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OCII
office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

118-0402026-002

Agenda Item **No. 8(a)**
Meeting of November 13, 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 mixed-use affordable rental housing units on Mission Bay South Block 12 West; Mission Bay South Redevelopment Project Area

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On October 6, 2026, the Commission approved a non-binding Memorandum of Understanding ("Block 12W MOU") to begin preparation of documents and actions that the Commission would consider in the future of affordable housing and mixed-income housing on Mission Bay South Block 12 West ("Block 12W"). In the future, Block 12W will be subdivided into an affordable parcel and a mixed-income parcel. In furtherance of developing the affordable portion of Block 12W ("Block 12W Affordable"), the Office of Community Investment and Infrastructure ("OCII") is seeking an affordable housing developer.

Due to the City and County of San Francisco's (the "City") fiscal deficit, affordable housing funding for Block 12W Affordable is not immediately available. As an alternative to waiting for the City's financial condition to improve, OCII is working with the Mayor's Office to issue a Request for Proposals ("RFP") for Block 12W Affordable without local funding.

The Block 12W site is an approximately 54,695 square-foot (approximately 1.25 acres) portion of Assessor's Parcel Number 8710/006, bounded by Channel Street to the northwest. A future mixed-income residential project comprising an approximately 18,875 square-foot (approximately 0.4 acre) portion of Assessor's Parcel Number 8710/006 to the west, an existing pedestrian walkway and condominium development, Arden West ("Block 12E") to the northeast, Long Bridge Street to the southeast and Mission Bay Boulevard North to the southwest.

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The proposed affordable rental housing will provide a mix of family unit types and at a range of income levels for moderate- and low-income families. Block 12W Affordable will have commercial space which may include a ground-floor, indoor and outdoor, child care facility space. Together, the housing and the child-care space are the "Project," which will be subject to future review and approvals by the Commission and other public bodies.

A qualified applicant ("Applicant") will be a team comprised of:

- A lead developer that meets the definition of "Qualified Housing Developer" under the Mission Bay South Housing Program of the Owner Participation Agreement ("Lead Developer"). One or more co-developers (The "Co-Developer", the Lead Developer and Co-Developer together are the "Developers"); and
- A Workforce and Contracting Action Plan ("WCAP") Lead(s) (note: the WCAP Lead may be an in-house employee or outside consultant with the knowledge and capacity to lead Equal Opportunity Program efforts).

OCII's authority to develop Block 12W Affordable is through the Mission Bay South Owner Participation Agreement ("OPA") with FOCIL-MB LLC ("FOCIL"), the master developer and successor-in-interest to Catellus Development Corporation. Under the OPA, a Qualified Housing Developer must either be non-profit organizations or a limited partnership in which one of the general partners is a non-profit organization and the limited partnership's governing documents provide that the partnership primarily furthers the development and operation of the affordable housing consistent with the non-profit general partner organization's purpose and "only incidentally. . .further[s] the for-profit purposes of the for-profit partners. As required by the OPA's Affordable Housing Policy, adopted by the San Francisco Redevelopment Agency ("SFRA") on September 17, 1998 (Resolution No. 194-98), preference will be given to non-profit housing development corporations headquartered in San Francisco. The selected Applicant will be required to select its other consultants and contractors in accordance with OCII's Small Business Enterprise ("SBE") Program.

If the Commission has no concerns or objections, staff will release the RFP to the development community within the following week and qualifications will be due in mid-January 2027.

BACKGROUND

The Mission Bay South Redevelopment Project Area ("Project Area") was established in 1998 with San Francico Redevelopment Agency Commission and San Francisco Board of Supervisors approval of the Redevelopment Plan and OPA, both of which have been amended from time to time.

The Redevelopment Plan authorizes approximately 3,690 residential units to be constructed within the Project Area. Under the OPA, sites were pre-selected for the development of OCII-sponsored affordable housing ("Affordable Housing Parcels"). Affordable Housing Parcels comprise approximately 12 acres and are distributed throughout the Project Area. The OPA establishes that up to approximately 1,468 units may be developed on these sites. To date, 1,053 units have been

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completed on Affordable Housing Parcels, and another 398 are planned (on Block 4 East, Phases I and II), for a total of 1,451 units.

The development on the last remaining Affordable Housing Parcel, Block 12W Affordable (the subject of this proposed RFP), requires an OPA amendment and a Redevelopment Plan amendment ("Proposed Entitlements"), to increase the allowable number of units. OCII and FOCIL entered into the 12W MOU, that establishes the Parties' respective roles and responsibilities in pursuing the Proposed Entitlements and confirms their mutual commitment to completing the entitlement process. The Block 12W MOU was approved by the Commission on October 6, 2026, by Resolution No. 22-2026.

DISCUSSION

OCII staff has prepared a draft RFP for the development of Block 12 West, included as Attachment B to this memorandum. The RFP provides background information on the site and the Project Area, detailed expectations regarding the program and population to be served, and an overview of development standards. In addition, the RFP outlines the selection process, qualifications submittal requirements, and evaluation criteria.

Block 12W Affordable Development Program

The anticipated development program is summarized in the table below:

Block 12W Affordable Development Program Summary	
Target population* *- Area Median Income ("AMI")* *- Mayor's Office of Housing and Community Development ("MOHCD")*	Moderate- (up to 110% MOHCD AMI) to very-low-income (50% MOHCD AMI) households with first priority to Preference Holders, i.e., those displaced by SFRA or their descendants
Number of units	A maximum number of high-quality family residential units with a total target of approximately 220 to 265
Unit types	Family units, predominantly larger unit types. The preferred unit mix is, majority two- and three-bedroom units, with a limited number of one-bedroom, four-bedroom and/or five-bedroom units.
Public Funding	None – No local public funding provided
AMI and rent restrictions*	50%-110% MOHCD AMI with rents at 30% of the AMI level
Child-care facility space	Ground floor dedicated indoor and outdoor space for an early childhood education facility serving a minimum of 45 children, ages infant to 5 years
Parking	• Vehicle: provide resident parking to the extent financially feasible; target ratio of 0.25 space per unit • At-grade loading to serve child-care facility space • Bicycle: Class I bicycle parking spaces at a target ratio of 1 space for every 2 units and a minimum ratio of one secure bicycle parking space for every 20 vehicular parking spaces

** Maximum income level as defined by MOHCD of 110% AMI and maximum rent of 30% of income are requirements set forth in the OPA Housing Policy.*

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No Public Funding

While OCII would typically provide affordable housing predevelopment and gap financing subject to final approval by the State Department of Finance ("DOF") through annual submittal of a Recognized Obligation Payment Schedule ("ROPS"), due to budget constraints and the higher target AMI, no local funding sources are provided. Applicants will need to demonstrate financial feasibility without local public funding sources.

Submittal Requirements and Evaluation

Applicants will be required to provide a submittal package that clearly articulates their vision for the Project, approach to key aspects of development, anticipated development and operating costs and financing sources, details the marketing approach especially for higher AMI units, describes the roles and responsibilities of team members, and highlights the relevant experience and capacity of each Applicant team member. Evaluation criteria emphasizes OCII's expectations regarding diversity and racial equity in all aspects of the Project, engagement with Preference Holders throughout the Project's development with the goal of successfully housing as many Preference Holders as possible, a thoughtful approach to SBE participation, and the ability to secure financing to deliver the Project on schedule.

Preference Holders

Persons displaced by prior redevelopment action and their descendants have the first priority for placement in OCII affordable housing projects. OCII requires that developers engage in robust outreach to and 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

The selected Applicant(s) will be required to perform good faith efforts to include SBEs in the performance of any agreement resulting from the RFP and any subsequent agreements between a selected development team and its contractors or consultants as required by OCII's SBE Policy. The SBE Policy seeks to provide opportunities in small business contracting with an objective of meeting an overall SBE participation goal of 50%. The selected Applicant will also comply with OCII's Construction Workforce Requirements to ensure that all contractors and subcontractors demonstrate good faith efforts to meet OCII's workforce hiring goals of 50% for San Francisco residents.

In addition to the SBE Policy's good faith efforts, the selected Applicant team will be expected to create a meaningful associate architect opportunity for a San Francisco-based SBE, even if the primary architect is an SBE. The selected general contractor will also be strongly encouraged to create a joint venture or similar partnership relationship with a San Francisco-based SBE contractor(s) looking to gain experience in that role. The general contractor is also strongly encouraged to create subcontracting opportunities across trades for SBEs.

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As part of the qualifications submittal, Applicants will submit a Workforce and Contracting Action Plan ("WCAP") that addresses how the team will implement equal opportunity programs, which include the following policies and programs: SBE Policy, Nondiscrimination in Contracts and Benefits, Minimum Compensation Policy, Health Care Accountability Policy, and Prevailing Wage Policy. Applicants may elect to develop the WCAP with in-house staff or in partnership with an outside consultant.

COMMUNITY OUTREACH

A version of the RFP, which did not state there would be no OCII subsidies, was presented to the Mission Bay Citizens Advisory Committee ("CAC") on Thursday, August 13, 2026 and CAC members were generally supportive and asked questions on design and programming. Staff responded that the community would be notified when the RFP was being presented to the Commission and they would return at a later date with an RFP panel recommendation.

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 interest lists, and newspaper advertising.

NEXT STEPS

Staff intends to release the RFP the week of November 16, 2026 and responses will be due in mid-January 2027. Upon receipt of the Applicants' submittals, OCII staff will verify their completeness, and only complete responses will be evaluated. An RFP evaluation panel consisting of OCII staff as well as representatives from MOHCD and the Mission Bay 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 panel's evaluation results will be provided to the Executive Director who will then recommend an Applicant for consideration by the Commission. Additionally, staff anticipates seeking to enter into an exclusive negotiations agreement in April 2027. Although the Redevelopment Plan expires in late 2028, a time extension of the Redevelopment Plan is planned. Also the Redevelopment Plan provides OCII with the continuing authority to complete affordable housing obligations past the Redevelopment Plan's expiration date.

(Originated by Phillip C. Wong, Development Specialist)

DocuSigned by:
Thor Kaslofsky
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Thor Kaslofsky
Executive Director

Attachment A: Mission Bay South Project Area Map
Attachment B: Draft Request for Proposals, Mission Bay South Block 12 West

Attachment A: Mission Bay Map



LEGEND:

- Public Facility
- Parks
- Residential / Market Rate
- Residential / Affordable
- Hotel
- Commercial
- UCSF
- UCSF Commercial

MISSION BAY

LAND USE MAP

December 2019

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Housing Development

Request for Proposals

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

Mission Bay South Block 12 West

(located between Channel Street, Long Bridge Street, Mission Bay Boulevard North, and Block 12 East)

Portion of Block 8710, Lot 006

Mission Bay South Redevelopment Project Area

Deadline for Submission

4:00 p.m. – Thursday, January 14, 2027

Issued by:

Office of Community Investment and Infrastructure
One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Contact:

Phillip C. Wong
Email: phillip.c.wong@sfgov.org
Phone: (628) 652-8541

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SECTION I. SUMMARY

Due to the City and County of San Francisco's fiscal deficit, the Office of Community Investment and Infrastructure ("OCII"), acting as the successor agency to the San Francisco Redevelopment Agency ("SFRA"), is working with the Mayor's Office to issue this Request for Proposal ("RFP") seeking proposals from eligible applicants to develop, own, and operate affordable rental housing, without any OCII or City and County of San Francisco subsidies, that serves moderate- and low-income families on a portion of Mission Bay South Block 12 West ("MBS 12W" or the "Project") in the Mission Bay South Redevelopment Project Area ("Project Area").

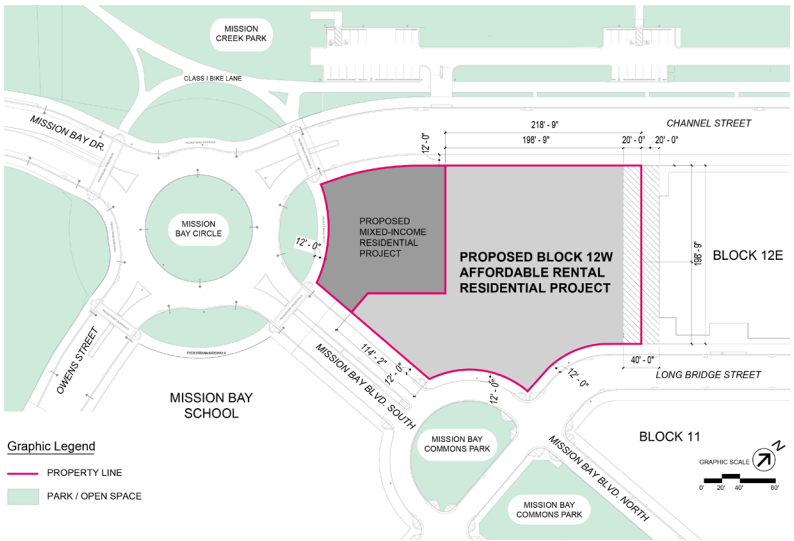
An applicant ("Applicant") is defined as a team comprised of:

- A lead developer that meets the definition of Qualified Housing Developer under the Mission Bay South Housing Program of the Mission Bay South Owner Participation Agreement ("Lead Developer"). One or more co-developers (the "Co-Developer", the Lead Developer and Co-Developer together are the "Developers"); and
- A Workforce and Contracting Action Plan ("WCAP") Lead(s) (note: the WCAP Lead may be an in-house employee or outside consultant with the knowledge and capacity to lead Equal Opportunity Program efforts).

As required by the Mission Bay Affordable Housing Policy, adopted by the San Francisco Redevelopment Agency Commission on September 17, 1998 (Resolution No. 194-98), preference will be given to non-profit housing development corporations headquartered in San Francisco. Applicants that include a Lead Developer who is a for-profit entity must establish that the activities and purpose of the Lead Developer's partnership with the non-profit Co-Developer is primarily to construct and develop affordable housing units in furtherance of the non-profit organizations' purposes and only incidentally to further the for-profit purposes of the for-profit entity, in accordance with the definition of "Qualified Housing Developer" in Attachment C of the Mission Bay South Owner Participation Agreement. **The selected Applicant will be required to select all other consultants and contractors, in accordance with the OCII's Small Business Enterprise ("SBE") Program and other applicable policies.**

The subject property of this RFP is an approximately 54,670 square-foot (approximately 1.25 acres) portion of Assessor's Parcel Number 8710/006 (MBS 12W or the "Site").

As depicted in the diagram below, MBS 12W is a proposed Site to be authorized by a future amendment of Exhibit F (Approved Sites) to Attachment C (Housing Program) of the Mission Bay South Owner Participation Agreement and by a subdivision. MBS 12W will be bounded by Channel Street to the northwest, a future mixed-income residential project comprising an approximately 18,875 square-foot (approximately 0.4 acre) portion of Assessor's Parcel Number 8710/006 to the west, the existing pedestrian walkway (including a 20' wide public easement area) and condominium development Arden West ("Block 12E") to the northeast, Long Bridge Street to the southeast, and Mission Bay Boulevard North to the southwest.



A summary of the programming anticipated for the Site is provided in the table below. The selected Applicant will be expected to meaningfully engage with persons displaced by SFRA action and their descendants ("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 IV – Development Program in this RFP.

Block 12W Affordable Development Program Summary	
Target population* *- Area Median Income ("AMI")* *- Mayor's Office of Housing and Community Development ("MOHCD")*	Moderate- (up to 110% MOHCD AMI) to very-low-income (50% MOHCD AMI) households with first priority to Preference Holders, i.e., those displaced by SFRA or their descendants
Number of units	A maximum number of high-quality residential units with a total target of approximately 220 to 265
Unit types	Family units, predominantly larger unit types. The preferred unit mix is, majority two- and three-bedroom units, with a limited number of one-bedroom, four-bedroom and/or five-bedroom units.
Public Funding	None – No Local public funding provided
AMI and rent restrictions*	50%-110% MOHCD AMI with rents at 30% of the AMI level
Child-care facility space	Ground floor dedicated indoor and outdoor space for an early childhood education facility serving a minimum of 45 children, ages infant to 5 years
Parking	• Vehicle: provide resident parking to the extent financially feasible; target ratio of 0.25 space per unit • At-grade loading to serve child-care facility space • Bicycle: Class I bicycle parking spaces at a target ratio of 1 space for every 2 units and a minimum ratio of one secure bicycle parking space for every 20 vehicular parking spaces

** Maximum income level as defined by MOHCD of 110% AMI and maximum rent of 30% of income are requirements set forth in the South OPA Housing Policy.*

Block 12W is part of the 238-acre Mission Bay South redevelopment project area that was administered by the former SFRA. Pursuant to state law, redevelopment agencies throughout the State of California were eliminated on February 1, 2012, California Health and Safety Code §§34170 et seq (the "Redevelopment Dissolution Law"). OCII is the Successor Agency to the SFRA and is responsible for implementing SFRA's enforceable obligations. On January 24, 2014, the California Department of Finance determined "finally and conclusively" that the Mission Bay South Owner Participation Agreement by and between the former SFRA and Catellus Development Corporation, as amended ("South OPA"), its Housing Program (Attachment C to the South OPA), and tax allocation pledge agreement are enforceable obligations under Redevelopment Dissolution Law.

The Redevelopment Plan and related documents continue to govern the development of the Project Area. Although the Redevelopment Plan is set to expire in November 2028, the Redevelopment Plan provides that OCII shall have continuing authority to complete affordable housing obligations past the expiration date. OCII will select the development team and issue all project approvals for Block 12W. The South OPA Housing Program designates sites for the development of OCII-sponsored affordable housing projects and establishes a maximum number of affordable units. The SFRA and OCII have completed or are in the process of completing the maximum number of affordable units authorized and financed under the South OPA. In furtherance of Citywide housing production goals and in acknowledgement of capacity for additional affordable units on Block 12W, OCII is pursuing amendments to the South OPA and the Redevelopment Plan to increase the allowable number of units on Block 12W. Any such amendments would be subject to the consent of FOCIL-MB LLC (successor in interest to Catellus Development Corporation and "Master Developer"). Additional background on the South OPA, Affordable Housing Parcels and unit allowances is provided in Section III.1.

Upon completion of the Project, OCII's 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 review and comment on the Project's financial underwriting and funding, and disposition documents to ensure a smooth transition to MOHCD after completion.

Applicants are advised that OCII reserves the right to modify the development program on Block 12W. Modifications may include, but are not limited to, a modification to the number of affordable units, and/or the delivery of units in more than one distinct building and phase. Prospective Applicants should prepare to be flexible and collaborative in working with OCII to establish a program that maximizes the delivery of high-quality affordable housing units on the Site with the specific goal of maximizing housing opportunities for Preference Holders.

The OCII Executive Director will recommend an Applicant for the OCII Commission's consideration after receiving the evaluation results of an interdisciplinary panel comprised of representatives from OCII, MOHCD, and the Mission Bay Citizens 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's policy objectives, in making a written recommendation to the Commission. The OCII Commission has the sole discretion to make the final selection. **OCII may, in its sole discretion, disqualify any Developer 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 negotiations agreement with the selected Developers that will lead to a long-term ground lease for the Site.

SECTION II. IMPORTANT DATES & SUBMISSION PROCESS

A. Important Dates[1]

1. Issue Date: RFP available on the OCII website, registration opens	Thurs., Nov. 19, 2026
2. Pre-Submission Meeting (Video call: register through Eventbrite to receive meeting link)	9:30 a.m. Wed., Dec. 9, 2026
3. Deadline for written questions / requests for additional information	5:00 p.m. Fri., Dec. 11, 2026
4. PROPOSAL SUBMISSION DEADLINE	**4:00 p.m. Thurs., Jan. 14, 2027**
5. Notification to Applicants who failed to meet minimum submission requirements	Tues., Feb. 2, 2027
6. Applicant interviews (may be in person or via video call)[1]	Week of Feb. 22, 2027
7. Submittals evaluated and ranked by Evaluation Panel[1]	
8. Presentation of Panel's recommendation to Mission Bay Citizens Advisory Committee	Thurs., March 11, 2027
9. OCII Commission consideration of Executive Director's recommendation of Applicant selection and exclusive negotiations agreement	Tues., April 6, 2027

[1] All dates and times 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 potential Applicants understand the programmatic and financing information that is required. Although attendance is not mandatory, it is highly recommended. Please register through Eventbrite by 3:00 PM on Tuesday, December 1, 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 & 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 mail or e-mail) – *on or before* – the time and date as shown above, in Section I.A. Questions received after the deadline may not be answered. All responses and additional information will be distributed via e-mail 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.

D. RFP Registration (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 phillip.c.wong@sfgov.org with the following information:

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

E. Submission Time, Place, Date, & Contact

Electronic proposal 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, January 14, 2027, at 4:00 p.m.

Via OneDrive link provided to registered Applicants

Hard Copy Submittal Deadline: Friday, January 15, 2027, at 4:00 p.m.

Office of Community Investment and Infrastructure
One South Van Ness Avenue, 5th Floor
San Francisco, California 94103-5416
Re: Mission Bay South Block 12 West RFP
Attn: Phillip C. Wong

SECTION III. BACKGROUND

A. Project Area Overview

The Site is located in the Mission Bay South Redevelopment Project Area ("Project Area"). OCII's website (https://sfocii.org/projects/mission-bay-south/document-library) provides links to the following Project Area documents that should be reviewed and considered as Applicants develop their vision for the Site:

- Redevelopment Plan
- South OPA and amendments
- Design for Development
- Mission Bay South Design Review and Document Approval Procedure
- Mission Bay South Signage Master Plan
- Final Mission Bay South Subsequent Environmental Impact Report ("EIR") and addenda
- South OPA Attachment L – CEQA Mitigation Measures
- Mission Bay Risk Management Plan

Much of the development anticipated under the Redevelopment Plan is complete or has been initiated and the Project Area has successfully transformed from industrial uses to a thriving mixed-use community. The neighborhood features a variety of uses including housing, retail, parks and open spaces, office and medical facilities, a public elementary school that opened for the 2026-27 school year, the Chase Center, and a public safety building that houses police headquarters and local police and fire stations.

1. Affordable Housing Development

The Redevelopment Plan authorizes approximately 3,690 residential units to be constructed within the Project Area. The South OPA restricts 1,451 units of the 3,690 units as affordable. Under the South OPA, parcels designated for OCII-sponsored affordable housing ("Affordable Housing Parcels") were pre-selected and comprise approximately 12 acres distributed throughout the Major Phases in the Project Area.

A Tenth Amendment to the South OPA, as approved by the Oversight Board on January 12, 2026, by Resolution No. 01-2026, authorizes approximately 250 additional affordable units to support the Mission Bay South Block 4 East Phase II project.

As described in the Memorandum of Understanding ("12W MOU"), as approved by the OCII Commission on October 6, 2026, by Resolution No. 22-2026, OCII and FOCIL-MB LLC (successor in interest to Catellus Development Corporation and "Master Developer" or "FOCIL"), are in the process of proposing amendments to the Redevelopment Plan and South OPA to add 535 units of entitlement to Block 12W of which 265 will be for the Project.

The chart below summarizes the affordable housing units built or planned on OCII Affordable Housing Parcels in Mission Bay.

Project Area Affordable Housing Parcels Completed or in Development

Site (Block)	Address	# of Units	Housing Type	Year Completed
13 East	1180 4th Street	150	Family rental (including 50 supportive housing units)	2014
7 West	588 Mission Bay Blvd. North	200	Family rental	2017
6 East	626 Mission Bay Blvd. North	143	Family rental (including 29 supportive housing units)	2018

3 East	1150 Third Street	119	Veteran supportive housing (62 units) and family rental (57 units)	2019
6 West	691 China Basin Street	152	Family rental (including 38 HOPE SF units)	2021
9	410 China Basin Street	141	Adult supportive housing	2022
9a	400 China Basin Street	148	Family for-sale	2024
4 East Phase I	506 China Basin Street	165	Family rental	2029[1]
4 East Phase II	505 Mission Rock Street	233	Family rental (including 47 supportive housing units)	2030[1]
TOTAL		**1,451**		

[1] *Estimated, project in predevelopment.*

2. Preference Holder Program

Creating housing opportunities for Preference Holders is a high priority of OCII in the development of Block 12W. In the 1960s and 1970s, SFRA undertook activities as part of the federal urban renewal program that displaced a significant number of low-income residents. 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 by way of a housing preference. Based on state law passed in 2021, the priority has been expanded to include direct descendants of displaced persons.

While displacement did not specifically occur in Mission Bay, Preference Holders, if they are income eligible, are potentially eligible for affordable housing in the Mission Bay neighborhood Preference Holders responding to a survey regarding their housing needs and preferences expressed interest in Mission Bay housing.

3. No Public Funding

No local public funding will be provided by OCII or MOHCD.

4. Mission Bay Affordable Housing Policy

The Housing Program (Attachment C to the South OPA) establishes the standards and procedures that OCII will follow in developing affordable housing at the Site. In addition, SFRA adopted a Mission Bay Affordable Housing Policy ("Housing Policy") on September 17, 1998 (Resolution No. 194-98) to guide the development of Affordable Housing Parcels. The Housing Policy states that SFRA (now OCII) will select Qualified Housing Developers under the Housing Program to the South OPA through a Request for Proposals process. As required by the Housing Policy, preference will be given to non-profit housing development corporations headquartered in San Francisco. OCII will then enter into an exclusive negotiations agreement and later, various development agreements with the selected Developers.

Both the Housing Program and Housing Policy require that housing on Affordable Housing Parcels must be affordable to households earning no more than 110% MOHCD AMI.

The type of family-sized housing to be built on each OCII site is generally determined as part of the City's 2025-2029 Consolidated Plan, which describes an insufficient supply of large affordable housing units for large family households with dependent children and describes a need for larger affordable housing units, i.e., 2-bedroom, 3-bedroom, and 4-bedroom units.

5. Development Controls

The Redevelopment Plan establishes general land use controls, including types and intensities of development and public open space in each sector of the Project Area. The Design for Development establishes specific zoning controls and provides detailed height, bulk, parking, street frontage and other design standards to ensure quality development. The San Francisco Planning Code does not apply to the Project Area. OCII has land use authority over the Site and administers entitlements and approvals in accordance with the requirements of the Redevelopment Plan and the Design for Development.

The South OPA between OCII and FOCIL and the Interagency Cooperation Agreement between OCII and other City departments, establish the protocols for development approvals in the Mission Bay South redevelopment project area. The Master Developer is required to submit its overall plans for development in "Major Phases" of one or more land use blocks, with each Major Phase consisting of the private development projects and related public improvements on these blocks.

The Former Redevelopment Agency Commission approved the Major Phase Application for Blocks 11 and 12 and Parks P2, P8, P10, P11 and P12 on September 18, 2007 (Resolution 101-2007). The site area of the Blocks 11 – 12 Major Phase is approximately 5.53 acres and is divided into three development parcels: Blocks 11, 12E, and 12W.

OCII anticipates amendments to the South OPA, Design for Development, the Major Phase applicable to the Site, and the Redevelopment Plan. The selected Applicant should be prepared to work closely with OCII to study and formalize the various land use and design approvals, including a Schematic Design for this Project.

6. Neighborhood and Transit Amenities

The Mission Bay neighborhood is rich in park and waterfront space, and retail and entertainment amenities. As shown in the amenities map in Attachment 20, there are numerous neighborhood-serving retail outlets, an elementary school, and a branch of the San Francisco Public Library located within a half mile of Block 12W.

Overall, the Project Area will provide approximately 34 acres of parks and open spaces. Block 12W is across Channel Street from Mission Creek Park, across Mission Bay Boulevard from future Mission Bay Commons Park and active recreation parks on Blocks P7/P9, and within one block of both completed Mission Bay Kid's Park and Channel St. Dog Park.

Block 12W is well served by transit. The Site is three blocks from the Mission Rock Station on the Muni Metro T Third Street light rail line and approximately one half mile from the Caltrain station located on 4th Street between King and Townsend streets. In addition, Muni Route 22 serves the area, providing connections between Mission Bay, the Mission District, and the 16th Street BART Station, with stops approximately three blocks away at Third Street and Mission Bay Boulevard North.

7. Citizens Advisory Committee (CAC)

The Mission Bay CAC is an advisory body comprised of residents, business owners, and community organizations in the Project Area, which advises OCII on all matters which affect the Project Area. The CAC reviews and recommends actions proposed for Commission approval, including amendments to the Redevelopment Plan, Design for Development, South OPA, Major Phase applications and Schematic Design submittals in Mission Bay. 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 vision for the Site to the CAC prior to Commission action. The Applicant will make presentations and seek CAC review at key development milestones, including concept design and schematic design.

8. California Environmental Quality Act ("CEQA")

As part of its actions on September 17, 1998, establishing the Mission Bay Redevelopment Project Areas, the Redevelopment and Planning Commissions certified the Final Subsequent Environmental Impact Report (FSEIR), adopted findings under CEQA, adopted a series of mitigation measures, and established a comprehensive system for mitigation monitoring, including special measures by land use. The Board of Supervisors and other City departments adopted similar findings and mitigation monitoring plans. The City, SFRA, and OCII Commission subsequently issued ten addenda to the FSEIR.

Mixed-use multifamily housing development on Block 12W was analyzed in the FSEIR. However, the residential units analyzed in the FSEIR have been constructed or are planned for development on the remaining other Affordable Housing Parcels. As part of the amendment process, OCII may undertake additional environmental review and prepare appropriate CEQA documentation, and may consider the application of a CEQA exemption. If a CEQA exemption determination is made by OCII, the Applicant may still be required to comply with the FSEIR's Mitigation Monitoring and Reporting Program ("MMRP"), and other regulatory environmental requirements as determined and administered by OCII.

The selected Applicant will work with OCII and other government agencies to ensure CEQA compliance.

B. The Site & Transfer of Ownership

Assessor's Parcel Number 8710/006 is a single, irregularly shaped parcel with curved property lines on several frontages, totaling approximately 73,545 square feet. Per the 12W MOU, OCII and FOCIL are proposing a subdivision mapping action to create the proposed Site, along with an adjacent parcel for future residential housing.

The proposed Site is a flat, approximately 54,672 square foot lot subject to a 20-foot public access easement on the northwestern property line, parallel to a complementary 20-foot easement on the adjacent Block 12 East site (Assessor's Parcel Number 8710/002, a condo development known as Arden West). See Attachment 16 for the Final Map. The Site is improved with surface paving and perimeter fencing without any structures.

After the initial subdivision to create the Site, the selected Applicant will be responsible for pursuing any additional subdivision mapping action, if needed, such as for the child care use.

In accordance with the South OPA, Agency Affordable Housing Parcels transfer from the FOCIL to OCII no later than when a project is ready to start construction. FOCIL owns fee simple interest in the Site. No later than the start of construction, pursuant to the South OPA, FOCIL will transfer fee simple ownership to OCII at no cost. At the start of construction, OCII will convey the land to the selected Developers in an "as is" condition through a long-term ground lease.

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.

C. Soil Conditions

Block 12W is currently a vacant, asphalt-paved lot. The site sits 12 to 15 feet above mean sea level and slopes gently toward San Francisco Bay, approximately 1,400 feet to the east. Subsurface conditions include up to 20 feet of artificial fill overlying compressible Bay Mud, with Franciscan Complex bedrock found at depths ranging from 8 to over 150 feet below ground surface. The selected Applicant must conduct site-specific geotechnical investigations and budget for appropriate design measures such as deep foundations, hinged slabs, flexible hardscape connections, and soil offhaul.

1. Soil Contaminants

While soil contaminants currently exist in the Project Area, recent site-specific soils analysis found that there are no identified risks that may pose an immediate threat to the soil and groundwater quality at the Site. The principal chemicals that have been detected in the Project Area are petroleum hydrocarbons and inorganic compounds (e.g., heavy metals) but are below previously detected maximums at the Site. Additionally, asbestos was detected in the soil primarily from serpentinite rock, which was imported to fill Mission Bay but not detected at the Site. No significant concentrations of volatile organic compounds have been detected in soil or groundwater. Limited concentrations of select volatiles such as benzene were found around the former petroleum storage facilities in the Project Area but are not expected to affect the Site. None of the chemicals were detected at concentrations that would pose a threat to human health following the completion of the planned Project Area development.

2. Risk Management Plan

A Risk Management Plan has been approved for the Project Area that summarizes the types of contaminants present and the measures that must be taken. Current and future owners, occupants, and property managers must

comply with these measures. A copy of this report can be found on OCII's Mission Bay website at https://sfocii.org/projects/mission-bay/overview.

3. Cleanup Roles and Responsibilities

The South OPA establishes the general principles by which responsibility for investigating and responding to environmental hazards is assigned.

4. Limitations to Incremental Costs: No Underground Parking

The Master Developer's MOA to pay for all incremental costs is limited by (1) the exclusion for costs related to the construction of subterranean garages, and (2) the developer's reasonable efforts to provide for grading to be balanced on site. For this reason, the development concept prepared by the selected Applicant may not include underground parking.

SECTION IV. DEVELOPMENT PROGRAM

A. Housing Development Concept

OCII's goal for the Site is the development of high-quality affordable housing, with thoughtfully designed residential units and amenities serving moderate- to low-income households. Meeting the housing needs of Preference Holders and maximizing Preference Holder occupancy is a top priority in the development of this Site.

Development should provide a maximum number of affordable units, while ensuring the highest quality property management practices and living environments. The table below summarizes the OCII programming guidelines for the Site:

Program Element	OCII Requirements
Units	• Family units, predominantly larger unit types • The preferred unit mix is, majority two- and three-bedroom units, with a limited number of one-bedroom, four-bedroom and/or five-bedroom units
Child-care facility space	• Licensable for a minimum of 45 children, ages infant to 5 years, with appropriate dedicated indoor space and adjacent outdoor play space • Indoor space should accommodate infant sleeping area, toddler and/or preschool classrooms, offices, separate bathrooms for children and staff, kitchen/prep area, and storage • Applicants should assume a ground floor lobby and passenger loading and drop-off along Channel Street • See Attachment 22 for detailed space requirements • A minimum of 20% of the slots will be set aside for low-income families, however, it is expected that the final percentage will be significantly higher; MBS 12W residents will have a preference for the low-income slots • An RFP for a child care operator will be developed and issued in collaboration with the City's Department of Early Childhood and OCII Contract Compliance • Applicants should assume that the child-care space will be leased at a nominal rate of $1.00/year.
Interior services and management spaces	• 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
Community spaces/ amenities	• At least one common area/community room with adjacent or incorporated kitchen • Varied spaces that allow for both active programming and passive use • Spaces tailored to meet the needs at various life stages. Such space may include: remote work room, homework room, children's playroom, teen space, lounge, and/or a fitness room

Open space	• Interior courtyard, upper-level terraces, solaria, and/or atria, as needed to meet open space requirements
Parking	• Vehicle: provide resident parking to the extent financially feasible; target ratio of 0.25 space per unit • At-grade loading to serve child-care facility space • Bicycle: Class I bicycle parking spaces at a target ratio of 1 space for every 2 units and a minimum ratio of one secure bicycle parking space for every 20 vehicular parking spaces.

Please refer to Section IV.G below for design/development standards and guidance. OCII reserves the right to modify the development program following selection of an Applicant. 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.

B. Mid-Block Mews

The mid-block mews constituting a 20' wide public easement to Block 12W and 20' wide private reciprocal easement to Block 12E is a pedestrian-only shared passageway between Channel Street and Long Bridge Street. The mews is designed as a landscaped environment prioritizing pedestrian movement, building entries, and active ground-floor frontages, with access as necessary for emergency use as depicted and described in Attachments 16 and 21. The proposal submittal should incorporate the design and functional intent of the mid-block mews and demonstrate how the proposed development will integrate with and activate this shared public realm in a manner consistent with the Design for Development and applicable project requirements.

C. Target Population

As previously noted, Block 12W will provide affordable housing serving moderate- to low-income households. Housing Preference Holders is of the highest priority and may require innovative engagement methods to maximize Preference Holders' participation. Additional information regarding preferences for resident selection is described in Section IV.D below. In addition to the Preference Holder outreach and the occupancy preference, the selected Applicant will be expected to collaborate with Preference Holders, community stakeholders, MOHCD, and OCII to identify and address Preference Holder housing needs and preferences. This may include housing features, amenities, program elements, and/or income levels. The proposal submittal should describe the Applicant's approach to Preference Holder engagement on all aspects of Project development.

D. Occupancy Preferences, Resident Selection, & Marketing

Preference for occupancy of units in the Project shall be given first to Preference Holders and the selected Developers should seek financing that is compatible with this preference. OCII will apply housing preferences authorized under Chapter 47 of the San Francisco Administrative Code to the extent that they are consistent with other applicable laws and policies. Preference will be given in the following order:

1. Preference Holders, including descendants of originally displaced individuals (Cal. Health & Safety Code §§ 33411.3 & 34178.8) (please see Attachment 19 for the Property Owner and Occupant Preference Program, adopted in 2020)
2. Displaced Tenants Housing Preference
3. Neighborhood Resident Housing Preference
4. San Francisco residents or workers
5. Members of the general public

The Developers will establish tenant selection policies for the Project. Tenants must meet the income eligibility criteria and the Developers' established screening requirements for, 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 Developers to resolve any potential occupancy conflicts and to ensure adherence to the above-listed OCII occupancy preferences and marketing requirements.

Advertising and Marketing

Beginning in predevelopment, through construction and initial lease-up, and on an ongoing basis, OCII and MOHCD will require compliance with OCII and MOHCD standards and protocols and regular communication and collaboration with staff from these 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.

Starting one month after construction commencement, the selected Developers must provide an Early Outreach Plan with an emphasis on outreach to and rental readiness and application preparation assistance for COP Holders. The Developers must select and enter into a memorandum of understanding (or similar document) with a third-party housing counseling agency to provide such services. 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).

After the early outreach period, the Developers will be expected to prepare and implement a robust marketing plan. The Developers must provide notice of the rental opportunity through public meetings and mailings, and make support service staff available to prospective applicants, as they may require, for the purpose of assisting them throughout the applicant process and maximizing their participation.

E. Affordability Restrictions & Financing

OCII's goal is that the Project remains permanently affordable and thus affordability covenants and restrictions will not be subordinated. To ensure this outcome, OCII will transfer Site control to the selected Developers through a long-term ground lease. Following conversion to permanent financing, OCII will transfer its interests to MOHCD as the Housing Successor.

Applicants should submit, as further described in Section VI.A, a financial plan that demonstrates feasibility for the Project. As noted above no OCII or MOHCD funding, or other competitive Local public fundings sources, will be available to fund the Project. Applicants must account for all costs of development, including streetscape improvements, utility connections, and site work; demolition, grading, and shoring; and all permitting and applicable City or other fees. To provide this information, Applicants must complete the OCII/MOHCD Sources and Uses Budgets (both predevelopment and permanent), First Year Operating Budget, and 20-Year Operating Budget and include the following:

- **Primary capital funding sources.** Sources should consist of currently available predevelopment, construction and permanent sources, except for competitive Local public funding, which is not provided. Applicants should include an explanation of why the Project would be competitive for the various assumed funding sources and, if any sources were evaluated but not assumed, why they were deemed inappropriate for the Project in the financing narrative. For proposed sources, describe key eligibility criteria and terms. Describe key assumptions for all sources, such as interest rates, duration of loans, and return on investment percentages. Include documentation of commitments, letters of interest, or other forms of verification demonstrating the feasibility and readiness of the proposed financing.
- **Rents.** OCII agreements will require that AMI levels are tiered to accommodate households at a range of income levels, offering a portion of units affordable to households at 50% of AMI, and to maximize leasing to Preference Holders. OCII agreements will require that rents be set at an amount that is affordable to households earning up to 110% of AMI as published annually by MOHCD, with an average rent/AMI at or below 80%. AMI tiering is subject to review and approval by OCII and must consider marketability.

- **Operating Expenses.** Applicants should provide a detailed, itemized operating expense budget for the Project, including the assumptions underlying each major cost category and the data sources used to support them. The narrative should reference any industry benchmarks or historical data relied upon, identify comparable properties used to inform assumptions, and briefly explain the basis for comparability. Applicants should also summarize key cost drivers and escalation assumptions, and demonstrate how the proposed operating expense structure supports long-term operational feasibility and aligns with financing requirements, including the ability to sustain projected debt service and reserve obligations.

- **Ground lease rents.** The selected Developers will enter into 75-year initial term ground lease agreement with OCII (with options to extend to a total of 99 years). The annual rent will be set at 10% of the appraised unrestricted value of each site and will be re-determined every 15 years thereafter, as determined by an MAI appraiser selected by and at the sole cost of tenant. Base rent of $15,000 will be payable annually as an operating expense ("above the line"). 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 of the loan agreement.

- **Operating Subsidies.** Applicants should NOT include rent or operating subsidies, including but not limited to: the San Francisco Local Operating Subsidy Program, the San Francisco Senior Operating Subsidy, Faircloth to RAD, or project-based housing choice vouchers.

- **Construction.** Applicants must describe the anticipated construction type and identify the source for estimated construction costs Applicants should assume a construction commencement date of April 2029 and should identify escalation assumptions consistent with this timeframe.

- **Child-care Space costs and income.** A separate proforma for the commercial space is not required for the proposal submittal. The cost of constructing the child-care space to warm shell condition should be included in the Project's residential permanent sources and uses and operating budget. Applicants should follow the guidelines applicable to a Public Benefit/Commercial-Serving Use described in the MOHCD Commercial Underwriting Guidelines as well as the City and State child care facility requirements in Attachment 22. For proposal purposes, Applicants should assume nominal lease income for the child-care space (e.g., $1.00 per year). Final lease terms and any tenant improvement requirements will be negotiated with the selected Developer and may be adjusted depending on available funding.

F. Land Use Restrictions

The land use controls of the Redevelopment Plan and the Design for Development apply to Block 12W, 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 Design for Development are available on OCII's website at https://sfocii.org/projects/mission-bay/overview. Since the Site is located within a redevelopment area, these Mission Bay redevelopment documents replace the City's zoning regulations.

The requirements include, but are not limited to, the following categories: density, open space, height/bulk, parking, off-street loading, bicycle parking, setbacks, signage, and utilities.

Any proposed change to the development controls is subject to further studies, financial feasibility analysis, community outreach, environmental review, and consideration and approval by the OCII Commission. If a change requires a Redevelopment Plan amendment, the change will require approval from the OCII Commission and Board of Supervisors. Although the Redevelopment Plan's term expires in late 2028, it provides that OCII shall have continuing authority to complete its affordable housing obligations past the term expiration. Applicants should address their experience with similar actions on comparable projects and describe their approach to addressing zoning changes and similar actions in their submittal (see Section VI.B).

G. Design & Construction

OCII requires excellence in architectural design and physical acknowledgement, through the highest design and construction standards, of the Site's prominent location in a high-density, master-planned, residential neighborhood. In addition to offering highly functional residential spaces, the designs will be required to incorporate contextual designs that respond to the surrounding architecture and enliven the public realm through active ground floor uses.

As noted above, the Design for Development establishes specific zoning controls and provides detailed height, bulk, parking, street frontage and other design standards to ensure quality development. OCII has analyzed the Site, and as a result of its analysis, supports certain amendments to the Design for Development to facilitate the feasibility and constructability of the proposed project: Maximum Base or Mid-Rise Height measured at 90 feet throughout the Site, relief from the Average Maximum Streetwall Height standard, and relief from the Streetwall standard.

See table below for a summary of design standards. Please refer to the Design for Development document for a comprehensive set of design standards and guidelines.

Applicants should note that development standards are summarized herein for reference only. The proposal should not include any design studies.

Design Element	Development Standards
Building Heights and Setbacks	• Base height: max. 65' • Mid-rise height: max. 90' • Maximum average streetwall height for the block along Long Bridge Street (designated a "Neighborhood Street") is not to exceed 55' to a depth of 20' • Height min. of 2 stories on portions of block adjacent to rotaries on Mission Bay Blvd. North • For all building area above podium (max. height of 40'), assume a minimum setback of 15' from the mixed-income property line *Due to proximity to the adjacent tower on MBS 12E and the assumed tower on the 12W Tower Site,* ***Applicants should assume a max. height of 90' on MBS 12W.***
Lot Coverage	• Up to 100% lot coverage to a height of 40'. For building portions above 40', a max. of 75% lot coverage is allowed.
Street Wall	• 100% streetwall is required for the portions of the site adjacent to the rotaries on Mission Bay Blvd. North (see Map 6 in the Design for Development). • 70% streetwall coverage is required along Channel Street. • Regulations include corner treatments and projections (refer to Section III Design Standards in the Design for Development).
Ground Floor	• Locate active uses (residential lobbies, commercial, community spaces, etc.) along street frontages on as much of the façade as possible • Lobby shall be visually appealing in a pedestrian scale and character, with an architecture distinct from the rest of the building facade • Screen parking and utility areas along street frontages with ground floor uses and/or architectural elements • Ground floor residential units are optional and if provided must be elevated to account for sea level rise considerations (see Section IV.I.3 below) and include pedestrian street-level access
Open Space (Flexible Typologies)	• Minimum 70 sf per residential unit • May be satisfied through any combination of a courtyard (ground or podium level), rooftop decks, terraces, or gardens, solaria/atria, or other landscaped areas • Minimum horizontal dimension for any private open space is 6'
Vehicular and Bicycle Parking	• Vehicular parking should be provided to the maximum extent feasible, with an approximate target ratio of 0.25 space per unit for resident use • Consider a minimum bike ratio of 0.50 space per unit, provided in secured Class 1 facility
Loading, Vehicular Access, and Refuse	• No loading facilities are required for residential development below 100,000 square feet; one space is required between 100,001 and 200,000 square feet; two spaces between 200,001 and 500,000 square feet • Consider siting loading space access on Channel Street and/or the eastern-most portion of Long Bridge Street, with child care loading located on Channel Street • Vehicular access should be provided from Channel Street and/or the eastern-most portion of Long Bridge Street (assume no curb cuts or loading along Mission Bay Blvd. North)

	• Designated area in the building or garage to accommodate separation of refuse and to meet Recology's pick-up requirements (consider access from Channel or Long Bridge Streets) • Street loading and curb cut locations should be coordinated with the developer of the Tower Parcel
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 http://default.sfplanning.org/publications_reports/bird_safe_bldgs/Standards%20for%20Bird%20Safe%20Buildings%20-%2011-30-11.pdf • Equivalent of LEED "Gold" rating or Green Point Rating of 125 or higher

2. Green Design Guidelines

Improvements must meet San Francisco Building Code and Administrative Bulletin AB-093 and be constructed to the equivalent of a Green Point Rated standard of 125 or LEED Gold rating. In addition, OCII will seek 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.

3. Sea Level Rise/Flood Considerations

According to the *San Francisco Sea Level Rise Action Plan*, Mission Bay is located within the San Francisco Sea Level Rise Vulnerability Zone, and thus storm event flooding and sea level rise are important considerations for all development in the Project Area. The selected Applicant will review available sea level rise materials and incorporate appropriate design features into the design to minimize building damage and ensure resident health and safety in a high-water event. Such features may include but are not limited to backup generators, elevated utility and mechanical equipment, pumping systems, foundation treatments, landscaping features, and building materials and finishes. The Action Plan is available to applicant upon request.

H. Equal Opportunity Programs

OCII has an Equal Opportunity Program ("EOP") that consists of various policies requiring OCII-sponsored projects to provide benefits to economically disadvantaged communities and local residents. EOP policies and Programs are further discussed in Section VII and Attachments 10 through 15 of this RFP.

As previously noted, an Applicant is defined as a team comprised of only the following: 1) a qualified Lead Developer, 2) a Co-Developer, 3) a Workforce and Contracting Action Plan ("WCAP") Lead(s) (note: the WCAP Lead may be an in-house employee or outside consultant with the knowledge and capacity to lead EOP efforts). Any and all other consultants to the development team shall be brought on to the project at a subsequent stage pursuant to OCII's SBE Policy.

As part of the proposal submittal, the Applicant should clearly identify which team member(s) will be responsible for compliance with the EOP, acting as the WCAP Lead in corresponding with OCII Contract Compliance staff and ensuring that EOP goals and programs are addressed in solicitations and affirmed in contracts.

Applicants must submit a WCAP that clearly addresses how the team will implement the SBE Program, and Construction and Permanent Workforce Policies on the Project, which includes the First Source Hiring Program administered by the Office of Economic and Workforce Development. Applicants must also agree to comply with the Nondiscrimination in Contracts and Benefits, Minimum Compensation, Health Care Accountability, and the Prevailing Wage policies. The WCAP should describe how an architect/SBE associate architect and a general contractor joint venture (described below) could be utilized in the Project.

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

Architect and SBE Associate Architect

OCII requires that the successful Applicant select a lead architect through a competitive process and then cooperate with OCII to identify substantive design elements of the Project, to the extent practicable and economically feasible, to be offered to a 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 discreet massing components 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.

General Contractor Joint Venture

OCII requires that the selected 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 either 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 Developers establish positive links with the Mission Bay community throughout the development process. A CAC member will review proposal submittals and participate in the Evaluation Panel. The CAC will review the recommended Applicant prior to review by the OCII Commission. In addition, the CAC will be asked to make a recommendation regarding schematic design for the Projects and on OCII financing approvals for the Projects. The selected Developers are expected to maintain a relationship with the CAC throughout predevelopment, construction, and on an ongoing basis once the Project is operational.

SECTION V. SELECTION PROCESS & CRITERIA

A. Selection Process

1. Proposal submittals will be accepted only until the dates and times shown in Section II.A and E.

2. Submittals will be electronic, uploaded to OneDrive, followed by a hard copy delivered to OCII, pursuant to instructions emailed to registered Applicants. No submissions received by mail, 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 proposal submittals that meet the requirements of this RFP will be interviewed. Interviews are expected to be held on the date(s) shown in Section II.A, however, these dates are subject to change. Applicants should advise OCII staff of availability on these days. Interviews may be held at OCII (located at One South Van Ness Avenue in San Francisco on the Fifth Floor) or online via video call.

5. Further information or written material regarding qualifications may be requested prior to or following interviews.

6. OCII staff will make a recommendation to the OCII Commission based on the input of the Evaluation Panel review of the submittals, interviews, and reference checks.

7. The OCII Commission will approve selection of the successful Applicant.

B. Selection Criteria

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

Maximum Points	Criteria
25	Development Concept and Approach
30	Financing Plan and Feasibility
15	Community Engagement/Marketing Plan
10	WCAP
10	Developer Experience and Capacity
10	Co-Developer Experience and Capacity
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.

The selection panel will provide a recommendation to the Executive Director, who will, in turn, provide a recommendation to the OCII Commission. The Executive Director is not required to recommend the Applicant receiving the panel's highest ranking or evaluation but may recommend a developer to the Commission based on other factors, including, but not limited to, the fulfillment of OCII policy and the Applicant's history of uncured defaults, if any, related to prior OCII, SFRA, or MOHCD agreements. The OCII Commission has the sole and absolute discretion to make, at a public hearing, the final selection.

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 proformas should be uploaded as Microsoft 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 program of the Project, including residential units, features, and amenities.
   b. Development schedule with dates for key milestones for predevelopment, construction, and lease-up. Identify any anticipated strategies to expedite the development process.
   c. Approach to selecting a child care operator and coordinating with that operator on design, construction, and ongoing operation.

d. Strategy for maximizing cost containment and financial feasibility in all aspects of the Project including predevelopment, construction, and operations.

e. Strategy for addressing and ensuring diversity, equity, and inclusion in all aspects of the Project including community engagement, predevelopment, construction, and operations.

f. Plan for incorporating programming and partnerships to support residents and offer enrichment opportunities.

g. Strategy for resident transportation and mobility. Describe your plan for assisting residents in accessing workplaces, schools, affordable grocery outlets, senior centers, 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.

h. Anticipated development approach, describing the relationship between the Project and the future residential project on the western portion of the Site.

2. **Financing Plan (Narrative):** Submit a narrative of no more than three (3) pages that clearly describes the anticipated development and operating costs and both construction and permanent financing sources for the Project that is consistent with the Development Program as described in Section II. For all sources, identify key qualification criteria and anticipated terms. Include documentation of commitments, letters of interest, or other verification demonstrating the feasibility and readiness of the proposed financing.

a. **Predevelopment Sources and Uses (Attachment 8, Tab 4a):** Fill out the predevelopment sources and uses budget. Please consider the anticipated development schedule and identify costs responsive to requirements as described in Section IV. The narrative should describe eligibility requirements and key terms for the predevelopment source.

b. **Sources and Uses (Attachment 8, 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. As noted in Section IV.E above, commercial costs should be included in the budget.

c. **Operating Budget (Attachment 8, Tab 6)**: Fill out the OCII/MOHCD 1st Year Operating Budget.In the Comment column provide details for each cost.

d. **Cash Flow (Attachment 8, Tab 7a)**: Submit a 20-year cash flow projection using the template provided. As noted in Section IV.E above, nominal revenue and expenses for the child-care space should be included in the budget.

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 moderate and 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 and the most effective methods for higher AMI applicants who may apply but may not convert to tenancy due to the potential for more Citywide housing options at higher AMIs. 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 applicants.
- Providing the community (especially Preference Holders) with 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.
- Applicants should describe their plan to establish and maintain a positive working relationship with the CAC and other community groups and neighbors throughout predevelopment, construction, lease-up, and during ongoing operations.

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 10 through 15** 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) at one or more of the Developers 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 Developer and Co-Developer's track record of prioritizing SBE participation in project development and construction. Highlight ways in which the Developer and Co-Developer 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.

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 Co-Developer roles and responsibilities for the Project. State the developer fee and ownership splits.
   (b) Explain the rationale for the planned Developer/Co-Developer roles and the intended benefits/growth outcomes for the Co-Developer.
   (c) Identify the party or parties responsible for:
      - leading EOP compliance.

2. **Memorandum of Understanding ("MOU"):** Attach MOU between the Developer and Co-Developer(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 and Co-Developer Experience & Capacity

1. **Developer and Co-Developer Experience (Narrative):** Submit a narrative of no more than two (2) pages describing the relevant experience of the Developer and Co-Developer. The narrative should address:
   a. Experience developing complex affordable housing projects on in-fill sites, and track record in delivering projects on schedule and within budget.
   b. Experience effectively partnering with other developers and ways in which the experience of the Developer and Co-Developer is complementary and why it is relevant in preparing the team to successfully complete the Project.
   c. Expertise in affordable housing finance and experience securing capital and operating sources. As applicable, highlight any experience in successfully utilizing unique or innovative financing strategies.
   d. Demonstrated commitment to racial equity and effective implementation of organizational diversity, equity, and inclusion plans and programs. Provide specific examples of effective program/policy implementation.
   e. Understanding of the Preference Holder program and relationships with organizations serving Preference Holders.

f. 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 (Database of Affordable Housing Listings, Information, and Applications).

g. Staffing plan and strategy for consistently staffing the Project in the event of staff turnover or absences.

2. **Developer and Co-Developer Workload Capacity (Attachment 2):** Complete the Staffing Workload Form for the Developer and Co-Developer. The forms must identify all staff members for each of the developer entities who will have a project management role.

3. **Developer and Co-Developer Experience in Comparable Projects (Attachment 3):** Complete the Comparable Projects Experience Form for the Developer and Co-Developer. Developer and Co-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 and Co-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. Describe the experience of the Developer and/or Co-Developer in providing on-site licensed child care facilities through a partnership with an outside child care organization. Photos of projects may be included, but are not required.

4. **Developer and Co-Developer Experience in Other San Francisco Projects (Attachment 4):** Complete the San Francisco Projects Experience Form. Developer and Co-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. 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 5):** 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. ***Failure to include a complete, signed certification will disqualify the submittal.**

2. **Statement of Compliance with OCII Policies (Attachment 6):** The 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 7**)*: 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 9)**: Complete and submit the Submission Checklist, certifying that all required items are contained in the proposal submittal.

5. **Developer Organizational Documents:** Submit a current copy of the following documents. NOTE: Each Developer/Co-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 SUBMITTAL 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's interviews and presentation to the CAC, the Applicant recommended to the OCII Commission by the Executive Director shall then be required to submit the following additional information *prior to OCII Commission consideration*.

DO NOT SUBMIT THESE FORMS WITH THE INITIAL PROPOSAL.

A. Nondiscrimination in Contracts & Benefits

The Applicant shall complete and submit **Attachment 10**, 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 10**.

B. Small Business Enterprise Program

The Applicant shall complete and submit **Attachment 11**, the SBE Agreement. OCII has established a goal of 50 percent SBE participation on all construction, professional services, and supply contracts with first consideration to San Francisco based SBEs. OCII requires the Developer to perform extensive good faith efforts to include SBEs in the performance of any agreement resulting from this solicitation, and any subsequent agreements between Developer and its contractors or consultants..

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 successful 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 either 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, 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 SBE certifications from the City and County of San Francisco Contract Monitoring Division, the State of California, or from a certifying agency within another jurisdiction if the agencies' small business size standard is consistent with OCII's. For further information see **Attachment 11**.

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.

D. Minimum Compensation Policy

The Applicant (including, as defined herein as the Developer and the Co-Developer) shall complete and submit **Attachment 12**, OCII's Minimum Compensation Policy ("MCP") Declaration. The MCP requires the payment of a minimum level of compensation to employees for all consultants working on OCII funded projects.

E. Health Care Accountability Policy

The Applicant shall complete and submit **Attachment 13**, the Health Care Accountability Policy ("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.

F. 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.

G. Insurance & Indemnification

Beginning at the time of selection and throughout the course of development of the Projects, 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 17**.

From the time of selection, the selected Developer team 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 DEPOSITS

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

A. Offer Deposit

An Offer to Negotiate Exclusively Deposit in the amount of One Thousand Dollars ($1,000.00) made payable by check to the Office of Community Investment and Infrastructure is due at the time of proposal submission. Applicants should include a copy of the check in their electronic submittal package and hand deliver or mail the check to:

Office of Community Investment and Infrastructure
One South Van Ness Avenue, FL 5
San Francisco, CA 94103-5416
Re: Mission Bay South Block 12 West RFP
Attn: Phillip C. Wong

B. Performance Deposit (Selected Applicant Only)

If the OCII 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 Offer to Negotiate Exclusively 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 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, street lighting, curbs, gutters, street trees and sidewalks. The selected Applicant will be 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 investigations must be conducted by a licensed geotechnical engineer, retained by the Developers, to investigate and supervise excavation and recompaction efforts as necessary, investigations may only occur upon the issuance of a permit to enter the Site by OCII.

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

The Applicant responding to this RFP does so at its own expense. OCII will not consider any costs related to preparing the proposal submittal or negotiating the development contract as reimbursable.

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 included in 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: Disclosure Questions

Attachment 6: Statement of Compliance with OCII Policies & Certification of Applicant

Attachment 7: Offer to Negotiate Exclusively

Attachment 8: MOHCD/OCII Proforma (Sources and Uses, Operating Budget and 20 Year Cash Flow)

Attachment 9: Submission Checklist

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

Attachment 10: Declaration of Nondiscrimination in Contracts and Benefits

Attachment 11: Small Business Enterprise Agreement

Attachment 12: Minimum Compensation Policy Declaration

Attachment 13: Health Care Accountability Policy (HCAP) Declaration

Attachment 14: Prevailing Wage

Attachment 15: Construction Workforce

For information purposes only:

Attachment 16: Final Map Block 4343 (Block 8710, Lot 006)

Attachment 17 OCII Insurance Requirements

Attachment 18: Area Median Income and Rent Levels for 2026

Attachment 19: Property Owner and Occupant Preference Program (Certificate of Preference Program)

Attachment 20: Amenities Map

Attachment 21: Dimensioned Site Map

Attachment 22: City of San Francisco Child Care Facilities Interagency Committee Best Practices Facility Requirements and State Child Care Center General Licensing Requirements