



CANDLESTICK POINT NORTH BLOCK 7 (CPN 7)

Candlestick Point

Bayview Hunters Point Redevelopment Project Area

Tuesday, July 21, 2026

CPN 7 – Why This Site?

- One of two sites within Major Phase 2 designated for OCII-sponsored affordable housing
- Advances revitalization of Candlestick Point in Bayview Hunters Point
- Creates permanently affordable family housing
- Prioritizes Preference Holders and low-income families

Candlestick Point Redevelopment



7,218 <i>planned residential units</i>	2,469 <i>Below Market Rate residential units</i>
APPROXIMATELY 2.80 MILLION <i>sq ft of planned office & R & D space</i>	APPROXIMATELY 115,000 <i>sq ft of planned Community uses and spaces</i>
APPROXIMATELY 204,500 <i>sq ft of planned retail</i>	APPROXIMATELY 69K <i>sq ft of planned Cultural facilities</i>
APPROXIMATELY 130,000 <i>sq ft of planned hotel space</i>	APPROXIMATELY 16 <i>acres of new parks & open space</i>



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Major Phase 2 Program

Land Use	# of Units/SQFT
BMR Housing (0-60% AMI)	236+
BMR Housing (80-120% AMI)	42
Market Rate Housing	397+
Total Housing Units	675+ (41% BMR)
Commercial	750,000 sqft
Unlocks future phases with construction of backbone public infrastructure and utility systems	

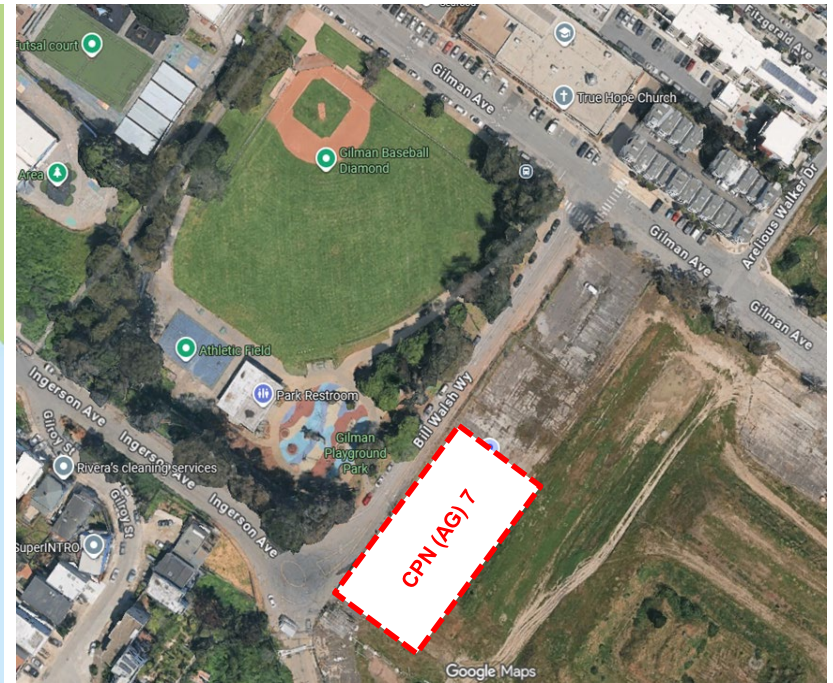


Major Phase 2
Subdivision Boundary



OCII
Affordable
Parcels

Site Location



- 0.8-acre rectangular site
- At Bill Walsh Way (recently renamed "Giants Drive")
- At the planned extensions of Ingerson Avenue and Arelious Walker Drive

Applicant Team

- **Affordable Housing Developer** – Leads project financing, development, and overall project delivery
- **Community Partner** – Provides community engagement, outreach, and resident support throughout the development process; may act as a co-developer and/or services provider
- **Lead Architect** – Designs a high-quality, family-oriented development that meets project goals and regulatory requirements
- **Property Manager** – Plans for long-term property operations, and asset management
- **Workforce & Contracting Action Plan Lead** – Develops strategies to maximize local hiring, workforce development, and Small Business Enterprise participation

*All other team members will be selected competitively in accordance with OCII policies

CPN 7 Program Summary

Populations Served	• Preference Holders, especially those displaced by SFRA • Very low and low-income families
Number of units	• A maximum number of high-quality residential rental units (with a target of approximately 100 units[*])
Unit Types	• 1-, 2-, and 3-bedroom units, with a limited number of 4- and 5-bedroom units • Overall unit mix must meet a Project-wide average of at least 2.5 bedrooms per unit
Income and rent restrictions	Tiered income levels targeted to meet the needs of Preference Holders, at up to a maximum of 60% MOHCD Area Median Income (AMI), provided that the average AMI of all affordable units is at or below 50% AMI
Parking	• Assume a 0.6 to 0.8 to 1 ratio of parking spaces to units • Class 1 bicycle parking spaces at a 1:1 ratio

^{*} Staff recommends approximately 100 units as optimal for the site. However, this exceeds the maximum allowed under current zoning. Any rezoning or deviation from Project Area documents is subject to future approval from the OCII Commission and other approval bodies.

Evaluation Criteria Priorities

- High-quality family housing
- Strong community partnership
- Financial feasibility
- Development team experience
- Workforce, local hiring & SBE participation
- Long-term operations and stewardship

Schedule

Issue Date: RFP available on the OCII website, registration opens	July 23, 2026
Pre-Submission Meeting	Aug 19, 2026
PROPOSAL SUBMISSION DEADLINE	Oct 8, 2026
Applicant interviews, Evaluation Panel evaluation/scoring	Week of Nov 2, 2026*
Presentation of recommendation to the HPS CAC	Nov 2026*
Executive Director recommendation to Commission	Dec 2026*
Commission consideration of Exclusive Negotiations Agreement and Predevelopment Loan	Mar 2027*
Construction	2029 –2031
* Dates are subject to change	