



118-0372026-002

Agenda Item **No. 8(b)**
Meeting of July 21, 2026

INFORMATIONAL MEMORANDUM

TO: Commission on Community Investment and Infrastructure

FROM: Thor Kaslofsky, Executive Director

SUBJECT: Issuance of a Request for Proposals to develop, own, and operate affordable rental housing on Candlestick Point North Block 7; Bayview Hunters Point Redevelopment Project Area

The Office of Community Investment and Infrastructure (“OCII”) is proposing, through a Request for Proposals (“RFP”) process, to offer a parcel for the development, and operation of affordable rental housing on Candlestick Point North Block 7 (“CPN Block 7”) within the Candlestick Point subarea of the Bayview Hunters Point Redevelopment Project Area (“Project Area”). CPN Block 7 is an approximately 0.8-acre rectangular site bounded by Giants Drive (formerly Bill Walsh Way), the planned extensions of Ingerson Avenue and Arelious Walker Drive, and a planned segment of Edward J. Bartolo Jr. Lane. The proposed development will provide affordable rental housing serving low-income family households, resident amenities, and related site and public realm improvements (collectively, the “Project”).

Daniel Lurie
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Thor Kaslofsky
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The timely advancement of the Project will contribute toward:

- Advancing implementation of the Bayview Hunters Point Redevelopment Plan (“Redevelopment Plan”) and the Disposition and Development Agreement for Candlestick Point-Hunters Point Shipyard Phase 2 (“DDA”);
- increasing the supply of affordable housing in southeastern San Francisco;
- creating family-oriented housing opportunities near planned transit, open space, and community amenities; and
- supporting the City’s obligations under the Housing Element and Regional Housing Needs Allocation (“RHNA”) goals.

Applicants will be expected to review and consider all applicable redevelopment requirements and planning documents governing the Project Area, including the Redevelopment Plan and applicable development controls and design standards. Please note that, for certain Project Area documents, CPN Block 7 is shown as part of the Alice Griffith neighborhood but is still identified as Block 7. The selected Applicant will also be required to assemble and manage its consultant and contractor teams in accordance with OCII's Small Business Enterprise ("SBE") Program requirements.

If the Commission has no concerns or objections, staff will release the RFP to the development community following Commission review.

BACKGROUND

CPN Block 7 is located within the Candlestick Point subarea of the Project Area, a large-scale mixed-use redevelopment initiative intended to transform former stadium and industrial lands into new residential neighborhoods supported by parks, open space, commercial uses, community facilities, and supporting infrastructure. The Redevelopment Plan, DDA, and related implementation documents were originally approved in 2010 and have subsequently been amended, most recently in 2024.

At full buildout, the Candlestick Point is anticipated to deliver up to approximately 7,218 residential units, of which approximately 34% will be affordable; approximately 3.1 million square feet of commercial development (including office, research and development, retail, and hotel uses); approximately 184,000 square feet of community and cultural facilities; and approximately 16 acres of parks and open space, excluding State Parks.

Development within Candlestick Point is organized into seven Major Phases. Major Phase 1, which is comprised of four blocks at Alice Griffith, has been completed. CPN Block 7 is located within Major Phase 2, which includes a mix of residential and commercial development blocks. Major Phase 2 was originally approved in 2014 and subsequently amended in 2016 and 2019 (note that at the time of approvals, the application was labeled "Major Phase 1"). In 2024, the Commission approved amendments to simplify implementation by eliminating sub-phases and revising phase boundaries and sequencing while maintaining previously approved development entitlements. In June 2026, the Board of Supervisors approved the Final Map for Major Phase 2 to facilitate horizontal improvements and planned vertical development.

CPN Block 7 is one of two Agency Lots (as defined in the DDA, lots designated for OCII-supported affordable housing) within Major Phase 2. The other Agency Lot is Candlestick Point South Block 11a ("CPS 11a"), a site for which a development team led by San Francisco Housing Development Corporation and Mercy Housing was selected in 2016. Predevelopment on CPS 11a paused in 2019 due to Project Area-wide delays, however, the development team has recently resumed work.

DISCUSSION

OCII staff has prepared a draft RFP for development of CPN Block 7. The RFP provides background information on the site and Project Area, establishes expectations regarding the housing program and target populations, and outlines development requirements, submission requirements, and evaluation criteria.

The RFP defines the “Applicant” as a development team consisting of: (1) a Qualified Housing Developer, (2) a Community Partner, (3) a Property Manager, (4) a Lead Architect, and (5) a Workforce and Contracting Action Plan (“WCAP”) lead or consultant, if applicable. All additional consultants and project team members must be retained following Applicant selection in accordance with OCII procurement requirements and SBE policies.

The Qualified Housing Developer, as defined in the DDA, will serve as the lead development entity and primary point of accountability for Project delivery. Qualified Housing Developers are expected to demonstrate experience financing, developing, constructing, and operating affordable multifamily housing developments of similar scale and complexity and must possess the organizational capacity necessary to manage predevelopment activities, secure financing, oversee construction, coordinate approvals, and support long-term operational success.

Applicants are required to include one or more community partner(s) based in Southeast San Francisco as part of the proposed development team. The community partner may serve as the developer or co-developer or provide resident and supportive services. This requirement is intended to promote meaningful local participation, leverage neighborhood expertise, and help ensure the proposed development reflects the needs and priorities of the surrounding community.

In addition, the RFP requires participation by a community partner to develop, co-develop or provide social services. Community partners should demonstrate experience serving Bayview Hunters Point and supporting community-based engagement and resident-serving initiatives.

Applicants will be required to clearly describe each team member’s roles and responsibilities, as well as the rationale for the planned roles and the intended benefits/growth outcomes for the partnership.

CPN Block 7 Development Program

The anticipated development program is summarized in the table below:

Block 7 Development Program Summary	
Target Populations	• Preference Holders (defined below), especially those displaced by SFRA San Francisco Redevelopment Agency • Low-income families
Number and type of units	Target of approximately 100 total units • 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
Area Median Income (“AMI”) and rent restrictions	Tiered income levels targeted to meet the needs of Preference Holders, at up to a maximum of 60% MOHCD 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 I bicycle parking spaces at a minimum 1:1 ratio

The RFP establishes a target development program of approximately 100 affordable rental housing units at CPN Block 7. This unit count exceeds the maximum allowable under the current zoning (as established in the Candlestick Point Design for Development), which would limit density on the site to 60 units. OCII staff recommend a higher number of units to improve financial feasibility and increase housing opportunities on the site. However, any increase to density or other deviation from applicable land use standards is subject to future community outreach, environmental review, and requisite approvals.

By identifying a target program at this stage, OCII seeks to provide Applicants with a planning framework that supports development feasibility and encourages innovative approaches to delivering family housing while preserving flexibility to refine the final development program through future entitlement and design review processes.

Financing

Funding for the Project will likely comprise a number of sources, including but not limited to 4% low-income housing tax credits with tax-exempt bonds, OCII subsidy, California Department of Housing and Community Development funds, Federal and regional affordable housing funding opportunities, and any other outside funding developers and OCII staff deem applicable.

Submittal Requirements and Evaluation

Applicants will be required to submit a comprehensive proposal package that clearly articulates their vision for the family housing project and demonstrates their approach to key aspects of development, including project programming, design, community engagement, resident services, financing strategy, and implementation. Submittals will also be required to identify anticipated development and operating costs, proposed financing sources, and provide a clear description of the roles, responsibilities, and organizational structure of the Applicant team. Applicants must further demonstrate the relevant experience, qualifications, and capacity of each team member to successfully deliver and operate the Project.

Consistent with OCII priorities and policy objectives, evaluation criteria will emphasize approaches that advance diversity, equity, and inclusion across all phases of development and operations; meaningful engagement with Preference Holders throughout predevelopment, marketing, and lease-up activities; and strategies intended to maximize successful housing outcomes for Preference Holders. Evaluation will also consider the Applicant's proposed approach to SBE participation, workforce and contracting commitments, overall financial feasibility, and ability to secure funding sources necessary to deliver the Project in accordance with the anticipated schedule.

Proposal evaluation will be conducted by an interdisciplinary panel consisting of representatives from OCII, the Mayor's Office of Housing and Community Development ("MOHCD"), and the Hunters Point Shipyard Citizens Advisory Committee ("HPS CAC").

Preference Holders

Preference Holders are persons displaced by prior redevelopment action. Preference Holders and their descendants have the first priority for placement in OCII affordable housing projects. OCII requires that developers engage in a robust application of the priority for Preference Holders in all OCII-sponsored affordable housing units. Demonstrated understanding of the Preference program and/or experience successfully marketing to and housing Preference Holders and submission of a strategy for identifying Preference Holder needs and preferences to inform the development program will be part of the RFP selection criteria.

CONTRACTING AND WORKFORCE HIRES

Consistent with OCII policy objectives and longstanding commitments to equitable economic opportunity, the RFP includes workforce and contracting requirements intended to maximize local participation and expand opportunities for Bayview Hunters Point residents and businesses.

The Bayview Hunters Point Employment and Contracting Policy ("BVHP ECP"), as amended by the DDA, establishes requirements intended to ensure that OCII-sponsored and funded projects within

Bayview Hunters Point create employment and contracting opportunities for lower-income Bayview Hunters Point residents and San Francisco residents across construction, professional services, and permanent operations. The BVHP ECP supplements, and does not replace, OCII's existing Equal Opportunity Program and contracting requirements.

The selected Applicant will be required to demonstrate extensive good faith efforts to maximize participation by SBEs throughout development, including development team contracting, professional services, construction, and ongoing operations, consistent with OCII's SBE Policy. OCII's current policy establishes an overall SBE participation objective of 50 percent. The selected Applicant and subsequent contractors and subcontractors will also be required to comply with the BVHP ECP's Construction Workforce Requirements, including demonstrating good faith efforts toward achieving workforce hiring goals that prioritize San Francisco residents.

Consistent with OCII's capacity-building objectives, the selected development team will also be expected to create a meaningful associate architect opportunity for a San Francisco-based SBE architect, even if the lead architect is itself an SBE. Additionally, the selected general contractor will be strongly encouraged to establish a joint venture or comparable partnership structure with San Francisco-based SBE contractor(s) to promote capacity building and long-term growth opportunities. As part of the proposal submission, Applicants will be required to submit a WCAP describing how the development team will implement applicable equal opportunity requirements and workforce commitments. The WCAP must address implementation of key OCII policies and programs, including the BVHP ECP, the SBE Policy, Nondiscrimination in Contracts and Benefits requirements, Minimum Compensation Policy, Health Care Accountability Policy, and Prevailing Wage requirements. Applicants may propose implementation through internal staffing or with support from an outside consultant.

COMMUNITY OUTREACH

Staff will inform the Bayview-Hunters Point community and the affordable housing development community of its intent to issue this RFP through outreach and engagement with the HPS CAC. On July 13, 2026, staff presented the proposed development program for CPN Block 7 and provided an overview of the RFP process and development opportunity to CAC members and other interested stakeholders.

The HPS CAC meeting was well attended and many community members provided public comment. Questions and comments largely focused on opportunities for local hiring and contracting, affordability, and resident parking. Staff explained that the selected development team will be responsible for preparing and implementing a WCAP consistent with the BVHP ECP, which will outline the project's approach to local hiring, workforce development, and SBE participation. A preliminary WCAP is a required proposal component and a scoring factor in evaluating Applicant responses.

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Regarding affordability, staff noted that proposal responses will include income levels and will aim to target a wide range of income tiers, likely from 30% to 60% AMI and that OCII will require the selected development team to seek any available subsidy funding, where feasible, to improve affordability and expand housing opportunities for extremely low-income households. In addition, CAC members and members of public noted that parking in the area is an ongoing challenge and sought clarification regarding the anticipated parking ratio. Staff explained that the selected development team will evaluate the project's design with a goal to meet the ratio established in the RFP, and ultimately to provide as much resident parking as is financially feasible. The proposed parking will be presented to the HPS CAC at a future meeting as part of the overall proposed building design.

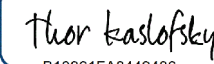
The RFP will be posted on the OCII website and notification of the RFP will be provided directly to community groups, developers, architects, property management companies, contractors, other community stakeholders through CAC and SBE lists, OCII and MOHCD RFP/RFQ interest lists, and newspaper advertising.

NEXT STEPS

Staff intend to release the RFP on July 23, 2026 and responses will be due this October 2026.

Upon receipt of the Applicants' submittals, OCII staff will verify their completeness, and only complete responses will be evaluated. An evaluation panel consisting of OCII staff as well as representatives from MOHCD, and the HPS CAC will then review the complete responses to determine the extent to which they demonstrate the qualifications as specified in the RFP and interview Applicant teams. The Applicant recommended by the Executive Director will be presented to the HPS CAC and then to the Commission. Additionally, staff anticipates seeking authorization to enter into an exclusive negotiations agreement and a loan agreement for predevelopment funding with the selected Applicant in early 2027.

(Originated by Channing Jackson, Assistant Development Specialist)

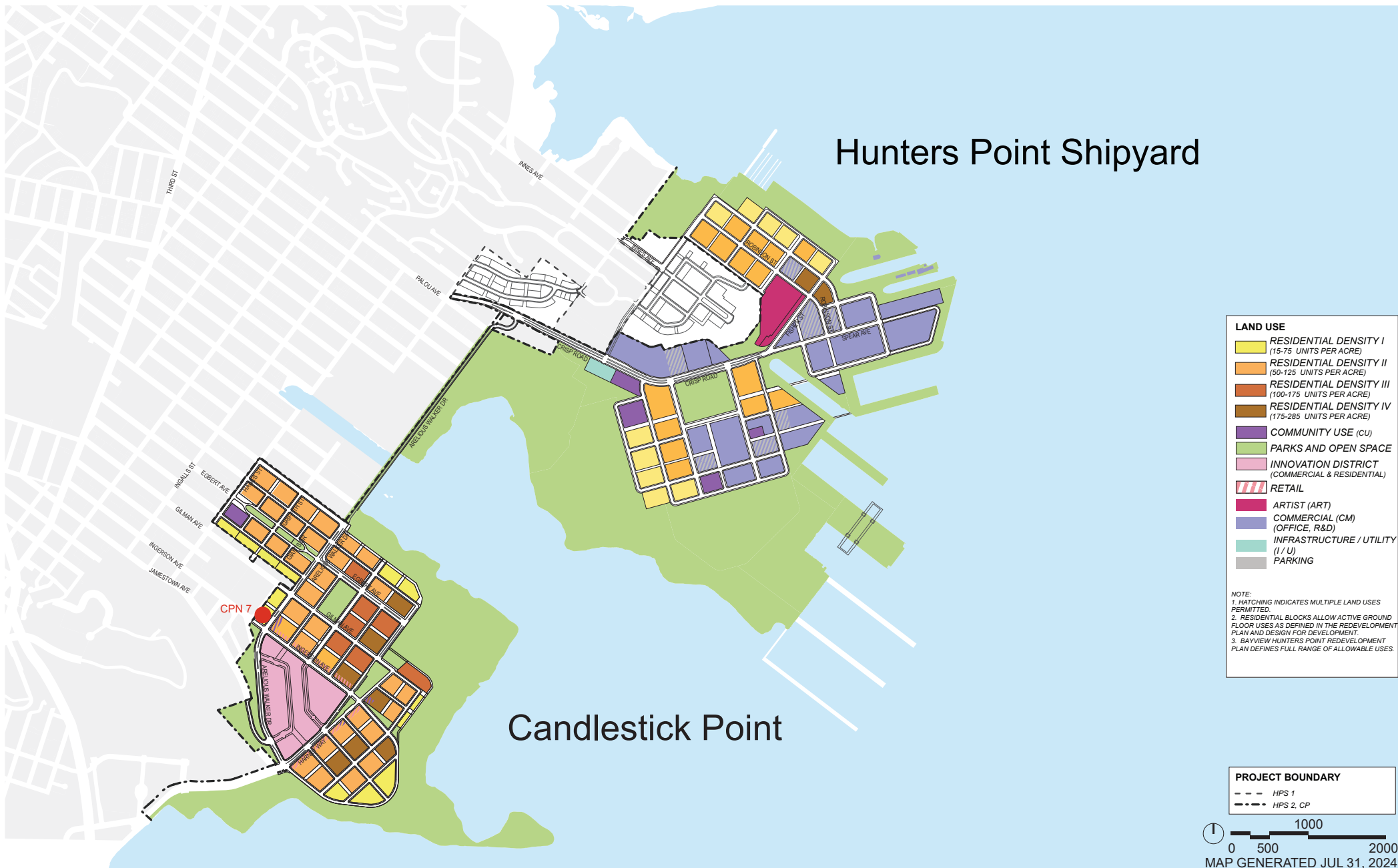
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Thor Kaslofsky
Executive Director

Attachment A: Candlestick Point Map

Attachment B: Request for Proposals, Candlestick Point North Block 7

Candlestick Point Map

Attachment A





Housing Development

Request for Proposals

To develop, own, and operate affordable rental housing units
at:

Candlestick Point North Block 7

(located between Bill Walsh Way (renamed as “Giants Drive”), the
planned extensions of Ingerson Avenue and Arelious Walker Drive,
and the planned segment of Edward J. De Bartolo Jr. Lane)

Candlestick Point

(part of the Bayview Hunters Point Redevelopment Project Area)

Deadline for Submission

4:00 p.m. – October 8, 2026

Issued by:

Office of Community Investment and Infrastructure
One South Van Ness Avenue, Fifth Floor
San Francisco, CA 94103

Contact: Channing Jackson

Email: channing.jackson@sfgov.org

Phone: (628) 652-8518



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SECTION I. SUMMARY

The Office of Community Investment and Infrastructure (“OCII”), is the Successor Agency to the San Francisco Redevelopment Agency (“SFRA”). OCII is seeking submittals from qualified applicants to design, develop, and operate affordable rental housing that serves low-income families (the “Project”) on Candlestick Point North Block 7 (“CPN 7”) in Zone 1 of the Bayview Hunters Point Redevelopment Project Area, which is also the area of Candlestick Point (“Candlestick Point”), a subarea of the Development and Disposition Agreement between OCII and Five Point for the Hunters Point Shipyard Phase II and Candlestick Point project (the “Project” or “Candlestick Point”).

Figure 1 – Project Area Location



An applicant (“Applicant”) is defined as a team comprised of *only* the following: a Qualified Housing Developer (as further defined in Section III(A)(4) (“Developer”), a property manager, an architect, and a Workforce and Contracting Action Plan (“WCAP”) Lead (including an in-house lead or consultant). In addition, respondents **must** include one or more community partner(s) from the Southeast area of San Francisco to act as a developer, co-developer, or to provide social services (“Community Partner”) (please see Section III(A)(4) for further information). All other consultants will be selected after an Applicant is selected, in accordance with OCII’s Small Business Enterprise (“SBE”) Program.

The subject property of this Request for Proposals (“RFP”) is an approximately 35,457-square-foot (0.8-acre) rectangular site (CPN 7 or the “Site”) bounded by three future streets and a Mid-Block Break, Bill Walsh Way (the future “Giants Drive”) to the northwest, the planned extension of Ingerson Avenue to the southwest, the planned segment of Orlando Cepeda Lane, (the Mid-Block Break), to the northeast, and the planned extension of Arelious Walker Drive to the southeast (See Attachment 22).

A partial summary of programming for the Project is provided in the table below. As further discussed herein, creating housing opportunities for persons displaced by SFRA actions and for their descendants (“Preference Holders”), is OCII’s highest priority in determining the development program. The selected Applicant will be expected to meaningfully engage with Preference Holders and optimize program elements, to the extent feasible, to facilitate Preference Holder occupancy. Additional information regarding Project elements and design standards can be found in Section III Development Program of this RFP.

CPN 7 Program Summary	
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
Populations	• Preference Holders, especially those displaced by SFRA • Low-income families
Area median income (AMI) and rent restrictions	Tiered income levels targeted to meet the needs of Preference Holders, at up to a maximum of 60% MOHCD 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 I bicycle parking spaces at a minimum 1:1 ratio

** As further discussed in Section IV(C), the maximum zoned density allows up to 60 units on the Site. Applicants are encouraged to consider an increased density by proposing additional height and floors (note that such an increase is subject to requisite approvals).*

CPN 7 is part of the Project Area that was administered by OCII. Pursuant to state law, redevelopment agencies throughout the State of California were eliminated on February 1, 2012, California Health and Safety Code §§34161 et seq (the “Redevelopment Dissolution Law”). OCII is the Successor Agency to SFRA and is responsible for implementing SFRA’s enforceable obligations. On December 14, 2012, the California Department of Finance determined “finally and conclusively” that the Candlestick Point and Hunters Point Shipyard Phase 2 Disposition and Development Agreement (“DDA”) and Tax Allocation Pledge Agreement, including the affordable housing programs, are enforceable obligations under Redevelopment Dissolution Law.

The Bayview Hunters Point Redevelopment Plan (“Redevelopment Plan”), DDA and related documents continue to govern the development of the Candlestick Point subarea of the Project Area. OCII will select the Applicant and issue project approvals for CPN 7. Upon completion of the Project, OCII’s housing assets related to the Site will be transferred to the Mayor’s Office of Housing and Community Development (“MOHCD”), which is the designated Housing Successor under Redevelopment Dissolution Law. MOHCD will therefore participate in the selection of the development team and will also review and comment on the Project’s financial underwriting, funding, and disposition documents in order to ensure a smooth transition to MOHCD at project completion.

The OCII Executive Director will recommend an Applicant for consideration by the Commission on Community Investment and Infrastructure (“Commission”) after receiving the evaluation results of an interdisciplinary panel comprised of representatives from OCII, MOHCD, and the Hunters Point Shipyard Citizen’s Advisory Committee (“CAC”). The panel will evaluate the Applicant’s proposed development concept as well as its demonstrated successful experience on comparable projects. The CAC will review the panel’s evaluation and will also make a recommendation prior to the Commission’s consideration of an Applicant.

The Executive Director is not required to recommend the Applicant receiving the panel’s highest ranking or evaluation, but may consider other factors, including the fulfillment of OCII policy objectives, in making a written recommendation to the Commission. The Commission has the sole discretion to make the final selection. **OCII may, in its sole discretion, disqualify any Developer and/or Architect or other partner if they have any uncured defaults on any OCII, SFRA, or City agreement within the past five (5) years.**

Applicants are advised that OCII is committed to promoting opportunities for SBEs and the local workforce in the contracting process and the payment of prevailing wages. Upon selection of an Applicant, OCII will seek to enter into an exclusive negotiation agreement with the selected Developer that will lead to a long-term ground lease for the Site.

SECTION II. IMPORTANT DATES & SUBMISSION PROCESS

A. Important Dates

Submittals are due by 4:00 p.m. on Thursday, October 8, 2026.

1. Issue Date: RFP available on the OCII website, registration opens	July 23, 2026
2. Pre-Submission Meeting (Video call: register through Eventbrite to receive meeting link)	9:30 a.m. Aug 19 or 20, 2026
3. Deadline for written questions / requests for additional information	Aug 27, 2026
4. PROPOSAL SUBMISSION DEADLINE	4:00 p.m. Oct 8, 2026
5. Notification to Applicants who failed to meet minimum submission requirements	Oct 23, 2026
6. Applicant interviews	Week of Nov 2, 2026*
7. Submittals evaluated and ranked by Evaluation Panel	
8. Presentation of Evaluation Panel's selection to the CAC Housing Subcommittee	Nov, 2026*
9. Presentation of Evaluation Panel's selection to the CAC	Nov, 2026*
10. Presentation of Panel's selection to Commission (informational memorandum)	Dec , 2026*
11. Commission consideration of Exclusive Negotiations Agreement and Predevelopment Loan	Jan , 2027*

* Dates and times are subject to change.

B. Pre-Submission Meeting

A pre-submission meeting will be held as a video call on the date and time shown above, in Section II.A. The purpose of the meeting is to ensure that all potential Applicants understand the programmatic design and financing information that is required. Although attendance is not mandatory, it is highly recommended. Please register through [Eventbrite](#) by 3:00 PM on August 18, 2026. Prior to the meeting, all prospective applicants registered for the meeting event through Eventbrite will receive a link to the video call. Please note that registering for the pre-submission meeting does not constitute registration as an Applicant under this RFP as described in Section D below.

C. Questions and Requests for Additional Information

Please submit all questions and information requests to the attention of the contact person listed on the cover page of this RFP. All questions and requests for additional information regarding this RFP must be received **in writing** by OCII (via e-mail) – *on or before* – the time and date as shown above, in Section II.A. Questions received after

the deadline may not be answered. All responses and additional information will be distributed to all registered Applicants. OCII reserves the right, in its sole discretion, to determine the timing and content of the response, if any, to all questions and requests for additional information. In addition, OCII may respond via mail or e-mail.

D. Registration for RFP Packet Required

Responses to this RFP will be accepted only from those Applicants who have registered with OCII. Only registered Applicants will receive answers to submitted questions and additional information as described above. To register, e-mail channing.jackson@sfgov.org with the following information:

1. Organization (registered party may be a Developer, Architect, Property Manager, or Community Partner). Note, however, that only one registration is needed per Applicant team)
2. Name contact person
3. E-mail address for contact person
4. Phone number for contact person

E. Submission Time, Place, Date, Contact

Electronic submittals must be uploaded by the date and time shown below. Registered Applicants will receive submittal instructions, including a OneDrive link to upload submittal materials. In addition, by the date and time shown below, Applicants must submit three (3) hard copies of the submittal. Hard copies must be received at the address shown below. The MOHCD receptionist will collect and timestamp all submittals on behalf of OCII.

Electronic Submittal Deadline: Thursday, October 8, 2026 at 4:00 p.m.

Via OneDrive link provided to registered Applicants

Hard Copy Submittal Deadline: Friday, October 9, 2026 at 4:00 p.m.

Office of Community Investment and Infrastructure
One South Van Ness Avenue, Fifth Floor
San Francisco, California 94103
Attn: Channing Jackson

SECTION III. BACKGROUND

A. Project Area Overview

The Site is located within the Candlestick Point Activity Node ("Candlestick Point") of the Bayview Hunters Point Redevelopment Project Area. OCII's Hunter's Point Shipyard Phase 2 Candlestick Point web page (<https://sfocii.org/projects/hunters-point-shipyard-candlestick-point-2/document-library>) provides links to the following documents that must be reviewed and considered as Applicants prepare submissions:

- Bayview Hunters Point Redevelopment Plan
- DDA by and between OCII and CP Development Co. LLC (the "Master Developer")
- Candlestick Point Design for Development ("D4D")
- Candlestick Point/Hunters Point Shipyard Phase 2 Design Review and Document Approval Procedure ("DRDAP")
- Candlestick Point-Hunters Point Shipyard Phase II Development Plan Project Final Environmental Impact Report and Addenda ("FEIR")
- Bayview Hunters Point Employment and Contracting Policy ("BVHP ECP")

1. **Overview of the Project Area**

CPN 7 is located within the Candlestick Point subarea of the Project Area and represents one of San Francisco's major mixed-use redevelopment efforts, transforming former stadium and industrial lands into new residential neighborhoods with parks, retail, and community amenities. Please note, for purposes of the D4D, the subject site is located within the Alice Griffith Neighborhood of the Candlestick Point subarea but is still identified as Block 7. Plans for Candlestick Point, along with the Redevelopment Plan, the DDA, and related documents, were initially approved in 2010 and have since been modified by four amendments, most recently in 2024.

Overall, the Project Area will provide up to 7,218 residential units, of which approximately 34% will be affordable; approximately 3.1 million square feet of commercial development (including office, research and development, retail, and hotel uses); approximately 184,000 square feet of community and cultural facilities; and approximately 16 acres of parks and open space, excluding State Parks.

The Project Area integrates affordable housing, transit access, and open space connections to create a complete neighborhood that links to adjacent development parcels and the broader Bayview Hunters Point community. Urban design principles for the area emphasize:

- Transitioning building heights and densities to complement existing neighborhoods;
- Strengthening pedestrian connectivity and access to nearby parks;
- Preserving view corridors from Bayview Hill; and
- Supporting transit-oriented development consistent with the Candlestick Point Design for Development.

2. **Affordable Housing**

The Below-Market Rate Housing Plan, Exhibit F to the DDA, establishes the Master Developer's obligations and methods to deliver affordable housing within the Project Area. Affordable units are delivered through a range of strategies to serve diverse populations:

- Alice Griffith replacement units: 256 units built in multiple phases to replace the public housing units at the former Alice Griffith Public Housing site. All Alice Griffith residents have relocated and to date, 226 of these units have been constructed.
- Agency affordable units: 1,033 units affordable to households earning up to 60% AMI in 100% affordable development built on OCII-owned lots ("Agency Lots"), or as a part of the Alice Griffith replacement units. To date, 107 of these units (and 4 associated manager's units) have been constructed as new units built as part of the redevelopment of the former Alice Griffith Public Housing Site. Agency Lots will be delivered as development-ready pads.
- Inclusionary units: 503 units affordable to households earning from 80% to 120% AMI built by the Master Developer or other assigned vertical developers as part of larger market rate projects. To date, none of these units have been constructed.
- Workforce units: 687 units affordable to households earning 120% to 160% AMI built by the Master Developer or assigned vertical developer as part of larger market rate projects or as standalone workforce developments on designated lots. To date, none of these units have been constructed.

3. **Major Phase**

Candlestick Point development will occur in seven Major Phases. The first Major Phase, which is comprised of four blocks at Alice Griffith, is complete. CPN 7 is part of Major Phase 2. Major Phase 2 includes four mixed-use residential development blocks along the planned extension of Harney Way in Candlestick Point South, two residential development blocks along the planned extension Arelious Walker Drive (one of which is CPN 7), and a

commercial development parcel at the planned intersection of Harney Way and Arelious Walker Drive in Candlestick Center.

The Major Phase 2 application was initially approved in 2014, amended in 2016, and amended again in 2019. Applicants should note that at the time of Commission approvals, the application was labeled “Major Phase 1”. In 2024, the Commission approved certain changes to the Candlestick Point plan documents. These changes included the elimination of sub-phases and a revision to the boundaries and development sequencing for Major Phases. Despite these changes, the previously approved Major Phase applications remain in effect for Major Phase 2.

CPN 7 is one of two Agency Lots within Major Phase 2. The other site is Candlestick Point South Block 11a (“CPS 11a”). Based on a previous phasing plan and infrastructure improvement schedule, OCII selected a development team for CPS 11a, along with Candlestick Point Block North Block 10a, through a competitive request for proposal process in 2016. CPS 11a advanced through design development documents until area-wide development was paused in 2019. OCII anticipates resuming predevelopment work on CPS 11a this summer/fall.

4. Qualified Developer and Community Partners

The DDA (attachment F, Below Market Rate Housing Plan) requires the selection of a Qualified Housing Developer to partner in the development of lots designated for OCII sponsored affordable housing (“Agency Lots”). Qualified Housing Developers are defined as a nonprofit or for-profit organization with the ability to secure low-income housing tax credits and affordable housing financing and to develop Affordable Units consistent with the character and quality of the Residential Projects in the Project Site and with the Redevelopment Requirements (capitalized terms as defined in the DDA).

Additionally, Applicants must involve community partners to develop, co-develop, or to provide social or clinical services to residents of the Project. Community partners include but are not limited to non-profit organizations providing services to the residents of the greater southeast area of the City. Community partner participation is consistent with the DDA Community Benefits Plan (DDA Attachment G, Section 5.1. (c) Agency Community Partners).

5. Preference Holder Program

As noted in Section I, creating housing opportunities for Preference Holders is OCII’s highest priority in the development of CPN 7. In the 1960s and 1970s, SFRA undertook activities as part of the federal urban renewal program that displaced a significant number of residents and businesses of color. The Preference Holder program, established under state law in 1969, provides priority to low- and moderate-income displaced persons in the leasing and sale of affordable housing assisted by the SFRA or OCII. Based on state law effective in 2022, the priority has been expanded to include direct descendants of displaced persons.

The Preference Holder program applies to all OCII-assisted affordable units and, with this Project, OCII seeks to create attractive, high-quality housing at Candlestick Point that meets Preference Holder needs.

6. Development Controls

The Redevelopment Plan establishes primary land use types and generalized neighborhood intent and characteristics. The companion D4D establishes detailed height, bulk, parking, street frontage and other design standards and guidelines to guide development within Candlestick Point.

OCII anticipates new amendments to the D4D to accommodate a maximum number of affordable units on the Site, pursuant to this RFP. The selected Applicant should be prepared to work closely with OCII to study and formalize any such amendments in the Schematic Design approval application to the Commission. Any amendment to the D4D is subject to approval by both the Commission and the San Francisco Planning Commission.

5. Site Infrastructure

The Master Developer will construct utility infrastructure, streets, sidewalks, and other improvements to serve the vertical development sites in Major Phase 2. The Master Developer has submitted a street improvement permit for

review by City agencies and expects that the permit will be issued in fall 2026. A copy of the draft permit will be made available to the selected Applicant. The selected Applicant will be expected to coordinate extensively with the Master Developer throughout predevelopment and construction on infrastructure placement, schedules, and overall logistics, and must be prepared to advance certain design elements at an earlier than typical stage in the development process to facilitate the delivery of infrastructure serving the Site.

6. Neighborhood and Transit Amenities

When complete, Candlestick Point will provide a wide variety of new amenities and features, including significant public parks and open space, bicycle and transportation connections and infrastructure, and retail. In addition and in the interim, Project residents will have access to existing features located in the adjacent Bayview neighborhood.

The Site is located a block away from Bret Harte Elementary School and KIPP Bayview Elementary (public charter), under a mile from KIPP Bayview Academy (public charter middle school) and approximately 1.5 miles from Phillip and Sala Burton Academic High School.

Mi Rancho Supermarket is the closest grocery store, located just under one mile from the Site. Foods Co. is approximately 1.5 miles and Grocery Outlet is 1.8 miles. The nearest pharmacy is Walgreens, located approximately 1.5 miles from the Site.

The Site is served by Muni Bus 29, which operates directly along Bill Walsh Way (which has been renamed Giants Drive) with two stops within one block from the Site and provides a direct connection to the T-Third Street light rail line, proving a transit connection to downtown San Francisco. The T-Third Street light rail line 3rd Street and Gilman Avenue stop is located 0.6-miles from the site. Future transit improvements will expand regional connectivity for Candlestick Point, including an extension of 56-Rutland connecting the area to Visitation Valley, the new Candlestick Point Express providing express service to Downtown San Francisco via US-101, and a future bus rapid transit service via an extension of Geneva Avenue. Additional transportation services include the Bayview Community Shuttle, which facilitates convenient circulation within the Bayview Hunters Point neighborhood. The shuttle is currently funded through November 2027.

Gilman Playground Park, located adjacent to the project site and managed by San Francisco Recreation & Parks, offers a range of community amenities. Programming includes youth and afterschool services provided by Hunters Point Family, exercise and recreational facilities, and a variety of community events delivered in partnership with local community-based organizations. Candlestick Point State Recreation Area is also located approximately 0.6 mile from the Site, providing additional recreational access for residents.

7. Hunters Point Shipyard Citizens Advisory Committee (CAC)

The HPS CAC is an advisory body comprised of residents, business owners, and representatives of community organizations in the Project Area. A member of the CAC will review proposals in response to this RFP and will participate in the evaluation panel. The recommended Applicant will present their proposal to the CAC, including the Housing Subcommittee of the CAC, prior to Commission action. The CAC will again review the selected design concept when the Project proceeds to seek Schematic Design approval. <https://hpscac.net/>

8. California Environmental Quality Act/ National Environmental Protection Act

As part of its actions on June 3, 2010, the SFRA Commission and the San Francisco City Planning Commission, acting as co-lead agencies, certified the Final Environmental Impact Report for the Candlestick Point/Hunters Point Shipyard Phase 2 Project ("FEIR") in compliance with the California Environmental Quality Act ("CEQA") and adopted CEQA findings and a series of mitigation measures, and established a comprehensive system for mitigation monitoring. The Board of Supervisors and other City departments adopted similar findings and mitigation monitoring plans.

Since certification of the FEIR, several addenda (Nos. 1–6) were prepared to evaluate project modifications, including transportation improvements, infrastructure changes, design updates, development program revisions, and updates to numerous mitigation measures. Most recently, in 2024, OCII prepared Addendum No. 7 to assess

amendments to the Hunters Point Shipyard and Bayview Hunters Point Redevelopment Plans, the D for D, and related agreements.

The selected Applicant will be responsible for securing any additional environmental review approval under CEQA and the National Environmental Protection Act (“NEPA”), if necessary.

The Project Mitigation Monitoring and Reporting Program (“Project MMRP”) is available on OCII’s website (https://sfocii.org/sites/default/files/inline-files/12.3_%20Exh%20L%20-%20Project%20MMRP.pdf) as Exhibit L to the DDA. The selected team will work with the Department of Public Health, the San Francisco Bay Regional Water Quality Control Board, the Bay Area Air Quality Management District, other entities, and OCII staff to ensure that the mitigation measures applicable to CPN 7 are appropriately documented and implemented.

9. Soil Conditions

According to a Preliminary Geotechnical Report by ENGEO, appendix L to the FEIR, the Site is within the intertidal zone of the 1903 shoreline. The soil is generally characterized by the presence of artificial fill and young bay mud over older bay clay/Alluvium over bedrock. The selected Applicant will need to conduct Site-specific geotechnical investigations to identify exact soil conditions and the depth of bedrock, and determine appropriate foundation and structural systems.

Beginning in 2014 at Alice Griffith, the Master Developer began a surcharge program to mitigate settlement for CP infrastructure. Completed surcharge areas include portions of the planned extensions of Arelious Walker Drive, Ingerson Avenue, and Harney Way. Surcharge will continue in 2026 on Gilman Avenue, pending issuance of requisite permits.

10. The Site & Transfer of Ownership

The Site is Assessor’s Block 5000, Lot 050, as established in Final Map No. 12681 for Candlestick Point Major Phase 2, recorded on June 22, 2026. The Site is a rectangular, approximately 35,457 square-foot lot with frontages as follows: approximately 223 feet and 4 inches along Giants Drive and the planned extension of Arelious Walker Drive, and approximately 159 feet and 3 inches along the planned extension of Ingerson Avenue and the planned segment of Orlando Cepeda Lane.

The Master Developer owns fee simple interest in the Site. The selected Applicant will need to negotiate a permit to enter with the Master Developer to pursue any necessary studies or investigations during predevelopment.

Pursuant to the DDA, the Site will transfer from the Master Developer to OCII at no cost at the close of construction financing. OCII will in turn enter into a long-term ground lease with the Developer. To allow the selected Applicant to demonstrate site control for funding applications, the Master Developer will enter into a memorandum of option, or similar instrument, with OCII. OCII will, in turn, enter into an option agreement or similar document with the Developer.

Once the Project is constructed and occupied, OCII will transfer the lease and the underlying land, against which the lease will be recorded, to MOHCD as the Housing Successor pursuant to Redevelopment Dissolution Law.

An address for the Site has not yet been determined.

SECTION IV. DEVELOPMENT PROGRAM

A. Housing Development Concept

OCII’s goal for the Site is to maximize affordable housing units with amenities thoughtfully designed to serve a variety of household types. Meeting the housing needs of Preference Holders and maximizing Preference Holder

occupancy is a top priority in the development of this Site. The Project will be presented in a high quality, livable design and will serve low-income families.

Development shall comply with this RFP, the requirements of the Redevelopment Plan and related documents, and all other applicable federal, state and local regulations, but the Applicant may propose amendments to one or more of these requirements to achieve OCII's goals of maximizing affordable housing and achieving good urban design in keeping with the principles set forth in the D4D. Working within these parameters, the Applicant may use some discretion regarding unit count, unit sizes, and building layout provided that the Project is suitable for family housing and the other uses described herein.

The below table summarizes the OCII programming guidelines for the Site:

Program Element	Requirements
Target Populations	• Low-income families at a range of income levels • Applicants may propose tiered income levels up to 60% MOHCD AMI, however, the average AMI must be at or below 50% MOHCD AMI. • Income tiers for all units should be targeted to meet the needs of Preference Holders and should thus include very low and extremely low AMI units.
Units	Approximately 100 units • 25% 1-bedroom/1-bathroom, target of 550 net square feet • 50% 2-bedroom/1 or 1.5 bathroom, target of 850 net square feet • 25% 3-bedroom/1.5 or 2 bathroom, target of 1,100 net square feet • Two 4-bedroom/2 bathroom, target of 1,400 net square feet • One 5-bedroom/2 or 2.5 bathroom, target of 1,500 net square feet At a minimum, the overall Project must average 2.5 bedrooms per unit. Please note that the above per unit percentages can be adjusted to meet required 2.5 bedroom average.
Interior Services and Management Space	• Desk staff at main residential entrance • Dedicated, private offices for property management and resident services staff • Storage space for supplies, replacement furnishings, and program materials
Common Spaces/Amenities	• At least one common area/community room/multi-purpose room, with adjacent or incorporated kitchen • Varied spaces that allow for both active programming and passive use • Include spaces tailored to meet resident needs at various life stages (for example, remote work rooms, homework rooms, children's playrooms, teen spaces, lounges, or fitness rooms) • At least one laundry room with the correct ratio of machines to number of units • Outdoor open spaces designed to serve the tenant populations, in accordance with the standards described in Section IV.C below
Parking (Vehicle and Bicycle)	• Provide resident parking at a target ratio of approximately 0.6 to 0.8 space per unit. Class I bicycle parking spaces at a minimum 1:1 ratio (consider a design that also accommodates stroller parking)

Applicants should determine and describe the optimal construction type for the Site to meet the programming, design, and cost containment requirements of this RFP. To the extent possible, variations in floor plates should be minimized and unit sizes and layouts should be consistent and stacked. The narrative should describe efficiencies contemplated in the proposed design.

The selected Applicant must possess the qualifications and experience to implement a financially sound development plan to construct and operate the housing and achieve a high-quality design with amenities that enhance unit livability.

Please refer to Section IV.F and G below for zoning and land use restrictions. OCII reserves the right to select an Applicant and require significant redesign. OCII further reserves the right to change the scope of the development program and/or require changes to the building design and unit configuration as it deems appropriate. As described in Section IV.C below, in furtherance of City objectives to increase affordable housing, OCII anticipates rezoning Block CPN 7 to modify height, density, and/or bulk standards on the Site, subject to further studies and requisite approvals, following Applicant selection.

1. Target Populations

As previously noted, CPN 7 will provide affordable housing serving low-income households. Housing Preference Holders is of the highest priority. Additional information regarding preferences for resident selection is described in Section IV.E below.

According to San Francisco's 2022 Housing Element, the City is home to a diverse range of family and household structures including multigenerational families, LGBTQ+ families, single parents, roommate living, artist co-ops, single-person households, couples, or families with multiple children among many others. The Housing Element notes that households with children are having an increasingly hard time staying in San Francisco and are experiencing high rates of overcrowding. Other household types are also experiencing overcrowding: many have been doubling or tripling up to live in the City as roommates or related adults because they cannot find housing that is within their financial reach and meets their needs.

Units should be designed to accommodate persons of all ages in a wide variety of household configurations. Units and amenities should incorporate best practices in urban multi-family housing and designs should incorporate feedback from experienced project managers and operations staff.

B. Land Use Restrictions

The land use controls and development standards of the Redevelopment Plan and the D4D apply to CPN 7, and its development is subject to the review and approval of OCII, which has sole land use authority over the Project Area. The Redevelopment Plan and the D4D are available on OCII's website at <https://sfocii.org/projects/hunters-point-shipyard-candlestick-point-2/document-library>. As described in the Redevelopment Plan, these documents replace the City's Planning Code.

As previously noted, OCII may consider amending the D4D to increase the maximum density and height on the Site and may support other amendments to the development standards as necessary to facilitate the delivery of a high-quality Project. Any amendments to the D4D subject to further studies, community outreach, environmental review, and consideration and approvals by the Commission and the Planning Commission. Applicants should address their approach to managing any recommended variations or amendments to the development standards and similar actions in their submittal.

C. Design & Construction

OCII requires excellence in architectural design and construction. Through thoughtful contextual design and massing, the Project must acknowledge and address its location at the border of the established Bayview/Bret Harte neighborhood and the new, master-planned, mixed-use development at Candlestick Point. In addition to offering highly functional residential spaces, the Project's design must serve to activate the streets through a thoughtful ground floor design.

The D4D identifies development standards that define the building mass and design, including minimum setbacks and required stepbacks and maximum heights and bulk. The D4D includes various guidelines to direct the details of the building design. Please refer to the D4D for comprehensive design standards and guidelines. D4D

Along with review for compliance with Project Area standards, designs will be subject to review for cost containment, constructability, and overall efficiency based on best practices from OCII and MOHCD residential projects.

Building Envelope and Design	OCII Requirements
Urban Design	This block is situated at the entrance to the Candlestick Point Project Area from the northwest portions of the city. It functions as a gateway to the start of the mixed-use retail street experience on the new extension of Ingerson Avenue, flanked by high intensity mixed-use residential and commercial developments beyond on both sides. The block also frames a portion of the eastern frontage of Gilman Playground Park. The architecture should appropriately respond to the pedestrian experience at the streets and the Mid-Block Break.
Building Height	Maximum of 40 feet (see D4D Figure 4.3) OCII acknowledges that achieving the target unit count is not feasible within this height limitation and expects that an increased height may be appropriate for portions of the Site. Applicants should carefully consider appropriate building height(s) and explain rationale for the proposed massing (in no case should the proposed height exceed 85 feet). While a deviation from the D4D maximum height is expected, Applicants should adhere to the D4D urban design intent, which acknowledges CPN 7's location at the edge of the Project Area, and should be compatible with and provide a transition between the existing residential area and the planned development scale at Candlestick Point, by allocating taller heights near Ingerson Avenue and Arelious Walker Drive intersection and all along Arelious Walker Drive. Any additional height should be configured to minimize additional shadow on the adjacent Gilman Playground Park.
Density	Residential Density I: 15-75 dwelling units per acre As noted above, OCII seeks a target unit count in excess of the currently zoned density. OCII may support a D4D amendment to redesignate the Site to Residential Density III (100-175 units per acre). Any deviation from the D4D is subject to requisite approvals.
Urban Placemaking	Refer to D4D Section 2.2, Objective #7, Figure 2.6 and Appendix 7 Definitions Provide a Focal Point at the intersection of Ingerson Avenue and Arelious Walker Drive. "Buildings and civic spaces at these locations should be of significant scale and stature." Definition for Focal Point - An area within the public realm that is at a major intersection or within the park system, which will have a high degree of pedestrian use due to the immediately adjacent uses.
Development Block Coverage	• Up to 40 feet in height: maximum of 100% • 40 feet to 60 feet in height: maximum of 75% • 65 feet in height and above: maximum of 50% Maximum percentages are exclusive of setback areas. See D4D Table 4.3.
Streetwall Standards	Refer to D4D Table 4.6. • Minimum Setbacks: ○ Giants Dr. (formerly Bill Walsh Way): 6 feet from property line (applicable to frontage adjacent to open space) ○ Ingerson Ave. and Arelious Walker Dr.: 10 feet from property line. Note, however, that a minimum of 30 linear feet of frontage must be built to the property line at the intersection of Ingerson Ave. and Arelious Walker Dr. to hold the corner (see Section 4.2.4.A of the D4D). ○ Edward J. Debartolo Jr. Lane (Mid-Block Break): No setback. Align primary building façade at property line.

	• Minimum build-to line: 50% on Edward J. Debartolo Jr. Lane, 70% on all other frontages • Maximum projection: ○ Habitable: Maximum 3 feet over building face on setback or public realm. Individual projection limited to 25 feet over streets with minimum 9 feet clearance below. ○ Non-habitable: Maximum 6 feet over building face on setback or common open space or 3 feet into public realm. Individual projection limited to 25 feet over streets with minimum 9 feet clearance below. • Maximum building entry recess: 8 feet • Grade separation above sidewalk for ground floor residential units: 2 feet to 4 feet
Floorplate/Plan Length/Diagonal	Bulk controls do not apply to residential buildings below 85'.
Massing Controls	Refer to D4D Table 4.4 • Max. Apparent Face – Base (first 20 feet in height): 30 feet • Max. Apparent Face – Above Base: ○ 30 feet up to a height of 65 feet ○ 100 feet for a height above 65 feet up to 85 feet • Min. Change in Apparent Face – Above Base: offset in the horizontal plane of the building face of min. 1 feet in depth and 1 feet in length or a minor change in fenestration and/or material • Upper Floors Stepback: ○ For building height of up to 65 feet: ▪ Floors above 55 feet: 20% of floor plate directly below ▪ Abutting Mid-Block Break: floors above 35 feet - 1:1.2 plane at property line. ○ For height between 65 feet and 85 feet: ▪ Floors above 65 feet: 20% of floor plate directly below ▪ Abutting Mid-Block Break: floors above 35 feet: 1:1.2 plane at property line. OCII recognizes that massing control standards may create challenges in stacking and limit opportunities to add financially viable height/density. Applicants should seek ways to meet the intent of these controls and, if deviations are proposed from the D4D, identify the deviation and the reason for the deviation within the proposal submittal.
Lobby Placement	• Consider lobby placement near intersection of Arelious Walker Dr. and Ingerson Ave.
Open Space	Refer to D4D Section 4.3.2 (F) – Private Open Space • Total minimum net usable open space of 60 square feet per residential unit • Open space areas must meet the dimensional requirements of the D4D. • Design should attempt to maximize sunlight exposure to open spaces, particularly seating areas or other passive recreation spaces.
Code Compliance and Green Building	• Compliance with San Francisco Building Code and Administrative Bulletin AB-093 • Compliance with San Francisco Planning Department Standards for Bird-Safe Buildings adopted July 14, 2011 • Equivalent of LEED “Gold” rating or Green Point Rating of 125 or higher
Utilities & Building Services	• All garbage and recycling facilities must be located fully within the building, and must meet Recology pick-up requirements • Minimize blank walls and utility frontages

	Any visible utility and mechanical equipment and connections must be architecturally screened from public view.
Passenger Loading	Based on adjacent streetscape designs and constraints, Applicants should assume that passenger loading will be located on Ingerson Ave. (please see Section IV.C.1 for further information regarding surrounding street typologies/constraints)
Vehicular Access and Loading	- Please see Section IV.C.1 for discussion regarding garage entry considerations - No off-street loading facilities are required for residential development

1. Street Types

- Arelious Walker Drive (“AWD”).** Identified as a “Primary Arterial” street in the D4D (see Figure 3.3) and will include two traffic lanes in each direction as well as a turn lane. In addition, AWD will include Class III bicycle improvements (see D4D Figure 2.5). Applicants should assume that passenger loading will not be allowed on AWD. Curb cuts for driveways are not typically allowed on arterials, however, a potential curb cut for driveway access to CPN 7 garage parking may be considered, subject to study and review with OCII, MTA, and other relevant reviewing agencies. Consider grading change along Arelious Walker Drive to locate garage and driveway.
- Ingerson Avenue.** Identified as a “Local Street” in the D4D adjacent to the Site, but transitions on the next block to the southwest toward Candlestick Center to a “Retail Street” (see D4D Figure 3.3). Due to the likely location of the lobby at or near the intersection of Ingerson and AWD and the limitations on AWD as noted above, OCII anticipates that passenger loading is most viable on Ingerson Avenue. Any proposed loading will be subject to review by OCII and other City agencies. No garage entrances will be permitted on this street.
- Giants Drive (formerly Bill Walsh Way).** An existing street located outside of the boundary of the Project Area. While the street is owned by the City, it is an unaccepted right-of-way and does not include curbs or sidewalks. OCII has studied preliminary configurations to incorporate a new sidewalk adjacent to the Site, a portion of which would need to be located within the Site (within the setback area). OCII will continue to refine sidewalk scenarios with the selected Applicant team and in collaboration with the Master Developer. Applicants are advised that the Project will include the sidewalk design and construction. OCII has also considered locating the garage and driveway curb-cut on Giants Drive noting the grading change, and open to consider its design merits and permitting efficiencies, over its preference to locate the garage entry at Arelious Walker Drive or Orlando Cepeda Drive.
- Edward J. Debartolo Jr. Lane.** A privately maintained Mid-Block Break between CPN 7 and CPN 6. Per the Phase 2 Final Map Application, the overall Mid-Block Break width is 33 feet while the D4D requires the building face separation to be 40 feet. The width includes a central 26 feet clear area open for public and vehicular access, as well as a 7 feet zone adjacent to vertical development parcel. The 7 feet zone will include lighting, street furniture, and landscape elements. For Agency Lots, including CPN 7, the entirety of 33 feet wide area, will be designed, constructed, and owned by the Master Developer and may be assigned to the future homeowner’s association following completion. In accordance with the D4D, the Mid-Block Break may be designated either as a pedestrian mews or vehicular laneway. The Mid-Block Break may be an appropriate location for an optional vehicular entry to the CPN 7 parking garage. The selected Applicant will work closely with OCII and the Master Developer to study and propose a Mid-Block Break configuration.

2. Surrounding Uses

Design should consider the existing built environment, as well as planned development within Candlestick Point. The Site is/will be surrounded by a mix of uses, including:

- Gilman Playground Park - located to the northwest of the Site, across Bill Walsh Way (the future Giants Drive). The park is owned and operated by the San Francisco Recreation and Parks Department. It includes a play structure, basketball court, baseball diamond, a seating/picnic area, and a public restroom.
- Jamestown Hillside Community Park – located to the south of the Site, across the planned extension of Ingerson Avenue.
- CPN 6 - located to the northeast of the Site, CPN Block 6 is a market-rate residential development block, similar in size to CPN 7 and with the same current zoning (residential, at up to 75 units per acre, and maximum height of 40 feet). Note that similar to CPN 7, CPN 6 is shown in Plan Area documents as “AG 6”, part of the Alice Griffith neighborhood. OCII will facilitate coordination between the Master Developer/CPN 6 vertical developer as development plans become available.
- The remainder of Candlestick Point North located to southeast of the Site will contain a mix of low-rise, mid-rise and high-rise mixed-use and residential buildings.
- The Candlestick Point South community – located to the southeast of the Site will be a mix of low-rise and mid-rise mixed-use buildings centered around Harney Way retail street and bordering the Candlestick Point State Recreation Area (“CPSRA”). CP Center – Across the street from Ingerson Avenue, a group of mixed-use commercial and residential buildings, oriented around a Central Promenade, located to the southeast and between Arellous Walker Drive, Ingerson Avenue and Harney Way with a height of up to 180 feet, referred to as Candlestick Center “Innovation District” which is envisioned to be a vibrant community gathering space

3. **Green Design Guidelines**

Improvements must meet San Francisco Building Code and Administrative Bulletin AB-093 and constructed to the equivalent of a Green Point Rated standard of 125 or LEED Gold rating. In addition, OCII seeks to maximize the overall sustainability of the Project to the extent possible through the integrated use of “green” building elements. Building features considered green or sustainable may include natural ventilation, daylighting, water conservation, and use of resource efficient and healthy building materials.

4. **Priority Permit Processing**

Pursuant to San Francisco Department of Building Inspection (“DBI”) policy, this project qualifies as a designated priority permit because all of the units are affordable. The Applicant should become familiar with the priority permit procedures to ensure that DBI permits are reviewed expeditiously.

D. **Affordability Restrictions & Financing Plan**

All proposed financing will be subject to underwriting using the most current version of OCII/MOHCD Underwriting Guidelines and MOHCD policies. Applicants should use these guidelines and policies in preparing their financing plans. The documents are linked below and are available on the MOHCD website at <http://sfmohcd.org/documents-reports-and-forms> and <http://sfmohcd.org/asset-management-multifamily-rental-housing>:

- [Underwriting Guidelines](#)
- [Residual Receipts](#)
- [Operating Fees](#)
- [Ground Lease](#)
- [Tax Credit Developer Fee](#)
- [Architecture and Engineering Fees](#)

OCII’s goal is that CPN 7 remain permanently affordable and thus affordability covenants and restrictions will generally not be subordinated. To ensure this outcome, OCII will transfer Site control to the selected Developer through a long-term ground lease. Following conversion to permanent financing, OCII will transfer its interests to MOHCD as the Housing Successor. The development program for the Site is in furtherance of the goals described in MOHCD’s Draft Consolidated Plan (2025-2029).

Applicants should submit, as further described in Section VI.A, a financing plan that demonstrates feasibility for the Project. Limited OCII resources may be available to assist in the development of the Project; however, the Applicant will be expected to aggressively pursue non-OCII sources of development financing. Submittals will be evaluated, in part, based on the level of OCII subsidy required and the extent to which these funds are leveraged to obtain non-OCII sources. Applicants must account for all costs of development, including supplementary environmental remediation, if any; streetscape and sidewalk improvements, utility connections, and site work; and all permitting and applicable City or other fees. To provide this information, Applicants must complete the OCII/MOHCD Sources and Uses Budget and include the following:

- **Primary capital funding sources.** Identify currently available applicable sources, including but not limited to:
 - Low-income housing tax credits with tax-exempt bonds (9% credits from the regional pool will NOT be available to this Project);
 - Federal Home Loan Bank Affordable Housing Program funds;
 - State tax credits and/or funding administered through the Housing Development and Finance Committee, California Department of Housing and Community Development (“HCD”), or other similar source;
 - OCII subsidies; and
 - Any other funding that Applicants deem appropriate and feasible.

Applicants should include an explanation of why the Project would be competitive for the assumed funding sources and, if any sources were excluded, why they were deemed inappropriate in the financing narrative. The narrative should also describe assumptions such as tax credit pricing, interest rates, and amount of funding from each source.

- **Rents.** OCII agreements will require that rents be set at an amount that is affordable to households earning up to 60% of AMI established annually by MOHCD, with an average rent/AMI at or below 50%. OCII encourages Applicants to describe anticipated market needs and propose an appropriate range of rent levels. Restrictions based on the requirements of other Project funders may be allowed, however those restrictions may not be lower than 25% AMI and must include some units at 30% AMI.
- **Operating Subsidies.** For proposal purposes, Applicants should NOT include rent or operating subsidies, including but not limited to: Faircloth to RAD, or project-based housing choice vouchers. OCII will work closely with the selected Developer and MOHCD to identify the type and quantity of such subsidies, if any, during predevelopment.
- **Operating budget.** Provide an operating budget that includes all expenses necessary to properly operate and maintain the building, including front desk coverage and resident coordinators.
- **Construction.** Applicants must describe the anticipated construction type and provide detailed construction cost estimates. Applicants should assume a construction commencement date of June 2029 and should identify escalation assumptions consistent with this timeframe.
- **Ground lease rent.** The selected Developer will enter into 75-year initial term ground lease agreement for the Project (with options to extend to a total of 99 years) with OCII. The annual rent will be set at 10% of the appraised unrestricted value. The rent will be re-determined every 15 years thereafter, as determined by an MAI appraiser selected by and at the sole cost of tenant. For purposes of this proposal, Applicants should assume that annual rent will be comprised of a \$15,000 annual base rent to be paid as an operating expense. Applicants should note that annual base rent must be considered an “above the line” expense. Residual receipts payable to OCII/MOHCD will not be applied to ground lease rents. Any residual receipts flowing to OCII/MOHCD will be applied toward payment under the loan agreement.

E. Occupancy Preferences & Resident Selection

The selected developer shall implement a marketing and lease-up strategy that complies with the affordable housing preferences required under the DDA, applicable redevelopment plans, OCII enforceable obligations, and all federal, state, and local laws. The marketing plan must clearly demonstrate how outreach, application intake, and unit selection procedures will prioritize eligible households in the order described below.

- Hunters Point Certificate of Preference Holders, including direct descendants of originally displaced individuals (Cal. Health & Safety Code §§ 33411.3 and 34178.8) (please see Attachment 20 for the Property Owner and Occupant Preference Program, adopted in 2020)
- Other valid San Francisco Certificate of Preference Holders, including the above-referenced descendants
- Rent Burdened and Assisted Housing Residents
- Displaced Tenants Housing Preference
- Neighborhood Resident Housing Preference
- San Francisco residents or workers
- Members of the general public

The Developer will establish a tenant selection policy for the Project. Tenants must meet the income eligibility criteria and the Developer's established screening requirements for the Project, which must be consistent with OCII's marketing policies. Any authorized preference shall be permitted only to the extent that such preference does not have the purpose or effect of delaying or otherwise denying access to a housing development or unit on account of any basis listed in Subsection (a) or (d) of Section 12955 of the California Government Code. OCII or its agent will work with the selected Developer to resolve any potential occupancy conflicts and to ensure adherence to the above-listed OCII occupancy preferences and marketing requirements.

1. Advertising and Marketing

Starting one month after construction commencement, the selected Developer must provide an Early Outreach Plan with an emphasis on outreach to and rental readiness and application preparation assistance for Preference Holders. The Developer must select a third-party housing counseling agency for these services and execute a memorandum of understanding (or similar document). A pre-approved provider list will be provided to the selected developer in the Early Outreach Plan template (OCII will provide this template to Applicants upon request). Three months after construction commencement or 12 to 18-months prior to the anticipated Temporary Certificate of Occupancy, early outreach shall begin. Failure to submit an Early Outreach Plan with the allotted timeframe, may result in default and/or assessment of negative points to Developer's subsequent RFP/Q submissions.

After the early outreach period, the Developer's marketing plan shall demonstrate targeted outreach strategies designed to effectively reach Preference Holders and other priority populations identified in the applicable housing preference requirements. The plan must include culturally competent and multilingual outreach efforts that reflect the diversity of the surrounding community. The Developer shall provide a clear and detailed description of the lottery and unit selection process, including how preferences will be applied. The marketing plan must also identify procedures for coordination with OCII to verify eligibility for applicable housing preferences. All marketing and lease-up activities shall comply with federal, state, and local fair housing laws. Additionally, the Developer shall acknowledge that housing preferences are subject to funding source restrictions and may require regulatory approvals.

The Developer must provide notice of the rental opportunity through public meetings and mailings. The Developer must make staff available to prospective applicants, as they may require, for the purpose of assisting them throughout the applicant process and maximizing their participation.

Beginning in predevelopment, through construction and initial lease-up, and on an ongoing basis, OCII and MOHCD will require compliance with OCII/MOHCD standards and protocols and regular communication and collaboration with staff from both agencies. Requirements will include early outreach planning and implementation, marketing

planning and implementation, public lotteries for initial lease-up, appeals processing, lease-up, and ongoing wait list management.

F. Resident Services

While the Project will not include intensive supportive services it should provide appropriate services coordination/connection for low and very low-income families. Onsite services coordination and associated services space should be incorporated into the development. Services should be designed to serve the prospective resident households. The Developer or a separate resident services entity may provide the services, which shall include the following:

1. An understanding of the housing and service needs of the eligible population.
2. A clear program design that incorporates: tenant-based services; access to and coordination of mainstream community services; subcontracted and/or partner services.
3. Experience providing required services in a housing setting.
4. A commitment by the service provider to coordinate with the property management through regularly scheduled tenant meetings to ensure sound operational and building management practices.
5. Organizational Capacity
6. A track record or other demonstration of effective collaboration that illustrates the ability of the organization to effectively coordinate and deliver services and other resources needed by families being served within a housing program.
7. Commitment(s) from housing and/or service providers; additional funders (public or private), describing in-kind, leveraged, or matching funds for proposed services that will complement the applicant's contribution, and a plan for securing additional resources over time, if necessary.

G. Property Management/Maintenance Oversight

The selected property management company must have demonstrated successful approaches to managing buildings targeted for the proposed tenant population. Applicants should provide a narrative description of the property manager's specific relevant experience.

The property manager should exhibit a commitment to provide sound operational and building management staff who is willing to meet with residents, the Developer, and resident services staff at regular meetings. Applicants must also show that the property management company is experienced in assisting new developments to become integrated into the neighborhood by cultivating good relationships with neighborhood residents, businesses, and other stakeholders. Applicants should provide information regarding the property management company's approach to building security and maintenance.

H. Equal Opportunity Programs

OCII has an Equal Opportunity Program ("EOP") that requires that OCII-sponsored projects provide benefits to economically disadvantaged communities and local residents. The EOP consists of the policies and programs that are described in Attachments 12 through 18 of this RFP.

As part of the RFP response, the Applicant shall submit a Workforce and Contracting Action Plan (WCAP) that describes how the team will meet contracting and workforce goals and implement the following policies and programs: the Bayview Employment and Contracting Policy, as revised by the DDA; the SBE Policy; the Construction Workforce and Workforce requirements; and Nondiscrimination in Contracts and Benefits. Additionally, the project sponsor shall be required to implement and comply with the following policies: the Prevailing Wage Policy; the Minimum Compensation Policy (MCP); and the Health Care Accountability Policy (HCAP).

The WCAP should identify the person responsible for EOP Program implementation. This individual may be an in-house staff member or outside consultant. In addition, the WCAP should briefly describe how an SBE associate architect and general contractor joint venture (described below) could potentially be utilized in this Project.

As previously noted, an Applicant is defined as a team comprised of only the following: (1) a Qualified Housing Developer (2) property manager, (3) a lead architect, (4) a WCAP Lead(in-house) or WCAP Consultant (if an outside consultant is being proposed), and (5) a Community Partner. Any and all other consultant(s) to the development team shall be brought on to the project at a subsequent stage pursuant to OCII's SBE Policy.

OCII strongly encourages the Applicant (and those consultants and contractors, including the general contractor, that the Applicant will bring on to the project after Applicant selection) to create joint ventures or similar partnership relationships with San Francisco-based SBEs looking to build capacity and gain experience.

1. SBE Associate Architect

OCII requires that the successful Applicant cooperate with OCII to identify substantive design elements of the Project, to the extent practicable and economically feasible, to be offered to an SBE associate architect and competitively solicit an SBE associate architect pursuant to OCII's SBE Policy even if the Applicant's lead architect is an SBE. It is expected that the role of the associate architect should be meaningful and collaborative, such as providing the associate architect(s) a discreet massing component and involving the associate architect in design through the completion of the Project. OCII expects that the associate architect scope will comprise at least 35% of the total design contract. To allow for collaboration from concept through construction, OCII emphasizes that massing concepts presented in response to this RFP should not include architectural designs and should be further developed only after the selection of an SBE associate architect(s).

2. General Contractor Joint Venture

OCII requires that the successful Applicant cooperate with OCII and competitively solicit a general contractor with the intent of creating a joint venture or similar partnership opportunity, to the extent practicable and economically feasible, between a general contractor and an OCII-recognized SBE contractor. Furthermore, the successful Applicant shall cooperate and require the general contractor to exercise good faith efforts to select subcontractors who are SBEs or, if they are not SBEs, are willing to create joint ventures or similar partnership opportunities with SBEs.

I. Community Outreach

It is critical to the success of the development program that the selected Developer establish positive links with the Bayview and Hunters Point Shipyard communities throughout the development process. A CAC member will review proposal submittals and participate in the Evaluation Panel. The CAC will review and confirm the proposal recommended by the Evaluation Panel and OCII Executive Director, prior to review by the Commission. In addition, the CAC will be asked to make a recommendation regarding schematic design concerning the Site and any OCII financing approvals for the Project. The selected Developer is expected to maintain an ongoing relationship with the CAC during development and once the Project is operational.

SECTION V. SELECTION PROCESS & CRITERIA

A. Selection Process

1. Submittals will be accepted only until the dates and times shown in Section II.A and E.
2. Submittals will initially be electronic, uploaded to OneDrive pursuant to instructions emailed to registered Applicants. Electronic submittals must be followed by three (3) hard copies to be considered. No submissions received by facsimile or electronic mail will be considered. The Applicant is solely responsible for ensuring that all information requested in Section VI Submission Requirements is submitted.
3. OCII staff will contact references.
4. Applicants who have provided submittals that meet the requirements of this RFP may be interviewed. Interviews are scheduled to be held on the date(s) shown in Section II.A. These dates are subject to change.

All Applicants should advise OCII staff of availability on these days. Interviews will be held at OCII, located at One South Van Ness Avenue in San Francisco on the fifth floor (note that interviews may be conducted via video call).

5. Further information or written material regarding qualifications or submittals may be requested prior to or following interviews.
6. OCII Executive Director will make a recommendation to the Commission based on the input of the Evaluation Panel review of the submittals, interviews, and reference checks.
7. The Commission will approve selection of the successful Applicant.

B. Selection Criteria

The selection of the Applicant will be based on the strength of all aspects of the proposed development concept, as well as the Applicant team members' experience as described below.

Maximum Points	Criteria
70	Development Concept
15	Development Concept and Approach
15	Financing Plan
10	Community Engagement/Marketing Plan
15	WCAP
15	Design/Massing Concept
30	Team Experience and Capacity
10	Applicant Team Structure (Community Partner role)
10	Developer
5	Architect
5	Property Manager
100	Maximum Total Points

Ranking will also be based on staff experience and capacity in light of current and projected future workloads; success of its submittal in the Evaluation Panel interview; and ability to comply with OCII policies and requirements.

SECTION VI. SUBMISSION REQUIREMENTS

The Applicant must submit electronically, based on the instructions emailed to registered Applicants. The electronic submittal must be followed by a hard copy submittal, **including** three (3) copies of the submittal containing the information requested in this RFP.

Applicants are to provide the requested information in the order indicated below. For electronic submittals, each section A-G must be a separate PDF file, with the file name labeled according to the Section names below. Note, however, that the pro formas should be uploaded as excel files. For hard copy submittals, include a table of contents, with sections separated by labeled tabs corresponding to sections A-G below and their sub-sections.

Electronic and hard copy submittals must be submitted to OCII, on or before the time, date and at the place shown above in Section II.E. Hand delivery is advised for hard copy submittals. Late, incomplete, emailed, or faxed submittals will **not** be considered.

A. Development Concept & Financing Proposal

Using standard estimating techniques and clearly describing key assumptions, provide the following documents:

- 1. Project Description (Narrative):** Submit a narrative of no more than four (4) pages describing the Applicants' vision for the Project. The narrative should address:
 - a. Vision for the Project program, including residential units, features, and amenities;
 - b. Strategy for maximizing cost containment and financial feasibility in all aspects of the Project including predevelopment, construction, and operations;
 - c. Strategy for addressing and ensuring diversity, equity, and inclusion in all aspects of the Project including predevelopment, construction, and operations;
 - d. Programming and partnerships to support residents and offer enrichment opportunities. Describe how resident services will be tailored to meet the needs of the target population. Strategy for resident transportation and mobility. Describe your plan for assisting residents in accessing workplaces, schools, affordable grocery outlets, and other goods and services. Such strategies may include, but are not limited to, on- or off-site vehicular parking, bicycle access, car/ride share vouchers, and van services. Include preliminary cost estimates for suggested strategies.
 - e. Anticipated development schedule.
- 2. Financing Plan (Narrative):** Submit a narrative of no more than three (3) pages that clearly describes the anticipated development and operating costs and financing sources for the Project that is consistent with the Development Program as described in Section IV.
 - a. **Sources and Uses (Attachment 9, Tab 4b):** Fill out the OCII/MOHCD construction and permanent sources and uses budget. Please contact the RFP representative if the spreadsheet needs to be modified. Please include construction cost estimates that consider the elements and requirements as described in Section IV.
 - b. **Operating Budget (Attachment 9, Tab 6):** Submit a 1st Year Operating Budget using the template provided.
 - c. **Cash Flow (Attachment 9, Tab 7a):** Submit a 20-year cash flow projection using the template provided.
- 3. Community Engagement and Marketing Plan and Budget (Narrative):** Submit a narrative no more than three (3) pages describing the approach and plan for community outreach, marketing, and lease-up, with a particular emphasis on strategies to maximize Preference Holder placement:
 - Applicant's overall philosophy and strategy for marketing to low-income families, particularly those receiving preference. Describe outreach elements as well as the proposed staffing model to support potential tenants through the application and leasing process, i.e. through internal staffing or through the use of a dedicated consultant.
 - Specific outreach methods that have been most useful in engaging potential applicants, as well as methods to assist applicants in completing the leasing process. Describe ways to tailor these methods or propose new approaches to best serve tenants.
 - Providing the community (especially Preference Holders) an opportunity to participate in the design process.

- Description of early rental readiness services delivery to prospective tenants, especially Preference Holders.
- Marketing budget that is consistent with the Applicant's marketing plan.

4. WCAP (Narrative): Submit a WCAP of no more than three (3) pages describing the specific steps that the development team will take to meet or exceed the contracting and workforce obligations in **Attachments 12 through 18** of this RFP and includes information regarding the following:

- Demonstration of the Applicant's knowledge and familiarity with OCII/City workforce and contracting policies and programs.
- Clear identification of the WCAP Lead responsible for leading EOP compliance (this person(s) will be responsible for regular coordination with OCII on program implementation). This may be a staff member(s) of the Developer, Community Partner, or an outside contractor. Describe the experience of the responsible party in this work and describe their preparation for undertaking this role, understanding of the program, capacity, and relevant experience.
- Demonstration of the Applicant's track record of prioritizing SBE participation in project development and construction. Highlight ways in which the Applicant will collaborate with partners to create meaningful SBE growth opportunities.
- Describe specific implementation actions that the Applicant proposes to achieve the best results for meeting or exceeding the goals, including outreach methods, key partnership, and other methods and actions.

5. Massing Concept: To allow for collaboration from concept through construction and to minimize work completed prior to developer selection, OCII emphasizes that massing presented in response to this RFP should be simplified with no architectural design (i.e. elevations). Instead, and of great importance, please provide thoughtful inspirational images and precedents to communicate the Applicant's design concept and intent. Please carefully review the submission requirements below. Submission of additional architectural drawings beyond what is shown below may result in a reduction of points in the Proposed Massing Concept category.

- Narrative:** Submit a narrative of no more than three (3) pages that describes the design concept including the Applicant's vision and approach, and a description of construction type, building materials, cost containment strategies, and green building strategies and elements. The narrative should highlight and explain key proposed deviations from D4D standards. The narrative may include up to three inspirational and precedent images that illustrate aspects of the Applicant's design concept and intent. For any images provided, include a short caption that identifies the elements that are relevant to the concept for CPN 7.
- Drawings:** Provide the following drawings formatted on 11x17 sheets in a "landscape orientation" in black and white (color may be used only to differentiate program areas from one another and shall not be used to depict material finishes):
 - 3-D Massing Diagrams:** Two (2) diagrams depicting the conceptual building massing and scale as it relates to existing or planned buildings on surrounding lots. Diagrams should not show windows, doorways, texture, color, or detailed articulation. Applicants may use some discretion in determining the specific angles of the views presented, however, one diagram should show the building massing as seen from the northwest looking southwest (showing the frontage along Giants Drive (formerly Bill Walsh Way) and the other should be from the southeast looking northwest (showing the frontage along the planned extension of Arelious Walker Drive).
 - Site Plan:** at 1/32" = 1'-0" showing building massing and the relationship of buildings, open space, and streets areas. Indicate approximate locations of amenities, residential lobby entrance, housing layouts, elevator, auto ingress/egress, utilities, etc.

- iii. *Sections:* Two (2) site sections at 1/32 inches = 1 foot – 0 inches, one longitudinal and one transverse, that best describe the massing concept.
- iv. *Floor Plans:* Plans of all floors at 1/32 inches = 1 foot - 0 inches, showing proposed uses. Floor plans should indicate the number of bedrooms per unit, but not show unit layouts or detail layouts of any of the uses.

NOTE: The intent of the drawings is not to develop an architectural design for the Site, but to illustrate unit mix and the massing implications of the proposed development program. Applicants are required to submit only their proposed architecture massing concept in their proposal according to the criteria above.

No other drawings, renderings, elevations, or models of any kind are required or will be accepted at the time of submittal. Submittals in excess of the required materials shall be returned and will not be eligible for any payments pursuant to Section IX.G.2. Furthermore, Applicants are prohibited from presenting any additional drawings, renderings, elevations or models in excess of the accepted submission at community meetings, interviews, or Commission meetings.

B. Applicant Description

1. **Applicant Structure and Approach (Narrative):** Provide a narrative of no more than two (2) pages that describes how the team will work together during predevelopment, construction, and in the ownership and operation of all aspects of the completed Project. The narrative should:
 - a. Clearly articulate key Developer and Community Partner roles and responsibilities, including compensation. For development joint ventures, include the developer fee and ownership splits and the rationale for split percentages.
 - b. Explain the rationale for the planned Developer/Community Partner roles and the intended benefits/growth outcomes for partnership.
 - c. Identify the party or parties responsible for:
 - leading EOP compliance;
 - resident services;
 - property management; and
 - early outreach, marketing, and lease-up.
2. **Memorandum of Understanding (“MOU”):** Attach a MOU between the Developer and Community Partner(s).
3. **Applicant Description Form (Attachment 1):** Complete the Applicant Description Form.
4. **Résumés:** Submit résumés for all persons identified on the Applicant Description Form.

C. Developer Experience & Capacity

5. **Developer Experience (Narrative):** Submit a narrative of no more than two (2) pages describing the relevant experience of the Developer (if a co-developer is proposed, include the co-developer's experience in the description). The narrative should address:
 - a. Experience developing complex affordable housing projects and track record in delivering projects on schedule and within budget.
 - b. Expertise in affordable housing finance and experience securing capital and operating sources. As applicable, highlight any experience successfully utilizing unique or innovative financing strategies.

- c. Demonstrated commitment to racial and cultural equity and effective implementation of organizational diversity, equity, and inclusion plans and programs. Provide specific examples of effective program/policy implementation.
 - d. Understanding of the Preference Holder program and relationships with organizations serving Preference Holders.
 - e. Relevant marketing experience, including Developer's experience, if any, with successful targeted outreach to Preference Holders and with MOHCD's electronic marketing and housing portal, DAHLIA.
 - f. Staffing plan and strategy for consistently staffing the Project in the event of staff turnover or absences.
6. **Developers' Workload Capacity (Attachment 2):** Complete the Staffing Workload Form for the Developer (if a co-developer is proposed, include a separate form for the co-developer). The forms must identify all staff members for each of the developer entities who will have a project management role.
7. **Developer Experience in Comparable Projects (Attachment 3):** Complete the Comparable Projects Experience Form for the Developer. Developer should use this chart to convey their experience in at least one (1) up to a maximum of two (2) projects completed within the past ten (10) years by the Developer, that are comparable to the proposed Project. For purposes of this RFP, a comparable project would be an affordable rental housing project that serves low-income families of relevant size and scale. Photos of projects may be included but are not required.
8. **Developer Experience in Other San Francisco Projects (Attachment 4):** Complete the San Francisco Projects Experience Form. Developer should use this chart to describe their experience in any other projects developed *within San Francisco only*. Photos of projects may be included but are not required.

D. Architect Experience & Capacity

1. **Architect's Experience (Narrative):** Submit a narrative of no more than two (2) pages describing:
- a. *Relevant Experience:* Describe the Architect's experience on affordable housing projects of a similar scale in San Francisco and/or in other urban settings. Explain how this experience has prepared the Architect for this opportunity. Include descriptions of the specific experience and current capacity of staff members who will be assigned to the Project. Provide examples of the Architect working within constrained budgets.
 - b. *"Green" Experience:* Describe green building design experience and evidence of current Green Point Rated professionals, if any.
 - c. *Local Regulatory Experience:* Describe experience working with the San Francisco Department of Building Inspection and other local permitting agencies. Highlight any experience on projects that required re-zoning and CEQA analysis.
 - d. *Racial and Cultural Equity:* Describe the Architect's efforts to improve diversity, equity, and inclusion. This may include training programs, recruiting and hiring practices, staff training, and collaborations.
 - e. *Management of an Associate Architect:* Describe experience working with an associate architect(s) and how an associate architect may be utilized on this Project. Describe your approach to determining a scope of work that will enhance the Project design and ensure a meaningful experience for the selected associate architect.
 - f. *High Quality Design at Affordable Cost:* Describe experience in designing and delivering excellent design that blends seamlessly with the surrounding environment, and is also highly efficient and cost effective. Describe how this experience has contributed to your vision for addressing cost constraints

while providing a design for CPN 7 that is appropriate to its transitional location between the Bayview neighborhood and the planned development at Candlestick Point.

2. **Architect's Workload Capacity (Attachment 2):** Complete the Staffing Workload Form. Include all staff members who will have a role on the Project.
3. **Architect's Experience in Comparable Projects:**
 - a. *Project Descriptions:* On no more than one page for each project (including the photos noted below), provide a description of at least one (1), but no more than three (3), completed comparable developments (preferably projects located in San Francisco). For all projects, include the design and development timelines, dates completed, and client contact information. Note any budget or financing constraints. If the Architect was not the sole architect, please describe the Architect's role in the project.
 - b. *Photos:* Submit three (3) photos of the interiors and exteriors of the comparable projects listed above, to display architectural design features, relationships of buildings and relationships with adjacent uses (other developments, streets, etc.). Images should include elements that are relevant to this Project including residential structures, lobby frontages, and, if proposed, townhome-style entries. Please also submit a reference floorplan of a typical residential level from any of the comparable completed projects listed above, demonstrating attentiveness to livability, thoughtful accommodation of potential furniture layouts, and excellent light penetration to habitable spaces including living rooms, dining rooms, studies, kitchens and bedrooms.

E. Property Manager Experience and Capacity

1. **Approach (Narrative):** Provide a written narrative (no more than two (2) pages) describing the Property Manager's relevant experience and approach to serving residents in affordable housing communities:
 - Experience managing and effectively maintaining an affordable rental housing community of a comparable scale achieving high rates of housing retention and serving a comparable tenant population.
 - Experience effectively collaborating with community partners and on-site resident services. Provide examples of effective relationships/partnerships.
 - Policies and practices to ensure resident safety and stability.
 - Demonstrated commitment to racial equity and effective implementation of organizational diversity, equity, and inclusion plans and programs. Provide examples of effective plan/program implementation.
 - Anticipated project management staffing, organizational capacity to take on new projects, and demonstrated ability to fill open positions in a timely manner with qualified staff. If the Property Manager has had any property management contracts prematurely terminated in the last five years, include an explanation for each termination.
2. **Property Manager's Experience in Comparable Projects (Attachment 5):** Complete the Property Management Experience Form.

F. Other Required Information

Note: these items need only be submitted in the electronic file. Copies do NOT need to be included in the hard copy sets.

1. **Disclosure Questions (Attachment 6):** Each Developer entity, as defined in Section A of **Attachment 1**, Applicant Description Form, must complete and submit the Disclosure Questions. These questions are designed to identify any potential conflicts of interest and/or liability issues. A summary of Government Code Section 87103 containing the relevant portion of the Fair Political Practices Act is included as a footnote on the Disclosure Form for reference. Applicants should also be familiar with the San Francisco Government Ethics Ordinance, San Francisco Campaign & Governmental Conduct Code, §§ 3.200, et seq. ***Failure to include complete, signed certifications will disqualify the submittal.**
2. **Statement of Compliance with OCII Policies (Attachment 7):** Each Developer must agree to comply with all of OCII's policies, including but not limited to, SBE Policy, construction workforce requirements, and insurance and indemnification requirements found in this RFP and shall execute the statement of compliance certifying the same. ***Failure to include a complete, signed certification will disqualify the submittal.**
3. **Offer to Negotiate Exclusively**
 - a. **Form (Attachment 8):** The Applicant shall complete and submit the Offer to Negotiate Exclusively. The person signing this form must have the authority to bind the entire Applicant team. ***Failure to include a complete, signed Offer to Negotiate will disqualify the submittal.**
 - b. **Deposit:** The Applicant shall submit an "Offer to Negotiate Exclusively Deposit" in the amount of **One Thousand Dollars (\$1,000) ("Deposit")** made payable to OCII as part of the proposal. This payment shall be refunded to all Applicants not selected by the Commission. (It shall also be refunded in the event an Applicant selected by the Commission does not obtain Commission approval for development of the Project.) ***Failure to include a valid "Offer to Negotiate Exclusively Deposit" will disqualify the proposal.**
4. **Submission Checklist (Attachment 10):** Complete and submit the Submission Checklist, certifying that all required items are contained in the proposal.
5. **Developer Organizational Documents:** Submit a current copy of the following documents. NOTE: Each Developer entity must submit the following:
 - a. *Certificate of Status (good standing) from California Secretary of State.* (Please note that the Certificate must bear the official State of California seal and that web screen prints from the Secretary of State of California website are not acceptable).
 - b. *Certification of 501(c)(3) status from the Internal Revenue Service* (if applicable, for any non-profit corporations).
 - c. *Certification of 501(c)(3) status from the California Franchise Tax Board* (if applicable, for any non-profit corporations).
 - d. *The latest two (2) years of either:*
 - i. signed federal income tax returns (including schedules or attachments, if any); or
 - ii. audited financial statements (with management letters, if any).

THIS IS THE END OF THE SUBMISSION REQUIREMENTS SECTION.

ALL INFORMATION REQUESTED ABOVE IN SECTION VI MUST BE SUBMITTED IN ORDER FOR A PROPOSAL TO BE DEEMED COMPLETE.

APPLICANTS SCORES MAY BE NEGATIVELY IMPACTED BY ANY INCOMPLETE INFORMATION.

SECTION VII. ADDITIONAL REQUIREMENTS

(for Recommended Applicant Only)

After the Evaluation Panel interviews and presentation to the CAC, the Applicant recommended to the Commission by the Executive Director shall then be required to submit the following additional information *prior to Commission consideration*.

DO NOT SUBMIT THESE FORMS WITH THE INITIAL PROPOSAL.

A. Nondiscrimination in Contracts & Benefits

The Applicant shall complete and submit **Attachment 11**, the Declaration of Nondiscrimination in Contracts and Benefits. OCII has established a policy prohibiting discrimination in contracting, which includes a prohibition on discrimination in providing benefits between employees with spouses and employees with domestic partners. For further information, see instructions contained in **Attachment 11**.

B. Small Business Enterprise Program

The Applicant shall complete and submit **Attachment 12**, the SBE Agreement. OCII has established a goal of 50 percent SBE participation on all construction, professional services, and supply contracts. OCII requires Developers to perform extensive good faith efforts to include SBEs in the performance of any agreement resulting from this solicitation, and any subsequent agreements between Developers and contractors or consultants. If SBE participation goals are not met, compelling good faith efforts must be documented and provided to OCII.

OCII strongly encourages the selected Applicant to create joint ventures or similar partnership relationships among non-SBE consultants and contractors with San Francisco-based SBEs looking to build capacity and gain experience. In particular, the selected Applicant shall cooperate with OCII and competitively solicit a general contractor with the intent of creating a joint venture or similar partnership opportunity, to the extent practicable and economically feasible, between a general contractor and an OCII-recognized SBE contractor. Furthermore, the successful Applicant shall cooperate and require the general contractor to exercise good faith efforts to select subcontractors who are SBEs or, if they are not, are willing to create joint ventures or similar partnership opportunities with SBEs. In addition, the selected Architect will be expected to competitively solicit an associate architect and will work to define a scope that comprises approximately 35% of the overall design contract.

In accordance with OCII policy, the Developer shall give priority in awarding any contracts resulting from this solicitation in the following order: (1) Project Area SBEs, (2) Local SBEs (outside an OCII Project Area, but within San Francisco), and (3) all other SBEs (outside of San Francisco). Non-local SBEs should be used to satisfy participation goals only if Project Area SBEs or Local SBEs are not available or qualified, or if their bids or fees are significantly higher than those of non-local SBEs. OCII will accept the certifications of SBEs by the Contract Monitoring Division of the City and County of San Francisco and may accept SBE certifications from other agencies if the other agencies' small business size standard is consistent with OCII's. For further information, see **Attachment 12**.

C. Construction Workforce Requirements

The Applicant shall comply with OCII's Construction Workforce Requirements to ensure that all contractors/subcontractors demonstrate good faith efforts to meet workforce hiring goals. OCII has established a workforce hiring goal of 50 percent for San Francisco residents. (**Attachment 17**)

D. Bayview Hunters Point Employment and Contracting Policy

The BVHP ECP (**Attachment 18**) is designed to ensure that OCII sponsored and funded projects in the Bayview and Hunters Point ("BVHP") provide employment opportunities for lower-income BVHP residents and San Francisco residents in the areas of construction, professional services, and permanent jobs. The BVHP ECP supplements and does not supplant the existing OCII employment and contracting policies found in OCII's Equal

Opportunity Program and Purchasing Policy, which are briefly summarized Attachments 12 through 17 of this RFP.

E. Minimum Compensation Policy

The Applicant (including, as defined herein as the Developer, Property Manager, Architect, and Community Partner) shall complete and submit **Attachment 13**, OCII's Minimum Compensation Policy ("MCP") Declaration. The MCP requires payment of a minimum level of compensation to employees for all consultants working on OCII funded projects.

F. Health Care Accountability Policy

The Applicant shall complete and submit **Attachment 14**, HCAP Declaration. The HCAP requires that contractors offer certain health plan benefits to their employees or participate in a health benefits program developed by the City's Department of Public Health or make a payment in lieu of such benefits to the City's Department of Public Health.

G. Prevailing Wages

The successful Developer's General Contractor, including all members of any joint venture with SBEs and their subcontractors, shall comply with OCII's Prevailing Wage Policy, which includes payment of the State of California's prevailing wages. See **Attachment 15** Prevailing Wage Provisions

H. Insurance & Indemnification

Beginning at the time of selection and throughout the course of development of the Project, the selected Applicant must procure and maintain insurance in accordance with OCII's policy, as the policy may be amended from time to time. Current insurance requirements are provided for reference as **Attachment 21**.

From the time of selection, the selected Applicant shall, defend, hold harmless and indemnify OCII, the City and County of San Francisco and their respective commissioners, members, officers, agents and employees of and from all claims, loss, damage, injury, actions, causes of action and liability of every kind, nature and description directly or indirectly arising out of or connected with the performance of OCII contract and any of the contractor's operations or activities related thereto, excluding the willful misconduct or the gross negligence of the person or entity seeking to be defended, indemnified or held harmless.

SECTION VIII. OCII PAYMENTS & FEES

Applicants are responsible for the following deposits, as well as any fees in connection with the required deposits:

A. Offer Deposit

An Offer to Negotiate Exclusively Deposit in the amount of One Thousand Dollars (\$1,000.00) made payable to the Office of Community Investment and Infrastructure is due at the time of proposal submission. Please include a copy of the check in the electronic submittal and the actual check along with the hard copy submittal.

B. Performance Deposit (Selected Applicant Only)

If the Commission approves entering into a development contract with the Applicant, then the Applicant shall deposit with OCII an additional Nine Thousand Dollars \$9,000.00 ("Additional Deposit"). The Additional Deposit shall be combined with the Deposit to form the performance deposit ("Performance Deposit"). The Performance Deposit shall be held by OCII until completion of the development.

SECTION IX. ADDITIONAL TERMS & CONDITIONS

A. Selected Applicant's Team's Responsibility

The selected Applicant will be solely responsible for construction of all improvements according to OCII-approved construction documents, and in accordance with applicable City building codes. This includes, but is not limited to, all on-site improvements and any changes from existing conditions, including underground utilities, traffic signals, street lighting, curbs, gutters, street trees and sidewalks. The selected Applicant will be solely responsible for all transactional costs and closing requirements, including, but not limited to, title insurance, escrow fees, parcel maps, etc. In addition, the selected Applicant will be responsible for payment of all applicable City fees and relevant transactional costs, including but not limited to: building permit fees, utility relocation and connection fees, subdivision fees, transfer taxes, and transit fees.

B. Applicant's Duty of Loyalty

Applicant for itself and its Contractors agree to abide by OCII's duty of loyalty, which appears in OCII's Personnel Policy (Prohibited Activities of Present and Former Employees, Commissioners and Consultants) and which states in part the following: "Unless approved in advance in writing by OCII, no present or former employee, Commissioner or consultant of OCII shall knowingly act for anyone other than OCII in connection with any particular matter in which OCII is a party, or has a direct and substantial interest, and in which he or she participated personally and substantially as an OCII employee, Commissioner or consultant whether through decisions, recommendations, advice, investigation or otherwise. Violation of this section by a present employee, consultant or Commissioner may, in the case of an employee or consultant, be grounds for discharge or termination of the consultant contract, and in the case of a Commissioner, be considered misconduct in office pursuant to [applicable law]."

C. OCII Non-Responsibility

OCII has no obligation to demolish any improvements on the Site, remove, relocate or install utilities, complete on-site or off-site preparation work or improvements, or make any changes whatsoever to existing conditions.

D. Geotechnical Investigations

All geotechnical investigation must be conducted by a licensed geotechnical engineer, retained by the Applicant, to investigate and supervise excavation and recompaction efforts as necessary, which investigations may only occur upon the issuance of a permit to enter the Site.

E. Environmental Review Approvals

The selected Developers will be responsible for securing all environmental review approvals necessary to move forward with the development of the Site. These reviews may include the requirements of CEQA, NEPA and/or Section 106 of the National Historic Preservation Act, as applicable.

F. Accessibility Requirements

The selected Developers will be responsible for meeting all applicable accessibility standards related to publicly funded multifamily housing development under Section 504 of the Rehabilitation Act of 1973, the Architectural Barriers Act, the Americans with Disabilities Act, the Fair Housing Amendments Act of 1988, and Title 24 of the California Code of Regulations. If the Project relies on tax credit or other sources of funding, additional accessibility requirements may apply. OCII requires an architect's certification at the completion of project design and construction that the improvements built are in accordance with all local, state and federal laws and regulations with respect to access for persons with disabilities.

G. Applicant Expenses

1. The Applicant responding to this RFP does so at its own expense. OCII will not consider any costs related to preparing the proposal or negotiating the development contract as reimbursable. The foregoing notwithstanding, OCII will reimburse the cost for architectural massing drawings required by this RFP as set forth in Section IX.G.2 below.
2. OCII is requiring the submittal of an architectural massing concept as part of this RFP. In order to mitigate some of these costs to the Developers submitting proposals, OCII will reimburse those Developers whose principal office is located in San Francisco and whose proposal, in the sole discretion of OCII, has met each of the minimum qualifications described in Section VI Submission Requirements of this RFP. The total aggregate payment for architectural reimbursables by OCII shall not exceed \$50,000 and payments to Applicants who submit complete proposals shall be prorated accordingly, in an amount not to exceed \$5,000 per Applicant. Qualifying Developers seeking architectural reimbursement payments must submit invoices from their architects.

H. OCII Right to Modify or Suspend RFP

OCII, through its Executive Director, reserves the right at any time, in its sole and absolute discretion, to modify or suspend any and all aspects of the selection process, including, but not limited to, this RFP and all or any portion of the contractor selection process in or subsequent to the RFP; to obtain further information from any Applicant member, to waive any defects as to form or content of the RFP or any other step in the selection process; to reject any and all responses submitted; to reissue the RFP; procure the desired services by any other means or not proceed in procuring the services; to negotiate with any, all, or none of the respondents to this RFP as to fees, scope of services, or any other aspect of the RFP or services; to negotiate and modify any and all terms of an agreement; and to accept or reject any Applicant.

I. Claims Against OCII

Each Applicant member, by responding to this RFP, waives any claim, liability or expense whatsoever against OCII and its respective officers, commissioners, employees and agents by reason of any or all of the following: any aspect of this RFP, the selection process or any part thereof, any informalities or defects in the selection process, the failure to enter into any agreement, any statements, representations, acts or omissions of OCII, the exercise of any discretion set forth or concerning any of the foregoing, and any other matters arising out of all or any of the foregoing.

SECTION X. ATTACHMENTS

To be submitted with Submission Package:

Attachment 1:	Applicant Description Form
Attachment 2	Staffing Workload Form
Attachment 3	Comparable Projects Experience Form
Attachment 4	San Francisco Projects Experience Form
Attachment 5	Property Manager Experience Form
Attachment 6:	Disclosure Questions
Attachment 7:	Statement of Compliance with OCII Policies & Certification of Applicant
Attachment 8:	Offer to Negotiate Exclusively
Attachment 9:	MOHCD/OCII Proforma (Sources and Uses, Operating Budget and 20 Year Cash Flow)
Attachment 10:	Submission Checklist

To be completed by recommended Developers only after evaluation and interviews:

Attachment 11:	Declaration of Nondiscrimination in Contracts and Benefits
Attachment 12:	Small Business Enterprise Agreement
Attachment 13:	Minimum Compensation Policy Declaration
Attachment 14:	HCAP Declaration
Attachment 15:	Prevailing Wage Policy
Attachment 16:	Permanent Workforce
Attachment 17:	Construction Workforce

For informational purposes only:

Attachment 18:	Bayview Employment and Contracting Policy
Attachment 19	Area Median Income and Rent Levels for 2026
Attachment 20:	Property Owner and Occupancy Preference Program (Certificate of Preference Program)
Attachment 21:	OCII Insurance Requirements
Attachment 22:	Final Map for CPN Block 7 in Major Phase 2