

Annual Housing Production Report

Fiscal Year 2017-18

Office of Community Investment and Infrastructure



Annual Housing Production Report

FY17-18

Office of Community Investment and Infrastructure

- Report on Results for FY17-18
 1. Housing Program and Goals
 2. Summary of Completions, Starts and Funding Activity
 3. Accomplishments
 - Completions by Project
 - Starts by Project
 - In-Construction by Project
 - Marketing Outcomes
 4. Occupancy Preferences, Outreach, and Marketing
 5. SBE and Workforce Goals and Results
- Housing Program Current Work Plan

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OCII HOUSING DEVELOPMENT AREAS



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Total Housing Production Obligations by Status

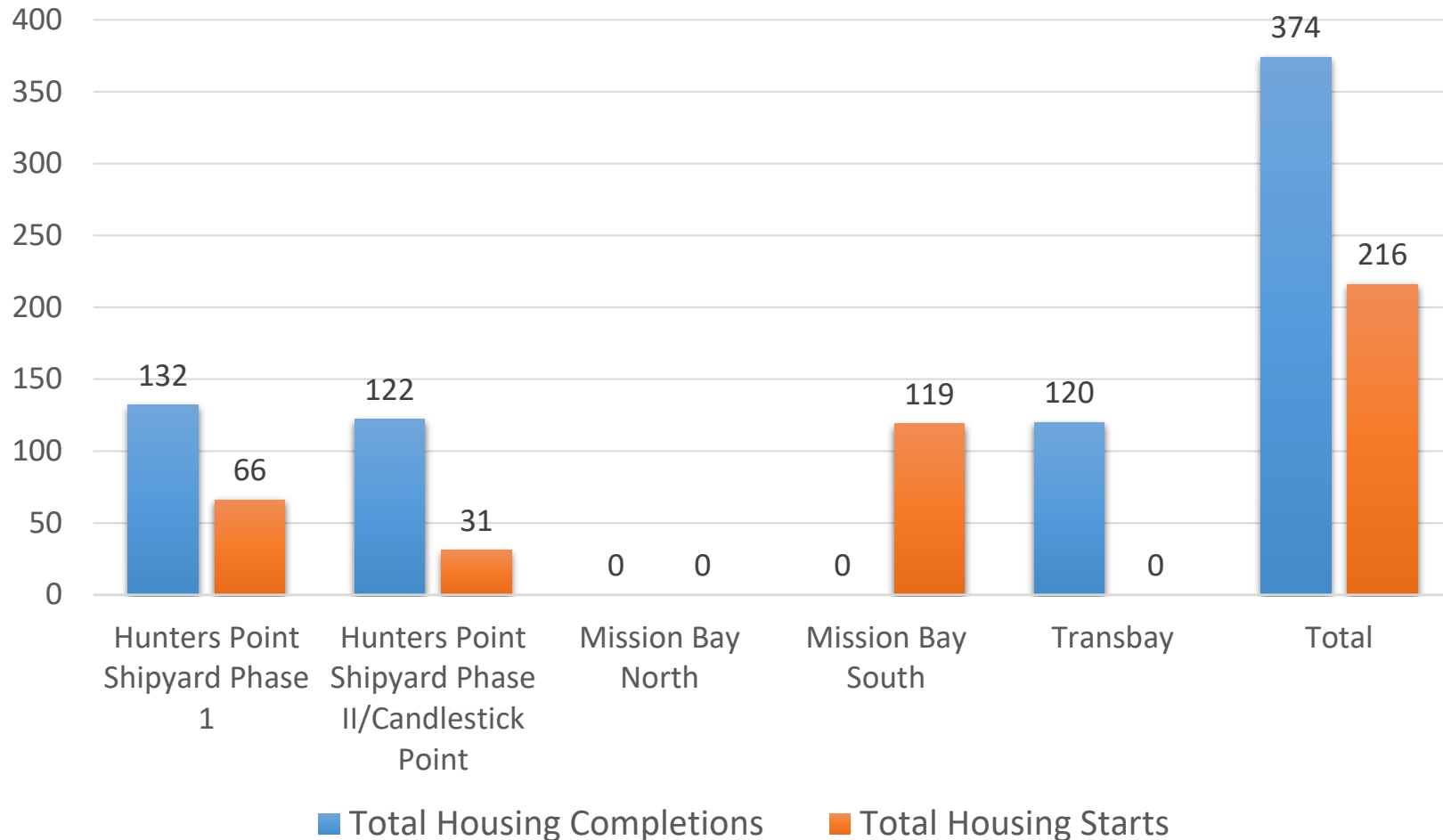
Status	Hunters Point Shipyard Phase 1	Hunters Point Shipyard Phase 2 & Candlestick Point	Mission Bay North & South	Transbay Zone 1	Total
Completed	439	306	5,296	719	6,760
In Construction	66	31	612	1,477	2,186
Predevelopment	593	1,263	293	683	2,832
Preliminary Planning	294	1,225	313	247	2,079
Future Development	36	7,847		80	7,963
TOTAL	1,428	10,672	6,514	3,206	21,820
% AFFORDABLE	29%	31%	29%	43%	32%
% COMPLETE ALL UNITS	31%	3%	81%	22%	31%

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- **HPSY Phase I**
 - Full Build Out: 1,428 total units, 29% (407 units) will be affordable
 - FY17-18 Status: 439 units (31% of total) complete. 99 affordable units complete
- **HPSY Phase II/Candlestick Point**
 - Full Build Out: 10,672 total units, 31% (3,330 units) will be affordable
 - FY17-18 Status: 306 units (3% of total) complete (all at Alice Griffith in Candlestick)
- **Mission Bay North and South**
 - Full Build Out: 6,514 total 29% (1,907 units) will be affordable
 - FY17-18 Status: 2,332 units (66% of total) complete (MBS), 347 affordable units complete
- **Transbay Zone 1**
 - Full Build Out: 3,206 total units, 43% (1,382 units) will be affordable
 - FY17-18 Status: 719 units (22% of total) complete. 308 affordable units complete

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FISCAL YEAR 2017-2018 HOUSING COMPLETIONS AND STARTS



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Fiscal Year 2017-18 Funding Activity

Project Area	Project Name	Affordable Units	Type of Funding	Amount Funded
Mission Bay South	Block 6 West	151	Predevelopment	\$3,495,000
Mission Bay South	Block 9	140	Predevelopment	\$5,000,000
Mission Bay South	Block 3 East	118	Construction	\$20,093,600
TOTAL		409		\$28,588,600

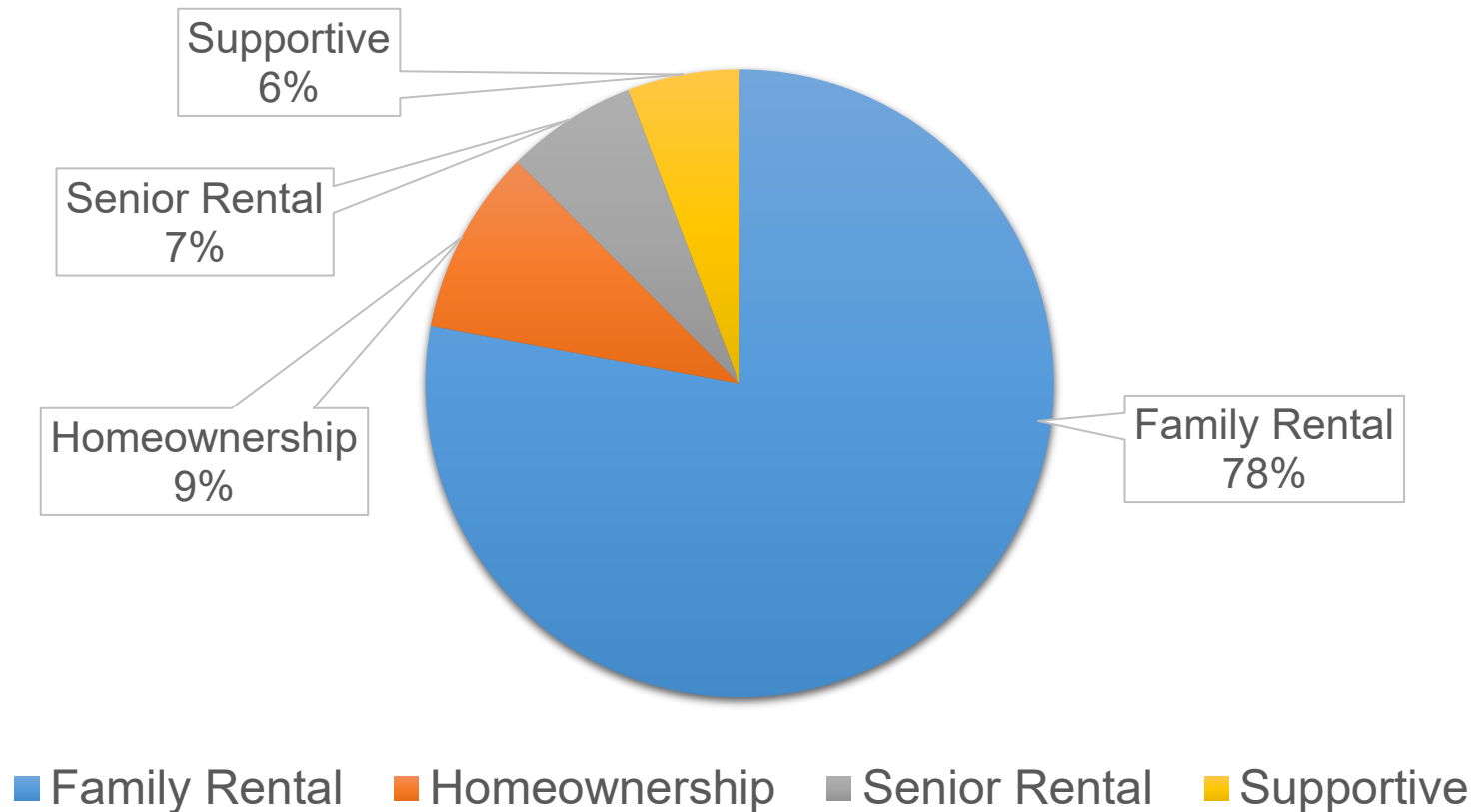
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Who are our clients in OCII funded affordable housing

- San Francisco households with limited housing options
- Very low-, low, and moderate-income households
 - < 50% Area Median Income = **very low-income** \$61,600 (50% AMI)
 - > 50% -80% = **low-income** \$98,500 (80% AMI)
 - > 81% -120% = **moderate income** \$123,150 (100% AMI)

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Completed Affordable Housing Units by Type through June 30, 2018

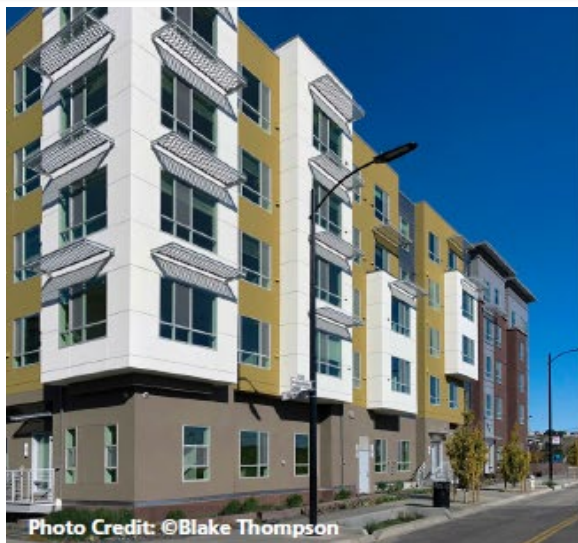


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Housing Completions FY17-18

Project Area	Project Name	Project Type	Housing Type	Total Units	Total Aff Units
HPSY Phase II/Candlestick Point	Alice Griffith 3	100% Affordable	Family Rental	122	121
Transbay	Transbay Block 7 Natalie Gubb Commons	100% Affordable	Family Rental	120	119
HPSY Phase I	HPSY1 Block 56/57 1&2	Market Rate w/ inclusionary	Homeownership	60	8
HPSY Phase I	HPSY1 Block 56/57 3&4	Market Rate w/ inclusionary	Homeownership	72	7
TOTAL				374	255

Housing Completions FY17-18



Alice Griffith Phase 3: 2500 Arelious Walker Drive

PROJECT AREA	HPSY Phase II/Candlestick Point
SPONSOR/DEVELOPER	McCormack Baron Salazar
ARCHITECT	Torti Gallas
PROJECT/HOUSING TYPE	100% Affordable/Family Rental
TOTAL/AFFORDABLE UNITS	122/121
CONSTRUCTION COMPLETED	November 2017
TOTAL OCII FUNDING	\$19,797,042
AFFORDABLE UNITS TARGET AMI	50% AMI and below



Natalie Gubb Commons (Transbay Block 7): 255 Fremont

PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Mercy Housing
ARCHITECT	Santos Prescott
PROJECT/HOUSING TYPE	100% Affordable/Family Rental
TOTAL/AFFORDABLE UNITS	120/119
CONSTRUCTION COMPLETED	February 2018
TOTAL OCII FUNDING	\$25,560,000
AFFORDABLE UNITS TARGET AMI	50% AMI and below

Housing Completions FY17-18

Block 56/57: 10 Kennedy Pl, 10 Innes Court

PROJECT AREA	HPSY Phase I
SPONSOR/DEVELOPER	Lennar
ARCHITECT	Ian Birchall + Associates
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Homeownership
TOTAL/AFFORDABLE UNITS	60/8
CONSTRUCTION COMPLETED	May 2018
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	80% AMI



Block 56/57: 52, 51 Innes Ct

PROJECT AREA	HPSY Phase I
SPONSOR/DEVELOPER	Lennar
ARCHITECT	Ian Birchall + Associates
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Homeownership
TOTAL/AFFORDABLE UNITS	72/7
CONSTRUCTION COMPLETED	March 2018
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	80% AMI



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Housing Starts FY17-18

Project Area	Project Name	Project Type	Housing Type	Total Units	Total Aff Units
HPSY Phase II/ Candlestick Point	Alice Griffith Ph 4	100% Affordable	Family Rental	31	31
MBS	Block 3 East	100% Affordable	Family Rental/ Supportive Veterans	119	118
HPSY Phase I	HPSY1 Block 55	Market Rate w/inclusionary	Homeownership	66	3
TOTAL				216	152

Housing Starts FY17-18



Alice Griffith Phase 4: 2800 Arelious Walker Drive

PROJECT AREA	HPSY Phase II/Candlestick Point
SPONSOR/DEVELOPER	McCormack Baron Salazar
ARCHITECT	HKIT Architects/YA Studio
PROJECT/HOUSING TYPE	100% Affordable/Family Rental
TOTAL/AFFORDABLE UNITS	31/31
CONSTRUCTION START	August 2017
TOTAL OCII FUNDING	\$9,156,408
AFFORDABLE UNITS TARGET AMI	60% AMI and below



Mission Bay South Block 3 East: 1150 3rd Street

PROJECT AREA	MBS
SPONSOR/DEVELOPER	Chinatown CDC w/Swords to Plowshares
ARCHITECT	Leddy Maytum Stacy Architects/Saida + Sullivan Design Partners
PROJECT/HOUSING TYPE	100% Affordable/Family Rental, Veterans Supportive Rental
TOTAL/AFFORDABLE UNITS	119/118
CONSTRUCTION START	December 2017
TOTAL OCII FUNDING	\$20,093,600
AFFORDABLE UNITS TARGET AMI	60% AMI and below

Housing Starts FY17-18

Block 55: 528 Hudson, 33, 23 Kirkwood

PROJECT AREA	HPSY Phase 1
SPONSOR/DEVELOPER	Lennar
ARCHITECT	LPAS Architecture + Design
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Homeownership
TOTAL/AFFORDABLE UNITS	66/3
CONSTRUCTION START	August 2017
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	80% AMI



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Housing In Construction FY17-18

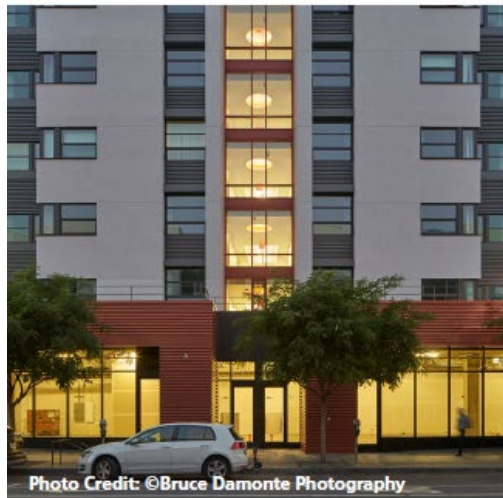
Project Area	Project Name	Project Type	Housing Type	Total Units	Total Aff Units
MBS	One Mission Bay	Market Rate	Homeownership	350	0
MBS	Mission Bay South Block 6 East	100% Affordable	Family Rental	143	142
TB	Transbay Block 1 (Podium)	100% Affordable	Homeownership	76	76
TB	Transbay Block 1 (Tower)	Market Rate w/ inclusionary	Homeownership	316	80
TB	Transbay Block 8 (Podium)	100% Affordable	Family Rental	80	79
TB	Transbay Block 8 (Tower)	Market Rate	Homeownership	118	0
TB	Transbay Block 8 (Tower)	Market Rate w/ inclusionary	Family Rental	350	70
TB	Transbay Block 9	Market Rate w/ inclusionary	Family Rental	537	109
TOTAL				1,970	556

Housing In Construction FY17-18



Mission Bay South Block 1: 1000 3rd St/110 Channel St

PROJECT AREA	Mission Bay South
SPONSOR/DEVELOPER	Strada Investment/CIM Group
ARCHITECT	Arquitectonica
PROJECT/HOUSING TYPE	Market Rate Homeownership
TOTAL/AFFORDABLE UNITS	350/0
CONSTRUCTION COMPLETED	November 2018
TOTAL OCII FUNDING	\$0
AFFORDABLE UNITS TARGET AMI	N/A



Mission Bay South Block 6 East: 626 Mission Bay Blvd N

PROJECT AREA	Mission Bay South
SPONSOR/DEVELOPER	TNDC
ARCHITECT	Mithun & Studio Vara
PROJECT/HOUSING TYPE	100% Affordable/Family Rental
TOTAL/AFFORDABLE UNITS	143/142
CONSTRUCTION COMPLETED	November 2019
TOTAL OCII FUNDING	\$35,750,000
AFFORDABLE UNITS TARGET AMI	50% TCAC AMI and below

Housing In Construction FY17-18

Transbay Block 1 (Affordable Podium): 160 Folsom

PROJECT AREA	Mission Bay North
SPONSOR/DEVELOPER	Tishman Speyer
ARCHITECT	Studio Gang
PROJECT/HOUSING TYPE	100% Affordable/Homeownership
TOTAL/AFFORDABLE UNITS	76/76
CONSTRUCTION COMPLETED	February 2020
TOTAL OCII FUNDING	\$19,180,000
AFFORDABLE UNITS TARGET AMI	100% AMI and below



Transbay Block 1 (Tower): 160 Folsom

PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Tishman Speyer
ARCHITECT	Studio Gang
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Homeownership
TOTAL/AFFORDABLE UNITS	316/80
CONSTRUCTION COMPLETED	February 2020
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	100% AMI and below

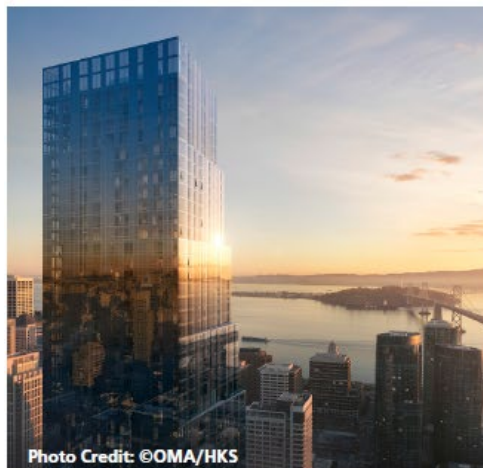


Housing In Construction FY17-18



Transbay Block 8 (Podiums): 250 Fremont

PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Related/TNDC
ARCHITECT	Fougeron Architecture
PROJECT/HOUSING TYPE	100% Affordable/Family Rental
TOTAL/AFFORDABLE UNITS	80/79
CONSTRUCTION COMPLETED	April 2019
TOTAL OCII FUNDING	\$16,000,000
AFFORDABLE UNITS TARGET AMI	50% AMI and below



Transbay Block 8 (Tower, Floors 32-51), Market Rate Condos: 400 Folsom

PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Related
ARCHITECT	OMA/HKS
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Homeownership
TOTAL/AFFORDABLE UNITS	118/0
CONSTRUCTION COMPLETED	June 2019
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	N/A

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- **Marketing Outcomes in FY17-18**
 - 350 affordable units occupied, 900 San Franciscans housed
 - 10,073 applicants
 - 18 COP holders housed
 - 2 of the 18 COP holders purchased homeownership units
 - tracking the needs of specific COP holders who were “over-income” for 60% AMI low-income units
 - COP/Marketing Workshop to follow in today’s meeting

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- **COP Program Results 5 years ending FY17-18**
 - COP holders housed
 - COP holders applied for housing

	FY17-18	Total Past 5 Years	FY16-17	FY15-16	FY14-15	FY13-14
COP Holders Housed	18	81	24	41	3	2
COP Holders Returned to San Francisco	12	45	19	10	3	1
COP Holders Applied for Housing	202	673	158	157	95	61
New Certificates Issued	61	61	55	111	73	62

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- COP Workshop to follow in today's meeting
- MOU between OCII and Mayor's Office of Housing and Community Development
 - MOHCD oversees outreach and marketing
 - OCII Senior Development Specialist, Marketing
- Occupancy Preferences
 - Certificate of Preference Holder always first preference
 - Affirmative outreach to COP holders resulting in uptick in COP applicants in FY17-18
 - Displaced Tenants Housing Preference
 - Neighborhood Resident Housing Preference, April 16, 2019
 - San Francisco residents or workers

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Small Business Enterprise & Workforce Goals

- Developers working cooperatively with OCII to meet overall 50% goals
- 50% of contracts (or \$45 million) awarded to SBEs
 - 87% SBE participation in professional services
 - 43% SBE in construction
- 19% local construction workforce participation
- 905 San Francisco residents performed over 298,000 hours
- Workshop on SBE and local hiring goals to follow in today's meeting

Thank you to the Housing Team!!

- Elizabeth Colomello, Senior Development Specialist
- Pam Sims, Senior Development Specialist-Marketing and COP Liaison
- Kim Obstfeld, Development Specialist
- Annie Wong, Development Specialist
- Jane Suskin, Assistant Development Specialist
- Jeff White, Housing Program Manager

THANK YOU



Annual Housing Production Report

- **Programming: collaborate with MOHCD and Consolidated Plan**
 - Match affordable housing with demand
 - 63% of SF households are renters
 - 66% of OCII affordable housing completed and pipeline through 2025 is family rental
 - Affordable rental housing finance leverage allows double rental production compared to homeownership
 - Highest need for rental housing for very low and low-income households as measured by Rent Burden (Rental Costs to Income - 44% of households at 40%-60% AMI are rent burdened)
 - Public Policy and Current Conditions
 - City's ongoing commitment to address **homelessness crisis**, modular for formerly homeless housing to help bring units online faster
 - **Mayor's Housing Executive Directive**
 - Impact of national recession 2008-2012; unemployment rate 9.4% in January 2010; very low housing (market rate and affordable) production and still catching up
 - Strong economic growth continues; unemployment rate in San Francisco 1.9% in May 2019
 - Demand far exceeds current supply; market rents increased more than 80% since 2011
 - 1-BR current median market rent \$3,720 compared to 1-BR affordable unit at 60% AMI of \$1,478