lennar has elected to be the vertical developer for all of the private parcels, with the exception of the Block 49 inclusionary project, which was developed by AMCAL Housing and Young Community Developers. The non-housing scope of work is focused mainly on infrastructure development and delivery of open spaces. This year's activities include:

- **Hilltop Infrastructure Completion:** Work with City Departments to oversee completion of infrastructure serving Phase 1. Infrastructure completion & acceptance by the City is critical to advancing the job generating, housing community development uses for the Shipyard.

- **Construction and Completion of Hilltop Parks and Open Space:** Oversee developer's completion of construction of open space parcels, work with City departments to certify completion, accept and open parks, and procure management services to oversee maintenance of these OCII owned parks in accordance with the Shipyard Phase 1 DDA and the Mello Roos Special Tax Districts formed for park maintenance.

HPS Phase 2 & Candlestick Point – Key Activities:

The Disposition and Development Agreement (HPS Phase 2 DDA) between OCII and CP Development Co., LP, (Master Developer) which is separate from but affiliated with the Phase 1 developer, implements CP/HPS Phase 2. The agreement for the CP/HPS Phase 2 development program provides for 10,500 housing units, 32 percent of which will be below market rate, including the rebuilding of the Alice Griffith public housing development consistent with the City's HOPE SF program. In September 2015, OCII received the first Phase 2 land transfer from the US Navy in a decade. The transfer consisted of 14 acres of land, which includes property necessary for the development of the Replacement Artists Studio building. Construction of utilities to the serve the Replacement Artists Studio and Replacement Commercial Kitchen began in early 2016. In March 2016, the OCII Commission approved an amended first "Major Phase" of development for Candlestick Point, which includes 2,214 units of housing, of which 42 percent will be below market rate, including construction of the Alice Griffith project described above.

This year's community and economic development as well as infrastructure activities include many ongoing programmatic efforts along with specific development milestones, such as:

- **Navy Parcel Transfer**: Work with the U.S. Navy and regulators, in partnership with the City and its Department of Public Health, towards the next phase of land transfers from Navy to OCII.

- **State Lands Trust Lands Exchange and California State Parks Properties**: Development on Candlestick requires the acquisition of property currently owned by State Parks or the State Lands Commission for development of Harney Way offsite improvements for the future Bus Rapid Transit (BRT) service and future housing development. OCII will work with staff from both state agencies to complete the transfer of properties. and with the Master Developer and State Parks to prioritize capital improvements to the Candlestick State Park Recreation Area to be funded through the State Park land transfer.

- **Shipyard Arts Complex:** Work with the Master Developer on the demolition of Building 110 and the construction of the new Replacement Artists Studio, which will be completed by the end of 2018. Staff will also oversee capital repairs for Building 101, an existing artist's studio building which will be retained.

- **Community Facilities Parcels & Spaces**: Work with City departments including OEWD, the San Francisco Fire Department, the San Francisco Police Department, the San Francisco Public Library and the San Francisco Unified School District to program development for the Community Facilities Parcels on Candlestick Point and Hunters Point Shipyard.

- **Strategic Planning for the Legacy Foundation for Bayview Hunters Point**: Bring the Legacy Foundation (an advisory body to the OCII Commission) Board's Strategic Plan to the OCII Commission for approval. The Strategic Plan outlines programs and funding goals for the Community Benefit Fund for 2016 – 2021. Funds for the Community Benefit Fund were provided by the Shipyard Master Developer per the Phase 1 and 2 DDAs.

- **Hunters Point Shipyard Major Phase Application**: Begin discussions with Master Developer on programming and land uses for first "Major Phase" in the Shipyard Phase 2 project. The Major Phase application will confirm the locations for infrastructure, parks, and affordable housing as well as lay out the sub-phase schedule for construction, the types and amounts of community benefits that will be contributed by the Master Developer (payments or services/programs). To implement the voters' approval of Prop O (Shipyard/Candlestick office space allocation exemption), conforming redevelopment plan amendments will be required. Additionally, other approvals may include a disposition and development agreement amendment and other document changes.

- **Hunters Point Shipyard Infrastructure Development and Mapping**: Work with the DPW Infrastructure Task Force on the review and approval of infrastructure to support the development of HPS Phase 2.

- **Candlestick Point Retail Center Schematic Design Review:** Review and provide schematic design approvals for the CP Retail Center, which includes 635,000 gross square feet of regional retail, a film and art center, and police substation.

- **Candlestick Infrastructure Development and Mapping:** Work with City departments to ensure that the new infrastructure meets City standards and is in conformance with plan documents.

- **Community Facilities District (CFD) Formation/Refinancing:** Refinance CFD #7 in HPS Phase 1 and form CFDs (infrastructure and park maintenance). The Finance Plans for HPS Phase 1 and CP/HPS Phase 2 both call for the formation of CFDs to reimburse the Master Developer for eligible costs associated with the development of infrastructure and to provide the funding for OCII to oversee the operations and maintenance of parks and open space through a park maintenance CFD.

- **TIFIA Funding Application.** Work with the Master Developer to pursue financing through the Transportation Infrastructure Financing Innovation Act (TIFIA).

MISSION BAY NORTH AND SOUTH – FY 16-17 Key Activities

Mission Bay North and South Redevelopment Project Areas were established in 1998 to create a vibrant, transit oriented, mixed-use community that will result in 6,404 residential units (30% of which will be affordable), 4 million square feet of office and biotechnology space, 419,000 square feet of retail uses, a new University of California, San Francisco research campus and medical center, 250-room hotel, 49 acres of open space, library, school, police headquarters, and local police and fire department. Completion of the Mission Bay project was projected to occur over 25 to 30 years and result in construction of more than $700 million of new infrastructure, development of over $8 billion in private vertical development, and creation of 31,000 permanent jobs. Mission Bay is currently undergoing a massive construction boom, with the completion of 219,000 square feet of office space in late 2016, the anticipated completion of another 740,000 square feet by the end of 2017, and the commencement of construction of the 11-acre Golden State Warriors Event Center and Mixed-Use Development project in 2017.

In addition to the affordable housing developments described in this update, the following key infrastructure and community and economic development activities have or will have occurred in 2016/17:

- **Infrastructure Development:** Coordinate City Departments and Master Developer on continuing build out of streets and infrastructure; provide reimbursement through recently issued tax allocation bonds. In particular:
  - Owens Street at the I-280 off-ramp will open in early 2017.

- **Park and Open Space Openings:**
  - *Kids Park:* The 1-acre Kids' Park opened on July 1, 2016.
  - *Mariposa Park*: The 2.38-acre Mariposa Park opened on August 15, 2016.

- **Park and Open Space Construction:**
  - *Dog Park*: Monitor Master Developer's start of construction for the 0.37-acre park in early 2017.
  - *Channel Park:* T Monitor start of construction for the 1.68-acre park north of 4th Street in Winter 2016; Phase One of the 6.54-acre Channel Park will be completed by spring 2017.
  - *Bayfront Park:* Planning is underway for this 5-acre Bayfront Park.

- **Commercial Parcel Development:**
  - *Kilroy's The Exchange Office Building*: continue monitoring construction

- *Uber Headquarters Office Buildings*: Monitor start of construction in Fall 2016. Uber's headquarters includes an onsite childcare center.
- *Golden State Warriors Event Center ("Chase Center") & Mixed-Use Project*: Finalize designs and monitor construction activities. Construction began in January 2017.
- *Mission Bay Block 1 Hotel*: Monitor start of construction in early 2017.
- *UCSF Cancer Medical Building:* coordinate with UCSF on start of construction in 2017.
- *UCSF Blocks 33/34 Office/Clinical Building:* coordinate with UCSF on construction of Block 33 in 2017.

- **Market Rate Residential Parcels**
  - *One Mission Bay*: The 350 condominiums will be completed in winter 2017.

TRANSBAY – FY 16-17 Key Activities

The Transbay Redevelopment Project Area (Project Area) was adopted in 2005 and consists of approximately 40 acres in downtown San Francisco surrounding the new Transbay Transit Center (TTC), which is currently under construction by the Transbay Joint Powers Authority (TJPA). OCII will develop a new, transit-oriented neighborhood on the 10 acres of formerly State-owned property in the Project Area. This neighborhood will consist of more than 3,200 new housing units, including approximately 1,300 affordable units, approximately one million square feet of new commercial space, and approximately four acres of new public open space. In addition, the new Transbay Transit Center site will include a 5.5-acre rooftop park and a 1.35-million-square-foot office tower. The development program for the Project Area embodies a balanced approach to density, with office and residential towers spaced apart to protect views and sunlight, and retail and townhouses to maintain visual interest at the ground level. The program includes significant widening and improvement of sidewalks, converting Folsom Street to two-way traffic, and reconfiguring an Interstate 80 off-ramp, all with the goal of creating a safe and attractive pedestrian environment. Of the publicly owned parcels over which OCII has jurisdiction, two parcels are fully complete and five parcels are in various stages of development and pre-development. The sale of various sites has generated more than $500 million in funding for construction of the Transbay Transit Center.

In addition to the affordable housing developments mentioned in a different section of this update the following are infrastructure and community development activities have, or will occur in 2016/17. All funding for all Transbay streetscape, parks and open space projects are made possible by the bond funding provided for in SB 107, and these public amenities are on track to be built for this growing mixed-income, mixed-use community.

- **Folsom Streetscape Improvement Project:** Work with City Departments to implement project that will widen the sidewalks along Folsom Street from 2nd to Spear Streets and provide colored concrete and granite bands, two rows of trees on the north side of Folsom Street and one row of trees on the south side, landscaped rain gardens and planters, new streetlights, and benches for pedestrians. Construction of the project is anticipated to begin in 2017/2018.

- **Under-Ramp Park:** Review and finalize designs for a 2.7-acre park to be located under the new TJPA bus ramps being constructed from the Bay Bridge to the Transbay Transit Center, and the off-ramp from the Bay Bridge to Fremont Street, and will consist of children's play areas, basketball courts, plazas, a beer garden, walking and biking paths, and a green area for concerts and events. Land use discussions are underway with Caltrans, which owns a portion of the site.

- **Transbay Park***:* Begin planning work for a one-acre park located at the northwest corner of Folsom Street and Beale Street, including issuing RFP's for design and outreach services.

- **Community Benefits District***:* Participate as board member of newly formed Rincon Hill Community Benefits District which will maintain the parks and streetscapes in Transbay.

ASSET MANAGEMENT – FY 16-17 Key Activities

In addition to the major active development projects in the Shipyard/Candlestick Point, Mission Bay, and Transbay, OCII has significant asset management responsibilities in several active and expired redevelopment project areas, including Yerba Buena Center, Western Addition A-2, South of Market, Rincon Point South Beach, Hunters Point, and Bayview Industrial Triangle. These asset management responsibilities include: (1) property management of physical land and buildings, (2) lease management, (3) loan management and administration, (4) managing a community facilities district, and (5) implementing OCII's Long-Range Property Management Plan, which is a plan for disposition of all real property assets and is required under Redevelopment Dissolution Law (PMP). OCII staff has begun implementing the PMP with a focus on transferring three priority projects to the City in FY 16-17:

- **Fillmore Heritage Center Garage and Commercial Parcel (Former Yoshi's and 1300):** Work with City Departments to effectuate transfer.

- **Yerba Buena Gardens:** Work with City Departments to effectuate transfer.

- **Shoreview Park:** Work with City Departments to effectuate transfer.

Community and Economic Development

OCII, as successor agency to the Redevelopment Agency, has a long history of promoting equal opportunity in contracting and workforce employment among professional services consultants and construction contractors on OCII-assisted contracts. OCII implements both a Small Business Enterprise (SBE) Program and a Local Construction Workforce Hiring Program, each with an aggressive goal of 50%.

In FY 2015-16, OCII's developer partners awarded professional services and construction contracts on 22 projects totaling more than $413 million. Nearly $162 million (or 39% of total) were awarded to small businesses, many of whom are Local Business Enterprises (LBE) certified by the City's Contract Monitoring Division. On a disaggregate basis, small businesses received 59% (or $53M) of professional services contracts and 34% (or $109M) of construction contracts.

On construction workforce, OCII's local workforce hiring program yielded an overall local workforce participation rate of 27% in FY 2015-16. This represents 1,935 construction jobs filled by San Francisco residents, who performed more than 625,000 hours. On a full-time equivalent (FTE) basis, approximately 515 FTE positions were created and filled by San Francisco residents based on metrics established by the Office of Economic and Workforce Development (OEWD) for the construction industry. For the upcoming year, OCII continues its aggressive work schedule to complete its enforceable obligations, including delivery of affordable housing, the Golden State Warriors Chase Center, and the Candlestick Retail Center.

Tiffany Bohee
Executive Director