

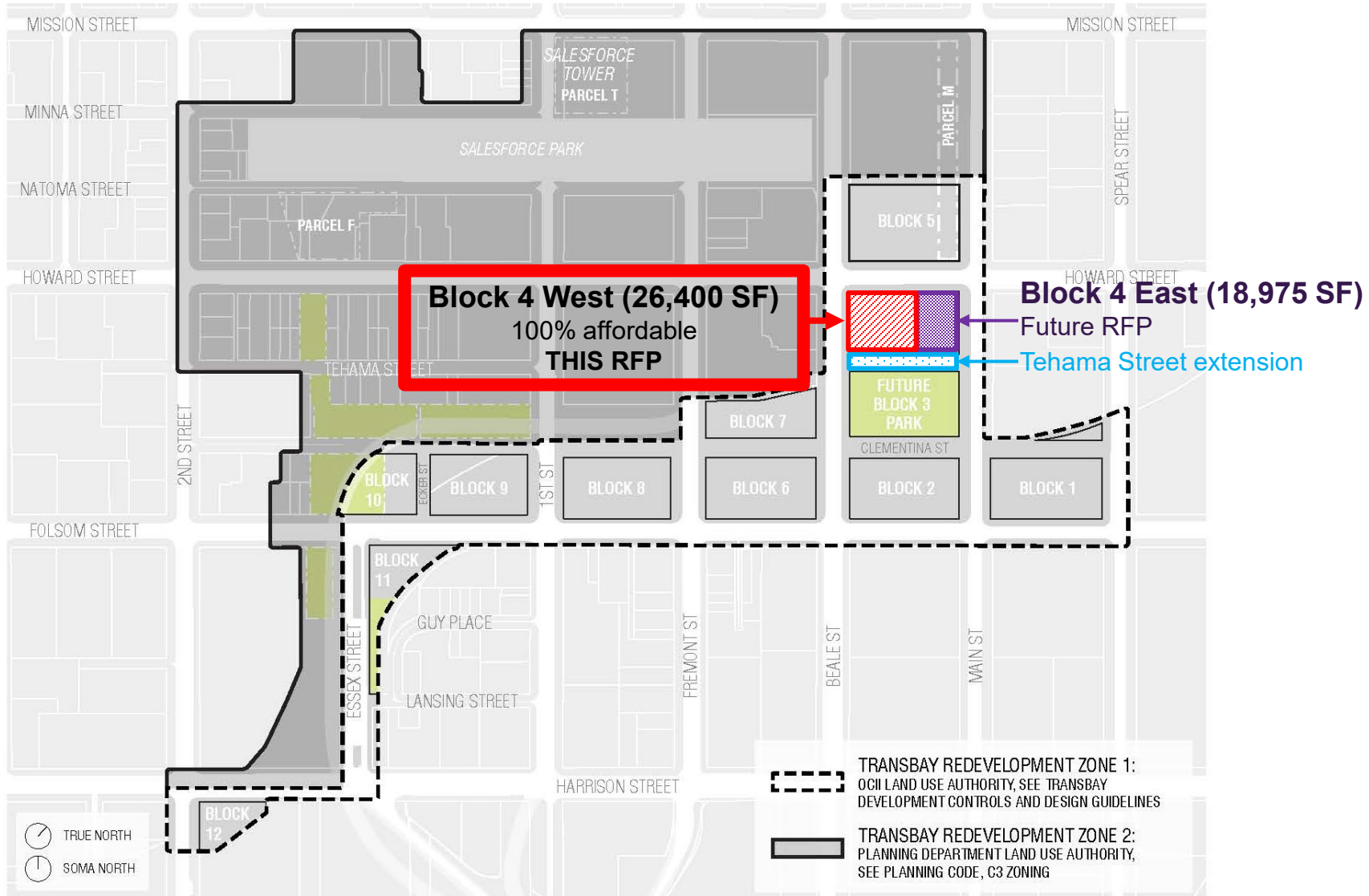


Transbay Block 4 West



Commission on Community Investment and Infrastructure
May 6, 2025

Site Location



Applicant Team

- Lead developer (non-profit or for-profit)
- Non-profit co-developer
- Property manager
- Lead architect
- Workforce and Contracting Action Plan consultant
- Supportive services provider

RFP Program Summary

Residential Units	Target of approximately 300 to 325 total units
Populations Served	• Preference Holders • Families and Seniors • Households experiencing homelessness (approx. 20%)
Income Levels	Tiered income levels targeted to meet the needs of Preference Holders, at up to 60% AMI, provided that the average AMI will be at or below 50%
Unit Types	Family units with a target mix of: • 25% one-bedroom • 50% two-bedrooms • 25% three-bedrooms • Four- and five-bedrooms – Developer selected through this RFP to evaluate how many larger unit types can be feasibly developed in the Family Project. Analysis to occur after the RFP process has ended and an Applicant has been selected.
	Senior units with a target mix of: • 90% one-bedroom • 10% studio
Commercial	Ground floor public benefit/community-serving retail at the corner of Howard Street and Beale Street
Parking	• For proposal purposes, assume no vehicular parking, however, Applicants to provide a plan for resident mobility and transportation strategies that may include on- or off-site parking • Class I bicycle parking
Streetscape Improvements	Howard Street, Beale Street, and Tehama Street sidewalks and streetscape improvements
Tehama Improvements	Roadway, crosswalks, sidewalks, and related streetscape improvements, designed and constructed in accordance with City standards.

Submittal Requirements

- Development concept and financing proposal
- Applicant team composition and roles
- Developer experience and capacity
- Architect experience and capacity
- Property Manager experience and capacity
- Service Provider(s) experience and capacity

RFP Schedule

Timeframe	Milestone
May 8, 2025	Release RFP (posted to website, email notifications, ads)
May 21, 2025	Pre-submission meeting
July 31, 2025	Proposal submission deadline
Week of August 25, 2025	Applicant interviews, evaluation panel review
October 9, 2025	Transbay CAC
October 21, 2025	OCII Commission (applicant selection update)
February 17, 2026	OCII Commission (exclusive negotiations agreement and predevelopment loan)

Thank you!