

Blocks 52 and 54 Affordable Family Housing Request for Proposals

**OCII Commission
September 19, 2017**



Hunters Point Shipyard Map



SURROUNDING LAND USE

-  RESIDENTIAL
 COMMERCIAL+INDUSTRIAL
 PUBLIC + PARKS, OPEN SPACE

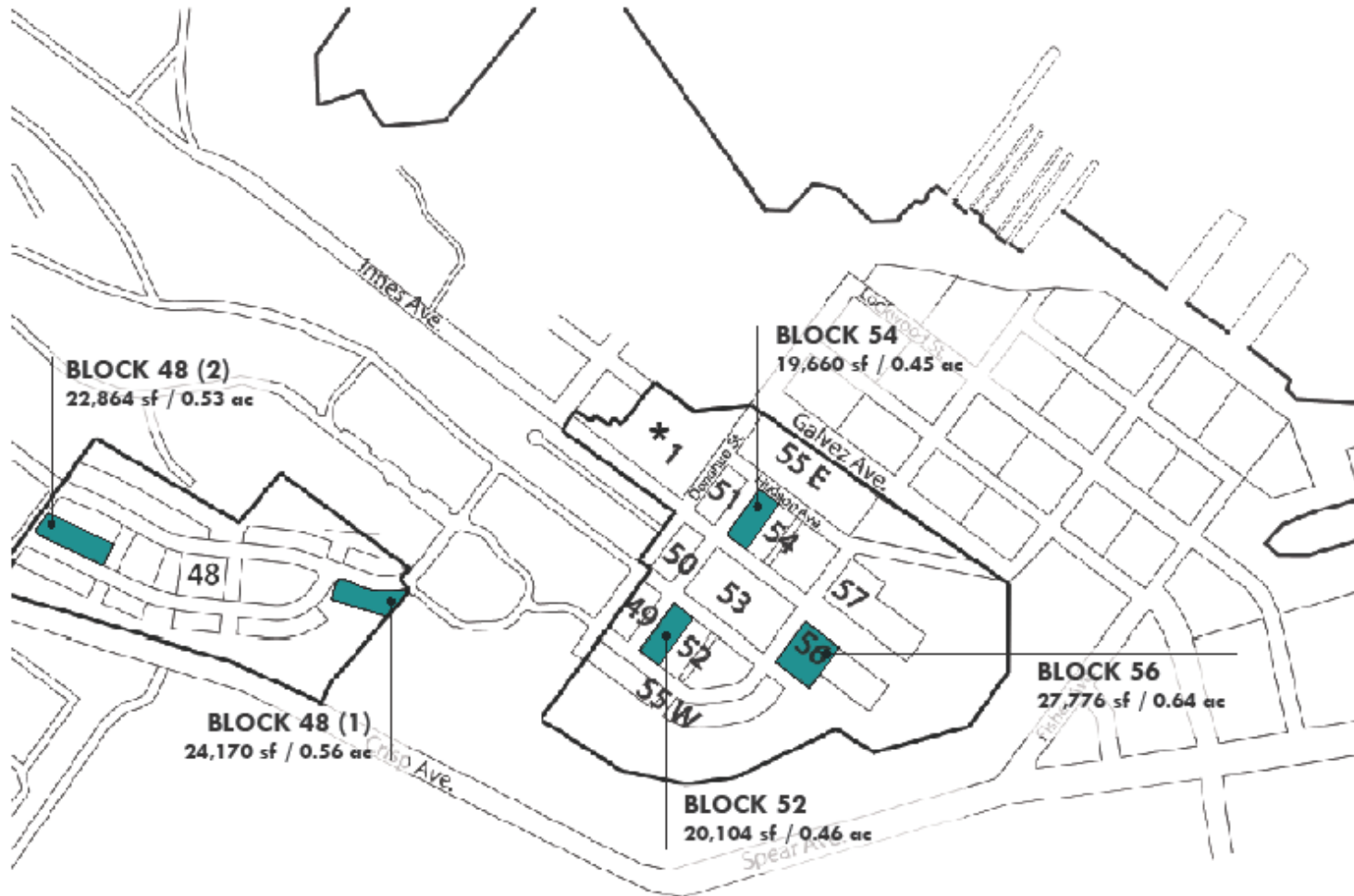
LAND USE

- | | |
|---|--|
|  | 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



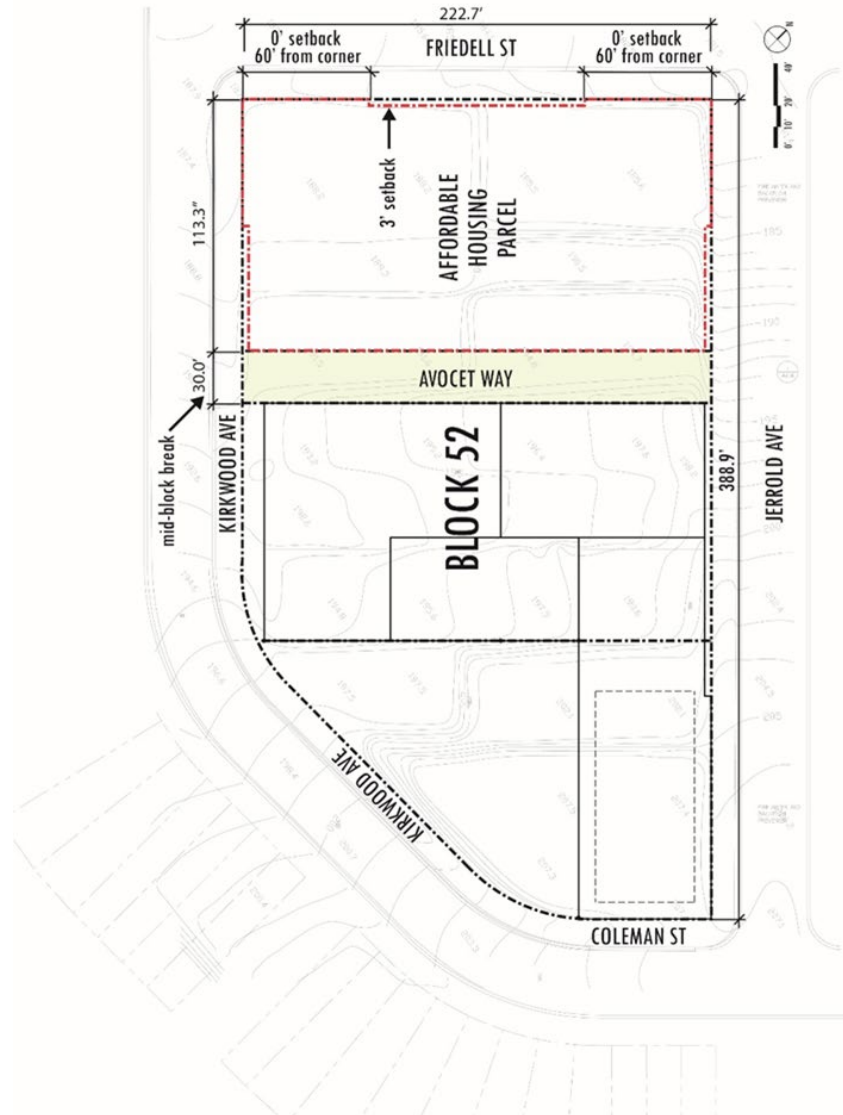
Note: OCII Parcels on Hunters Point Shipyard Phase 2 are not shown



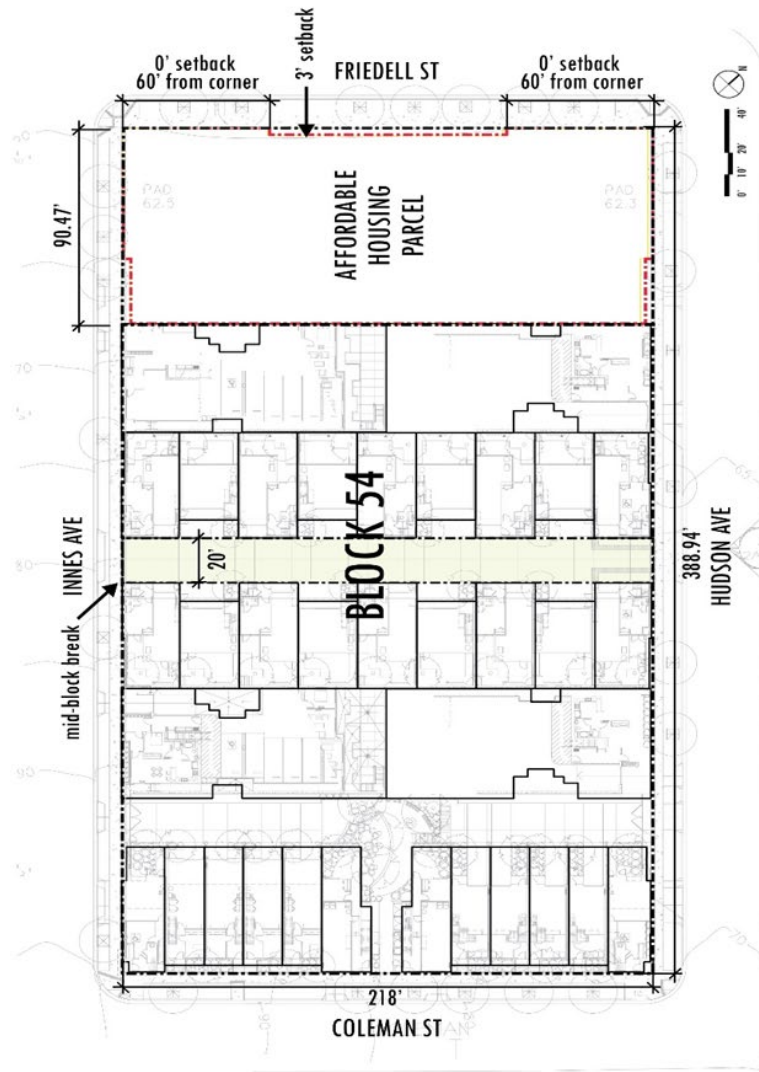
Phase 1 DDA/OCII Enforceable Obligations

- 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
- RFP for Blocks 52/54 is the first offering for OCII-sponsored units to be developed in Phase 1
- Units on Blocks 52/54 also contribute to the Mayor's plan to create 30,000 housing units by 2020, with one-third, or 10,000, of those units as permanently affordable

Block 52



Block 54



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 100 units of affordable family housing across both blocks
- Serving households earning up to 50% of Area Median Income
- A mix of 1, 2, 3, 4, and 5 bedroom units
- 2 Family Childcare units (one at each block)
- 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.

Community Support and Feedback

- HPS CAC voted to support this item
- Hilltop neighbors have expressed concern related to the proposed height of the building, parking ratio, and # of units proposed
- Hilltop neighbors would like open space on OCII's parcels on Blocks 52 and 54

Building Height and Density

- The HPS Phase I D4D defines allowable height, density and bulk for parcels on the Hilltop
- In D4D, Block 54 height is shown at 55'
- In D4D, Block 52 shows multiple height zones ranging from 45' to 55'
- Pursuant to the D4D, Blocks 52 and 54 would be eligible for Affordable Housing Density Bonuses, which allows some adjustments in height, bulk and density

Parking

- OCII-funded affordable family housing typically has a ratio of .25 spaces for every 1 unit
- Blocks 52/54 - a ratio of .60 spaces for every 1 unit due to fewer transit options prior to full build out
- On Blocks 52/54 providing 1 space per unit would require subterranean parking, which is financially infeasible
- Master Developer adding temporary additional parking on Galvez St to help address resident concerns regarding parking

Upcoming Milestones

- | | |
|-----------------------------|----------------|
| • Issue RFP | September 2017 |
| • Submittals Due | November 2017 |
| • CAC Housing Subcommittee | January 2018 |
| • CAC Full | February 2018 |
| • Developer Selection | March 2018 |
| • Predevelopment Loan | May 2018 |
| • CAC Housing Subcommittee | January 2019 |
| • CAC Full | February 2019 |
| • Schematic Design Approval | March 2019 |
| • Construction Start | 2020 |
| • Lease Up Start | 2022 |

*All dates are estimates