



118-0292019-002

Agenda Item **No. 5(d)**
Meeting of August 6, 2019

INFORMATIONAL MEMORANDUM

TO: Community Investment and Infrastructure Commissioners
FROM: Nadia Sesay, Executive Director
SUBJECT: Workshop on Annual Housing Production Report Fiscal Year 2017-18

EXECUTIVE SUMMARY

The Office of Community Investment and Infrastructure (“OCII”) is the driving force in creating four vibrant and inclusive neighborhoods in San Francisco. Beginning under the leadership of the San Francisco Redevelopment Agency Commission, and now under the Commission of Community Investment and Infrastructure, 21,820 new housing units will ultimately be created through the build out of these four major project areas:

- Hunters Point Shipyard Phase I
- Hunters Point Shipyard Phase II/Candlestick Point
- Mission Bay North and South
- Transbay Zone 1

London N. Breed
MAYOR

Nadia Sesay
EXECUTIVE DIRECTOR

Miguel Bustos
CHAIR

Mara Rosales
Bivett Brackett
Dr. Carolyn Ransom-Scott
COMMISSIONERS

📍 One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

📞 415 749 2400

🏠 www.sfocii.org

OCII staff have prepared an Annual Housing Production Report (“Report”) for Fiscal Year 2017-18 (FY17-18), a draft of which will be presented at the August 6, 2019 Commission meeting for discussion and comment. In summary, 6,760 housing units, or approximately 31% of the OCII’s total housing obligation, had been completed by the end of FY17-18. Of those completed units, 1,755 were affordable housing units serving very low- to moderate-income households. These housing units represent many different types of housing and project types, and include OCII funded affordable housing, inclusionary affordable housing, and market rate unrestricted housing. The Report also provides data on key milestones achieved during FY17-18, such as that shown in Table 1, on the next page.

TABLE 1: FY17-18 Accomplishments	
Milestone	Outcome
Housing Unit Construction Completions	374
Housing Unit Construction Starts	216
OCII Affordable Housing Funding Approved	\$28.6 M
Housing Units in Projects that Achieved 100% Occupancy	544
Certificate of Preference Holders Housed	18

DISCUSSION

The Report provides a description of OCII's housing program and goals, and a description of housing types such as family rental, senior rental, supportive rental and homeownership housing. OCII's housing production status for our four major project areas are shown both combined and by project area. FY17-18 housing accomplishments are described by housing completions, construction starts, projects already in construction, and marketing outcomes by projects that reached 100% occupancy. Occupancy preferences applicable to OCII housing is detailed followed by our early outreach and marketing practices. An overview of Certificate of Preference Program for the past five years shows the increase impact of our marketing efforts compared to five years ago. The application of the Small Business Enterprise and workforce goals in our affordable housing is also presented. The Report includes an appendix with additional detail on a project by project basis. Below are examples of some of the data included in the Report.

At full build out, the four major projects will ultimately deliver 21,820 housing units, of which approximately 32% will be below market rate, serving a wide range of Area Median Incomes. Table 2 provides a breakdown of OCII's total housing obligation by housing type, while Table 3 specifies where these housing units are, or will be, located.

TABLE 2. Status of OCII Total Housing Production Obligation Across All Project Areas*, as of June 30, 2018					
	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable**
Completed	6,760	5,005	390	1,365	1,755
In Construction	2,186	1,478	262	446	708
Predevelopment	2,832	1,632	468	732	1,200
Preliminary Planning	2,079	1,044	186	849	1,035
Future Development	7,963	5,635	1,472	856	2,328
TOTAL	21,820	14,794	2,778	4,248	7,026
Affordable Units as % of Total Housing Obligation					32%

* HP Shipyard Phase I, HP Shipyard Phase II/Candlestick Point, Mission Bay North & South, Transbay Zone 1

** OCII Affordable does not include on-site property managers' units, which are not income restricted

By the end of FY17-18, approximately 31% of all housing had been completed, as shown below in Table 3.

TABLE 3. Total Housing Status by Project Area, as of June 30, 2018					
Status	HP Shipyard Phase 1	HP Shipyard Phase 2 & Candlestick Pt	Mission Bay North & South	Transbay Zone 1	TOTAL
Completed	439	306	5296	719	6,760
In Construction	66	31	612	1,477	2,186
Predevelopment	593	1,263	293	683	2,832
Preliminary Planning	294	1,225	313	247	2,079
Future Development	36	7,847		80	7,963
TOTAL	1,428	10,672	6,514	3,206	21,820
% AFFORDABLE	29%	31%	29%	43%	32%
% COMPLETE ALL UNITS	31%	3%	81%	22%	31%

In FY17-18, OCII achieved significant milestones in bringing this critical resource to the City, delivering 374 housing units as shown in Table 4. Of the 374 housing units, 255 units are affordable. Staff estimates that these completed affordable units offered much needed, high quality housing to over 650 San Franciscans.

TABLE 4: FY 17-18 Construction Completions and Starts		
Project Area	Total Housing Completions	Total Housing Starts
Hunters Point Shipyard Phase 1	132	66
Hunters Point Shipyard Phase II/Candlestick Point	122	31
Mission Bay North	0	0
Mission Bay South	0	119
Transbay	120	0
TOTAL	374	216

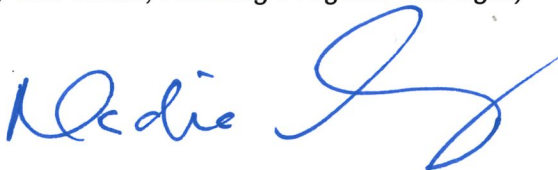
During this period, the Commission approved funding for another 409 units in stand-alone 100% affordable developments for either predevelopment or construction activities, as shown in Table 5.

TABLE 5. FY 17-18 Affordable Housing Funding Approvals				
Project Area	Project Name	Type of Funding	Affordable Units	Amount Funded
Mission Bay South	Block 6 West	Predevelopment	151	\$3,495,000
Mission Bay South	Block 9	Predevelopment	140	\$5,000,000
Mission Bay South	Block 3 East	Construction	118	\$20,093,600
TOTAL			409	\$28,588,600

NEXT STEPS

Staff will present the draft Report at the August 6, 2019 Commission meeting for comment. After incorporating any suggested revisions, OCII will finalize the Report and make it available to the public on the OCII website and distributed to interested parties. Staff is actively working on the FY 2018-19 Annual Housing Report, and anticipates bringing that to the Commission in Fall 2019.

(Originated by Jeff White, Housing Program Manager)



Nadia Sesay
Executive Director

Attachment A: Draft Annual Housing Production Report FY17-18

ANNUAL HOUSING PRODUCTION REPORT

OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE
FISCAL YEAR 2017-2018



MAYOR: LONDON BREED

EXECUTIVE DIRECTOR: NADIA SESAY

COMMISSIONERS:

Miguel Bustos, Chair

Mara Rosales, Vice Chair

Bivett Brackett

Dr. Carolyn Ransom-Scott

Alice Griffith Phase 3, 2500 Arelious Walker Drive, Photo Credit: ©Blake Thompson

01

EXECUTIVE SUMMARY

Summary of Report	00
Housing Completions and Starts	00
Housing Funding Activity	00

TABLES:

Table 1: Housing Completions and Starts	00
Table 2: Housing Funding Activity	00

02

HOUSING PROGRAM & GOALS

Housing Types	00
Hunters Point Shipyard Phase I	00
Hunters Point Shipyard Phase II/ Candlestick Point	00
Mission Bay North and South	00
Transbay	00

TABLES:

Table 3: Total Units by Housing Type	00
Table 4: Housing Production Goals and Status by Project Area	00
Table 4A: Total of All Areas	00
Table 4B: Totals by Project Area	00
Table 4C: Hunters Point Shipyard Phase I	00
Table 4D: Hunters Point Shipyard Phase II/Candlestick Point	00
Table 4E: Mission Bay North	00
Table 4F: Mission Bay South	00

03

HOUSING ACCOMPLISHMENTS

Housing Completions & Project Summaries	00
Housing Starts & Project Summaries	00
Housing in Construction & Project Summaries	00
Marketing Outcomes Summary	00

TABLES:

Table 5: Housing Completions	00
Table 6: Housing Starts	00
Table 7: Housing in Construction	00
Table 8: Marketing Outcomes Summary	00

04

OCCUPANCY PREFERENCES & MARKETING/OUTREACH

Occupancy Preferences	00
Certificate of Preference Program	00
Marketing Requirements	00

TABLES:

Table 9: Occupancy Preferences by Project Area	00
---	----

Table 10: COP Program Highlights Five Years Ending FY 2017-18	00
---	----

05

SMALL BUSINESS ENTERPRISE & WORKFORCE GOALS

Equal Opportunity Programs	00
Small Business Enterprise	00
Workforce Development	00

06

APPENDIX

TABLE:

Table 11:	
Construction Completions in FY17-18	00
Constructions Starts	00
In Construction Throughout FY17-18	00

01



MBS6E, 626 Mission Bay Blvd N, Photo Credit: © Bruce Damonte Photography

EXECUTIVE SUMMARY

Summary of Report
Housing Completions and Starts
Housing Funding Activity

TABLES:

Table 1:
Housing Completions and Starts

Table 2:
Housing Funding Activity

“

I applied to one other housing opportunity, but Five88 was larger than the other choice in Lakeview. I worked with SFHDC at their Newcomb and Third offices, and completed a credit and housing readiness course. My son was murdered at the location where I was living previously, so I decided it wasn't healthy for me to live there alone. I had a Section 8 and a COP Certificate, and I thought it was time for me to use them to find peace in my life. I like the environment and the neighborhood at Five88. It's a really good price and a blessing to be able to live in that neighborhood. I am very grateful.

”

Certificate of Preference holder now residing at 588 Mission Bay Blvd North 100% affordable rental community in Mission Bay South

Executive Summary

The Office of Community Investment and Infrastructure (“OCII”) is the driving force in creating three vibrant and inclusive neighborhoods in San Francisco. Beginning under the leadership of the San Francisco Redevelopment Agency Commission and now under the Commission on Community Investment and Infrastructure, 21,820 new housing units are being created in its major development project areas as summarized below.

- Hunters Point Shipyard Phase I
- Hunters Point Shipyard Phase II/
Candlestick Point
- Mission Bay North
- Mission Bay South
- Transbay

Of the 21,820 units, 32% (7,026 housing units) will be affordable. Affordable units are defined as being restricted to and priced for households earning up to 120% of the Area Median Income (AMI). Affordable rental projects typically serve low or very-low income households (up to 60% or 50% of AMI), while affordable homeownership units are designated for first-time low to moderate income buyers earning between 80%-120% AMI.

This Annual Housing Production Report for Fiscal Year (FY) 2017-18 provides a summary and status of OCII's housing goals, and accomplishments from FY17-18 as of June 30, 2018, including the following:

- Housing construction completions
- Housing construction starts
- Housing funding activities
- Affordable housing marketing outcomes including Certificate of Preference results
- Small Business Enterprise and Workforce results
- An appendix with additional housing project details

Total Housing Completions and Starts

In FY17-18, 374 housing units were completed, and 216 housing units started construction as shown in **Table 1**.

Housing Funding Activity

One of OCII's key tools in delivering affordable housing is the ability to secure funding through public financing and make direct loans to affordable housing developers. In FY17-18, the OCII Commission approved two predevelopment loans and one construction loan, for a total of \$28.6 million in loans as shown in **Table 2**.

The sources of funding for OCII's affordable housing include taxable housing bonds pursuant to California Senate Bill 107, “pay-go” tax increment, and developer fees such as jobs-housing linkage fees.

**TABLE 1. FISCAL YEAR 2017-18
TOTAL HOUSING COMPLETIONS AND STARTS**

Project Area	Total Housing Completions	Total Housing Starts
Hunters Point Shipyard Phase I	132	66
Hunters Point Shipyard Phase II/ Candlestick Point	122	31
Mission Bay North	0	0
Mission Bay South	0	119
Transbay	120	0
TOTAL	374	216

TABLE 2. HOUSING FUNDING ACTIVITY

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

02



Transbay Block 9, 500 Folsom Street, Photo Credit: ©SOM & Fougeron Architecture

HOUSING PROGRAM & GOALS

Housing Types

Hunters Point Shipyard Phase I

Hunters Point Shipyard Phase II/Candlestick Point

Mission Bay North and South

Transbay

TABLES:

Table 3:

Total Units by Housing Type

Table 4:

Housing Production Goals and

Status by Project Area

Table 4A: Total of All Areas

Table 4B: Totals by Project Area

Table 4C: Hunters Point Shipyard Phase I

Table 4D: Hunters Point Shipyard
Phase II/CP

Table 4E: Mission Bay North

Table 4F: Mission Bay South

Table 4G: Transbay



Housing Program and Goals

OCII became the Successor Agency to the San Francisco Redevelopment Agency (“SFRA”) after SFRA was dissolved in 2012 pursuant to state law. As Successor Agency, OCII’s work activities are focused on enforceable obligations that have been approved by the State Department of Finance (“DOF”). OCII’s “Retained Housing Obligations” include ensuring the development of affordable housing in OCII’s approved projects areas.

OCII directly carries out affordable housing development design review, entitling, underwriting and funding. In addition, OCII procures services

from the Mayor’s Office of Housing and Community Development (MOHCD) through a Memorandum of Understanding for outreach and marketing for both inclusionary and OCII funded projects, implementing the Certificate of Preference program, assisting with the fiscal management and disbursement of OCII’s funds, some construction monitoring, and other ancillary tasks as needed. Upon completion of the projects, OCII transfers the affordable housing assets such as land, funding agreements, ground leases, and affordability restrictions for each completed project to MOHCD, which is then responsible for all asset management responsibilities.

Table 4A-G reflects all OCII housing obligations and production goals as of June 30, 2018. Of OCII’s 21,820 planned total housing units, 7,026 (32% of the total) will be affordable. At the end of FY17-18, a total of 6,760 housing units (31% of the total goal) have been completed in the three project areas. Of these completed units, 1,755 are affordable units and 5,605 are market rate units. The total affordable units comprise both 100% OCII funded projects and inclusionary units in market rate projects.

More information on OCII’s three project areas can be found on OCII’s website: <https://sfocii.org/>

Housing Types

Rental housing in OCII’s projects include Family Rental (generally a mix of bedroom sizes, with no other population restrictions), Senior Rental (for those 55 years or older), and Supportive Rental (for formerly homeless households or other special needs). Rental units in 100% affordable developments typically offer services programming along with affordable rents. Homeownership units are typically condos in multi-family buildings or towers. Affordable homeownership units are offered to first time homebuyers through a limited equity program. **Table 3** shows that 60% of completed units are for family rental and 36% of completed units are for homeownership.

TABLE 3. STATUS OF TOTAL UNITS BY HOUSING TYPE, AS OF JUNE 30, 2018

TYPE	Completed	In Construction	Predevelopment	Preliminary Planning	Future Development	Grand Total	% Completed Units by Housing Type
Family Rental	4,083	1,141	1,140	910		7,274	60%
Senior Rental	140			405	80	625	2%
Supportive Rental	120	119	141			380	2%
Homeownership	2,417	926	1,551	185		5,079	36%
TBD				579	7,883	8,462	0%
TOTAL	6,760	2,186	2,832	2,079	7,963	21,820	31%

Hunters Point Shipyard Phase I

For Hunters Point Shipyard Phase I (HPSY Phase I), the total housing production goal at full build-out is 1,428 units, of which 29% (or 407 units) will be affordable. HPSY Phase I is divided into two areas, the “Hilltop”, where all the housing development has occurred to date, and the “Hillside” which has not yet started development. **Table 4C** shows that in HPSY Phase I, the housing production at the end of FY17-18 was 31% complete with 439 units. Of those completed units, 99 were affordable housing units, consisting of all inclusionary affordable units within market rate developments. HPSY Phase I is not a part of the Navy’s retesting efforts described below, and has been confirmed by the U.S. Environmental Protection Agency to be safe for people to live and work there. Additionally, the California Department of Public Health completed a health and safety scan of HPSY Phase I and found nothing hazardous to human health or the environment.

Hunters Point Shipyard Phase II/ Candlestick Point

For Hunters Point Shipyard Phase II/Candlestick Point (HPSY Phase II/CP), the total housing production goal at full build-out is 10,672 units, of which 31% (or 3,330 units) will be affordable. The affordable housing program in HPSY Phase II/CP is unique in that it includes the broadest range of affordability, providing typical affordable units serving households ranging from very low-income households up to those at 120% of AMI, as well as “workforce” housing that will serve slightly

higher incomes of 140% to 160% of AMI. **Table 4D** shows that in HPSY Phase II/CP, the housing production at the end of FY17-18 was 3% complete with 306 units. Those completed units, along with those shown as in construction, are all part of the new housing in Candlestick Point for the HOPE SF revitalization of the Alice Griffith public housing development. The three market rate units represent the onsite property managers’ units, which are not income restricted. The land in HPSY Phase II is an environmental “superfund” site that requires extensive clean-up by the Navy. Portions of HPSY Phase II are the subject of an investigation regarding the testing that was performed after the Navy had completed certain clean up and remediation activities. No construction is currently occurring on any of the HPSY Phase II parcels, and OCII will not accept any land or begin any development on HPSY Phase II until each parcel is tested and determined by regulatory agencies to be safe.

Mission Bay North and South

Together, the Mission Bay North (MBN) and South (MBS) total housing production goal at full build-out is 6,514 units, of which 29% (or 1,907 units) will be affordable, and combined the two project areas were 81% complete on housing construction, for a total of 5,296 units. **Table 4E** reflects housing completions in MBN, which was fully complete in FY 16-17, and has provided 2,266 market rate units and 698 affordable units (24% of the total units). **Table 4F** shows that in MBS, the project area was 66% complete at the end of FY 17-18, with 2,332 units

completed out of 3,550. Market rate units were 85% complete at that point, and 29% of the OCII affordable units were completed. The two market rate units shown in each of the Predevelopment and Preliminary Planning categories in MBS are onsite property manager’s units, which are not income restricted. At full build-out, the housing in MBS will be 34% affordable.

Transbay

In Transbay Zone 1, for which OCII has land use and zoning jurisdiction, the total housing production goal at full build-out is 3,206, of which 43% (or 1,382 units) will be affordable. **Table 4G** shows that in Transbay, the housing production at the end of FY17-18 was 22% complete with 719 units. Of these completed units, 308 were affordable units in OCII funded, 100% affordable housing developments. Construction was very active in FY17-18, however, with a total 1,477 units underway during that fiscal year. Zone 2 of the Transbay area is under the jurisdiction of the City’s Planning Department, and is not included in this report. Overall, 35% of all new housing in Zones 1 and 2 combined must be affordable, and given the high percentage of affordability in Zone 1, OCII is on track to meet that goal.

OCII HOUSING DEVELOPMENT AREAS

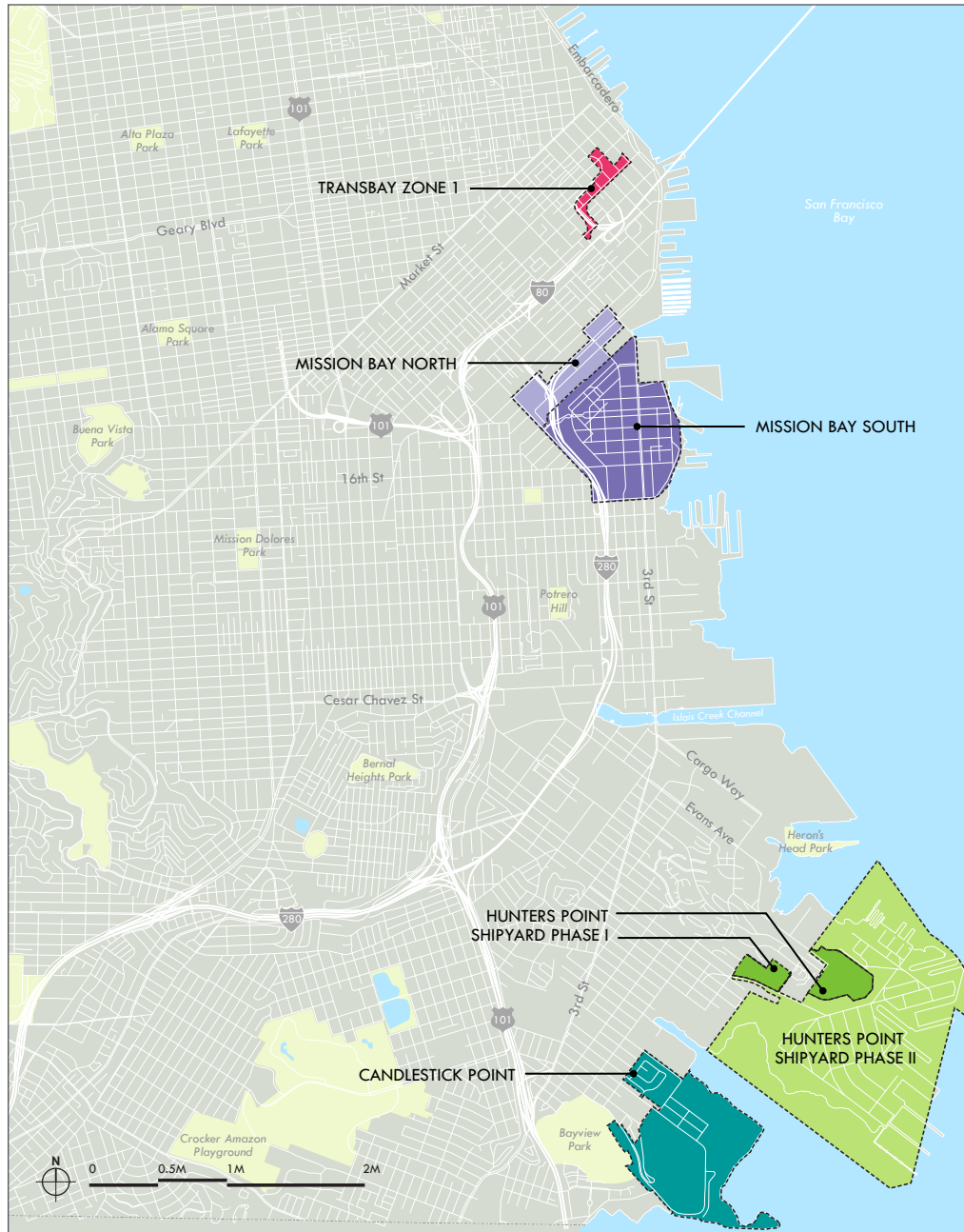


TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA**TABLE 4A. HOUSING STATUS FOR ALL AREAS, AS OF JUNE 30, 2018**

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed as of 6/30/18	6,760	5,005	390	1,365	1,755
In Construction	2,186	1,478	262	446	708
Predevelopment	2,832	1,632	468	732	1,200
Preliminary Planning	2,079	1,044	186	849	1,035
Future Development	7,963	5,635	1,472	856	2,328
TOTAL	21,820	14,794	2,778	4,248	7,026
% AFFORDABLE OF TOTAL HOUSING GOAL					32%
AFFORDABLE UNITS AS % OF TOTAL COMPLETED					26%
% COMPLETE, ALL UNITS					31%

*OCII affordable does not include manager's units

TABLE 4B. HOUSING STATUS BY PROJECT AREA, AS OF JUNE 30, 2018

	Hunters Point Shipyard Phase I	Hunters Point Shipyard Phase II & Candlestick Point	Mission Bay North & South	Transbay	Total
Completed	439	306	5296	719	6,760
In Construction	66	31	612	1,477	2,186
Predevelopment	593	1,263	293	683	2,832
Preliminary Planning	294	1,225	313	247	2,079
Future Development	36	7,847		80	7,963
TOTAL	1,428	10,672	6,514	3,206	21,820
% COMPLETE	31%	3%	81%	22%	31%

*OCII affordable does not include manager's units

TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA**TABLE 4C. HUNTERS POINT SHIPYARD PHASE I STATUS, AS OF JUNE 30, 2018**

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	439	340	99		99
In Construction	66	63	3		3
Predevelopment	593	417	65	111	176
Preliminary Planning	294	201	24	69	93
Future Development	36			36	36
TOTAL	1,428	1,021	191	216	407
% COMPLETE	31%	33%	52%	0%	24%
% AFFORDABLE AT FULL BUILD OUT					29%

*OCII affordable does not include manager's units

TABLE 4D. HUNTERS POINT SHIPYARD PHASE II / CANDLESTICK POINT STATUS, AS OF 6/30/18

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	306	3		303	303
In Construction	31			31	31
Predevelopment	1,263	866	67	330	397
Preliminary Planning	1,225	839	162	224	386
Future Development	7,847	5,634	1,472	741	2,213
TOTAL	10,672	7,342	1,701	1,629	3,330
% COMPLETE	3%	0%	0%	19%	9%
% AFFORDABLE AT FULL BUILD OUT					31%

*OCII affordable does not include manager's units

TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA

TABLE 4E. MISSION BAY NORTH STATUS, AS OF JUNE 30, 2018					
	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	2,964	2,266	291	407	698
In Construction					
Predevelopment					
Preliminary Planning					
Future Development					
TOTAL	2,964	2,266	291	407	698
% COMPLETE	100%	100%	100%	100%	100%
% AFFORDABLE AT FULL BUILD OUT					24%

*OCII affordable does not include manager's units

TABLE 4F. MISSION BAY SOUTH STATUS, AS OF JUNE 30, 2018

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	2,332	1,985		347	347
In Construction	612	352		260	260
Predevelopment	293	2		291	291
Preliminary Planning	313	2		311	311
Future Development					
TOTAL	3,550	2,341	-	1,209	1,209
% COMPLETE	66%	85%	-	29%	29%
% AFFORDABLE AT FULL BUILD OUT					24%

*OCII affordable does not include manager's units

TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA**TABLE 4G. TRANSBAY STATUS, AS OF JUNE 30, 2018**

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	719	411		308	308
In Construction	1,477	1,063	259	155	414
Predevelopment	683	347	336		336
Preliminary Planning	247	2		245	245
Future Development	80	1		79	79
TOTAL	3,206	1,824	595	787	1,382
% COMPLETE	22%	23%	0%	39%	22%
% AFFORDABLE AT FULL BUILD OUT					43%

*OCII affordable does not include manager's units



Transbay Block 9, 500 Folsom Street, Image Credit: ©SOM & Fougerson Architecture

03



Transbay 7, Natalie Gubb Commons, 255 Fremont Street, Photo Credit ©Michael O'Callahan

HOUSING ACCOMPLISHMENTS

Housing Completions & Project Summaries
Housing Starts & Project Summaries
Housing in Construction & Project Summaries
Marketing Outcomes Summary

TABLES:

Table 5:
Housing Completions

Table 6:
Housing Starts

Table 7:
Housing Construction

Table 8:
Marketing Outcomes Summary

Housing Accomplishments

This section summarizes OCII housing accomplishments for FY17-18, including information on construction completions, construction starts, projects in construction, and marketing outcomes.

Housing Completions

In FY17-18, 374 units completed construction of which 255 units are affordable. These units were in two 100% OCII-funded developments and two phases of a market rate project with a total of 15 inclusionary units. See **Table 5** for area summaries of these projects, and project specific details on the following pages, including developer, architect, and the Area Median Income (AMI) for the affordable units. Further project data, such as the percentage of contract funding awarded to Small Business Enterprise and local workforce hiring accomplishments can be found in Chapter 6, Appendix.



TABLE 5. HOUSING COMPLETIONS

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

*OCII affordable does not include manager's units

Housing Completions by Project



Alice Griffith Phase 3: 2500 Arelious Walker Drive

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



Natalie Gubb Commons (Transbay Block 7): 255 Fremont

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

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

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



Block 56/57: 52, 51 Innes Ct

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



Housing Starts

In FY17-18, construction of 216 units began of which 152 units are affordable. These units are in two 100% OCII-funded developments and one market rate project with 3 inclusionary units. See **Table 6** for summaries of these projects, and project specific details on the following pages and in Chapter 6, Appendix.



TABLE 6. HOUSING STARTS

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

*OCII affordable does not include manager's units

Housing Starts



Alice Griffith Phase 4: 2800 Arelious Walker Drive

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



Mission Bay South Block 3 East: 1150 3rd Street

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

Block 55: 528 Hudson, 33, 23 Kirkwood

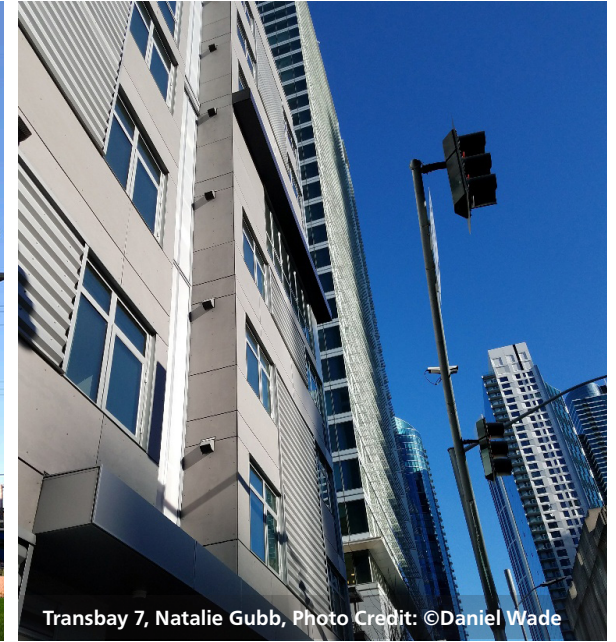
PROJECT AREA	HPSY Phase 1
SPONSOR/DEVELOPER	Lennar
ARCHITECT	LPAS Architecture + Design
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Homeownership
TOTAL/AFFORDABLE UNITS	66/3
CONSTRUCTION START	August 2017
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	80% AMI



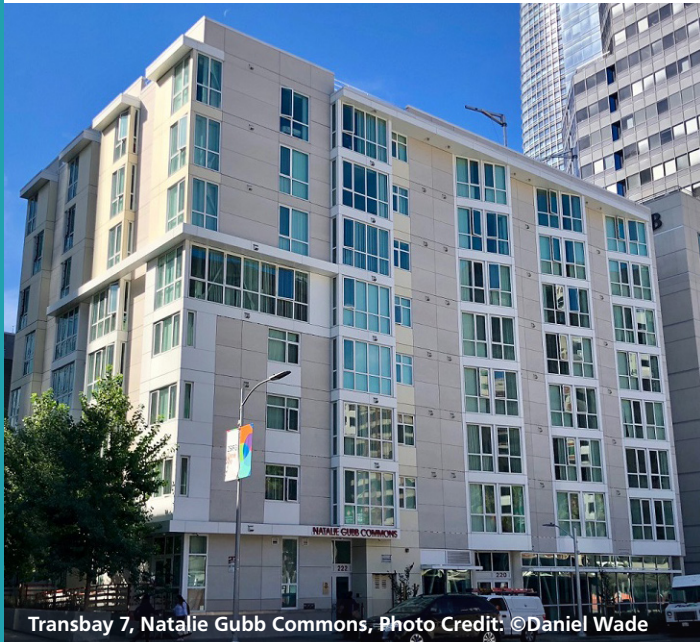
FY17-18 Completions



Alice Griffith Phase 3, 2500 Arelious Walker Drive, Photo Credit: ©Blake Thompson



Transbay 7, Natalie Gubb, Photo Credit: ©Daniel Wade

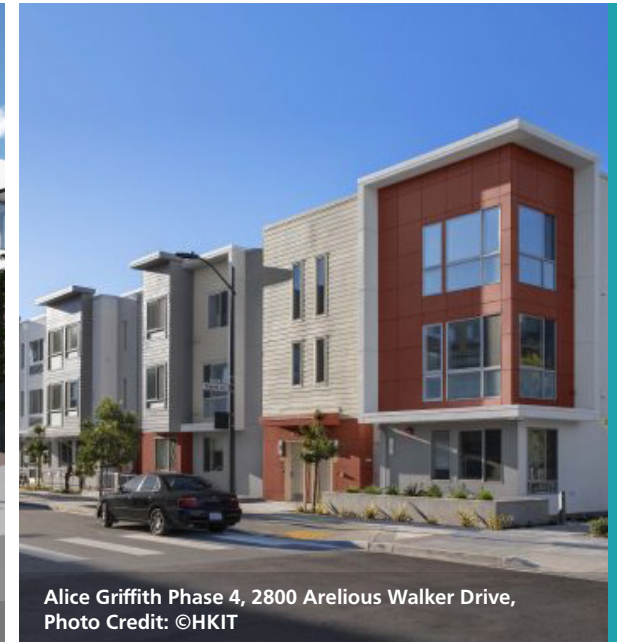


Transbay 7, Natalie Gubb Commons, Photo Credit: ©Daniel Wade



HPSY Phase I Block 56 & 57, 52,51 Innes Court, Photo Credit: ©Ian Birchall & Associates

FY17-18 Starts



Housing in Construction

In addition to the projects which began construction in FY17-18, there was a significant amount of housing that had started construction in prior years and was still underway. The majority of that housing was located in Transbay, where a number of large tower projects are located. In total, under-construction housing projects include 1,970 total housing units, of which 356 will be affordable. Of the affordable units, 297 units are OCII-funded projects and 192 units are inclusionary. Refer to **Table 7** for details. See the following pages for project specific details, and Chapter 6, Appendix for other project details.

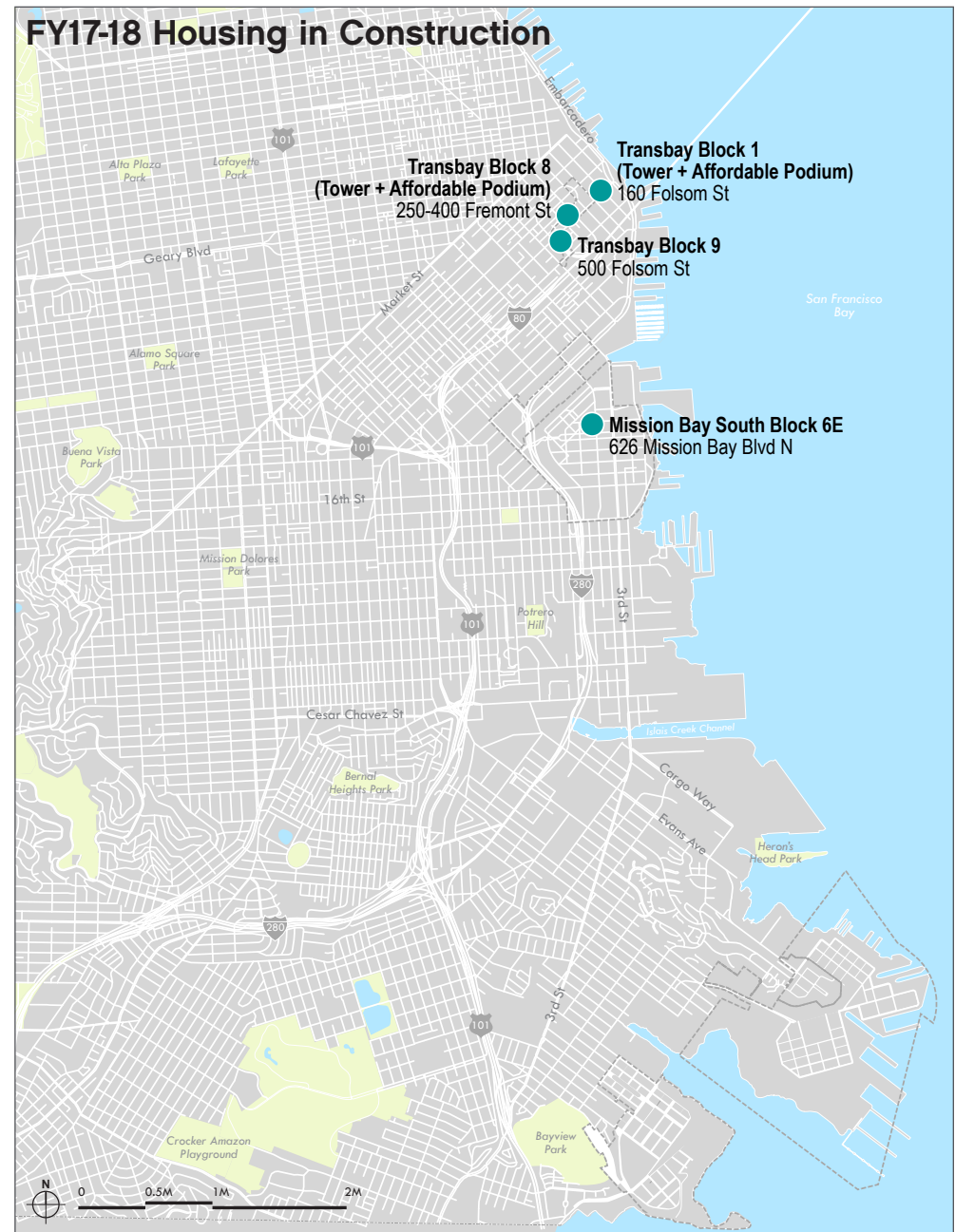


TABLE 7. HOUSING IN CONSTRUCTION

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

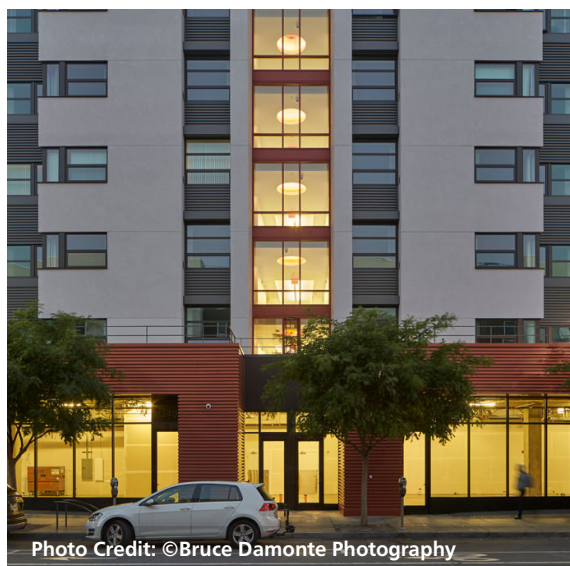
*OCII affordable does not include manager's units

Housing in Construction



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

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



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

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

Transbay Block 1 (Affordable Podium): 160 Folsom

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



Transbay Block 1 (Tower): 160 Folsom

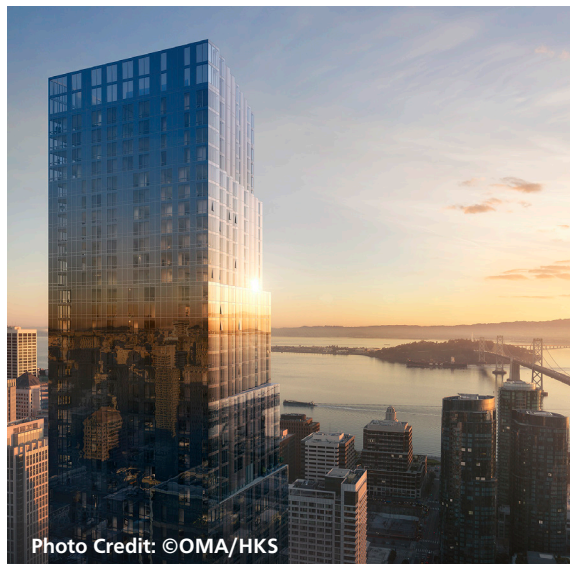
PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Tishman Speyer
ARCHITECT	Studio Gang
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Homeownership
TOTAL/AFFORDABLE UNITS	316/80
CONSTRUCTION COMPLETED	February 2020
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	100% AMI and below





Transbay Block 8 (Podiums): 250 Fremont

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



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

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

Transbay Block 8 (Tower, Floors 1-31) Mixed Income Rental: 450 Fremont

PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Related/TNDC
ARCHITECT	OMA/HKS
PROJECT/HOUSING TYPE	Mixed Income/Family Rental
TOTAL/AFFORDABLE UNITS	350/70
CONSTRUCTION COMPLETED	April 2019
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	40% and 50% AMI, and below



Transbay Block 9: 500 Folsom

PROJECT AREA	Transbay
SPONSOR/DEVELOPER	ESSEX/TMG/BRIDGE
ARCHITECT	SOM/Fougeron
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Family Rental
TOTAL/AFFORDABLE UNITS	537/109
CONSTRUCTION COMPLETED	November 2019
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	50% AMI and below



FY17-18 Housing in Construction



Mission Bay South Project Area, Photo Credit: ©Bruce Damonte Photography



MBS6E, 626 Mission Bay Blvd. North, Photo Credit: ©Bruce Damonte Photography



Transbay Block 1, 160 Folsom, Image Credit: ©Studio Gang

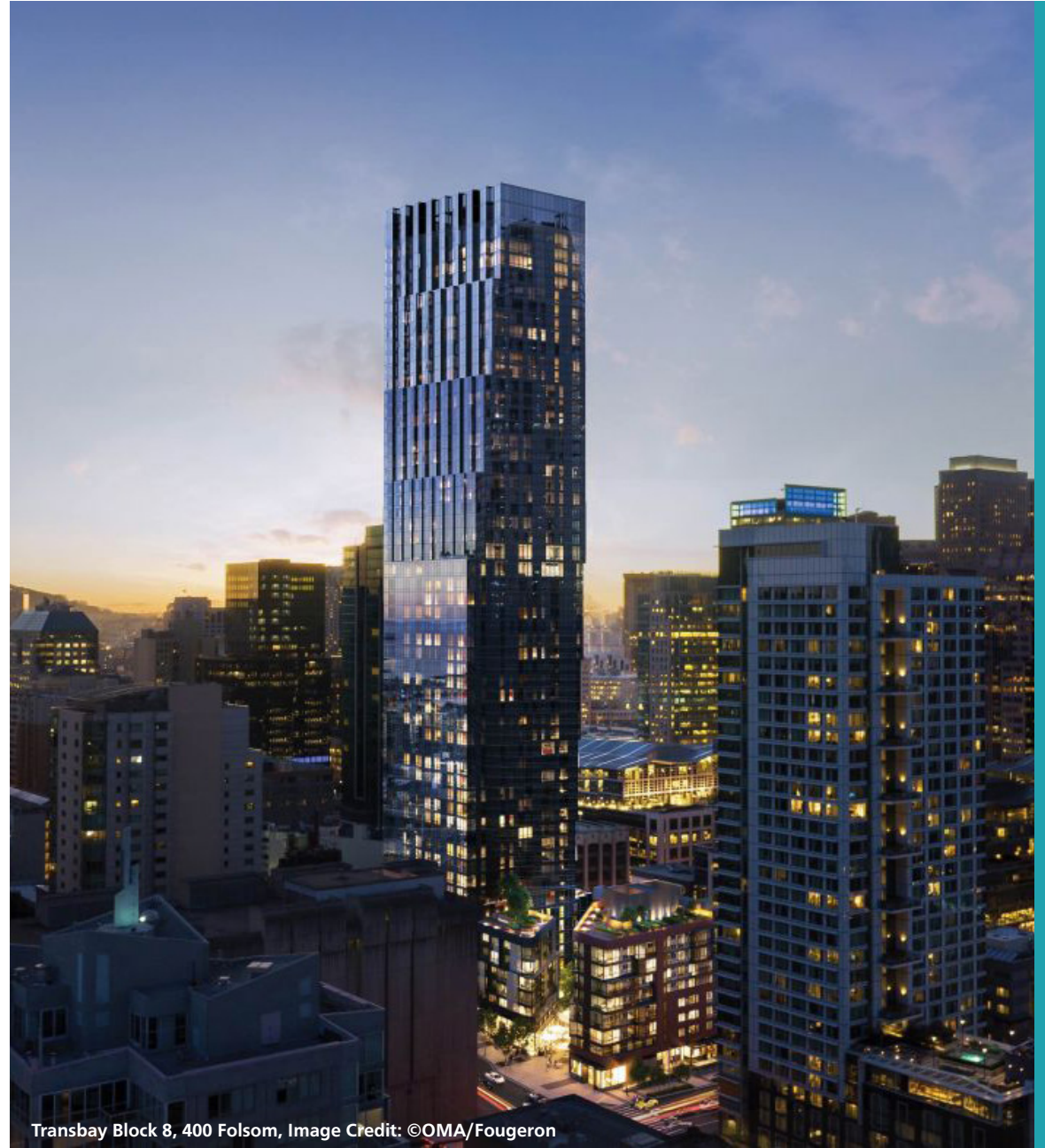


MBS Block 1, 1000 3rd St/110 Channel St, Image Credit: ©Arquitectonica

FY17-18 Housing in Construction



Transbay Block 9, 500 Folsom, Image Credit: ©SOM/Fougeron



Transbay Block 8, 400 Folsom, Image Credit: ©OMA/Fougeron

Marketing Accomplishments

In FY17-18, 544 affordable units were occupied over seven projects, according to project specific occupancy preferences required by OCII. OCII and MOHCD staff prepare a Marketing Outcomes Report for each project that is presented to the OCII Commission after full occupancy has been achieved (copies of which can be found on OCII's website at www.sfocii.org/housing). **Table 8** summarizes occupancy outcomes by housing preference for each project that achieved 100% occupancy in FY17-18.

FY17-18 Occupancy Process

Units that are set aside for direct referral by a housing agency, such as supportive housing units for homeless households or HOPE SF public housing units, do not go through a lottery process. All other units are advertised through a proactive outreach and marketing plan that emphasizes early outreach to Certificate of Preference (COP) holders. After the application period has closed, a lottery is held to determine the order in which applications will be processed, and required occupancy preferences are applied. See Chapter 4 for more details about the various occupancy preferences and how they are applied. Below are brief summaries of the applicable preferences during this reporting period:

- COP: always receives first preference across all OCII projects.
- Alice Griffith Preference: only applied to returning Alice Griffith households.
- Rent Burdened: required only in the HPSY Phase I and HPSY Phase II/CP project areas; provides preference to households spending more than 50% of their income on rent or live in housing receiving project-based operating subsidies.
- Public Higher Education Institution Worker and Disabled Household Preference: applies only to the Mission Bay South Block 7W project, as agreed to with the University of California, San Francisco (the original land owner of the parcel).
- Displaced Tenant Housing Preference: for those evicted through the Ellis Act or owner move-ins, or for tenants displaced by fire damage.
- HOPE SF: applies to public housing units created through the HOPE SF program.

TABLE 8. MARKETING OUTCOMES SUMMARY

PROJECT AREA	PROJECTS	Date 100% Occupied	Affordable Units by Lottery	COP Holders	Alice Griffith Preference	Rent Burdened	Public Higher Ed Institution Worker & Disabled Household	Displaced Tenant Housing Preference	San Francisco Live or Work	HOPE SF Units Affordable Units	Affordable Units
MBS	588 Mission Bay Boulevard North (MBS Block 7W)	Oct-17	198	6	N/A	N/A	50	N/A	142	N/A	198
MBN	Mission Bay by Windsor (MBN N4P3)	Jan-18	26	2	N/A	N/A	N/A	N/A	24	N/A	26
HPS II/CP	Alice Griffith Phases 1 & 2	Oct-17	68	5	8	4	N/A	N/A	51	114	182
HPS I	HPS Blocks 53 & 54	Jul-17	16	0	N/A	5	N/A	N/A	11	N/A	16
HPS I	HPS Blocks 56 & 57	Apr-18	7	0	N/A	0	N/A	1	6	N/A	7
BVHP	*Hunters View Phase IIA	Jul-17	26	3	N/A	10	N/A	0	13	80	106
WA2	*1450 Franklin	Jan-18	9	2	N/A	N/A	N/A	0	7	N/A	9
TOTAL			350	18	8	19	50	1	254	194	544

*Projects funded prior to redevelopment dissolution by SFRA and completed by OCII

04



MBS6E, 626 Mission Bay Blvd North, Photo Credit: ©Bruce Damonte Photography

OCCUPANCY PREFERENCES & MARKETING/OUTREACH

Occupancy Preferences
Certificate of Preference Program
Marketing Requirements

TABLES:

Table 9:
Occupancy Preferences by Project Area

Table 10:
COP Program Highlights Five Years
Ending FY17-18

Occupancy Preferences

Table 9 shows occupancy preferences in each of the project areas according to adopted redevelopment plans and master developer agreements. The Certificate of Preference (“COP”) program provides first priority in all OCII affordable housing units to certified members of households that were displaced by SFRA actions, primarily in the 1960s and 1970s.

Certificate of Preference Program

During the 1960s and 1970s, SFRA, as part of the federal urban renewal program, displaced many residents and businesses from its project areas. In 1967, the SFRA initiated the COP program to residents of housing who were displaced by its activities.

The COP does not guarantee a certificate holder any particular housing unit but provides the holder with a preference over other applicants of affordable housing sponsored by OCII, provided that the Certificate Holder meets the financial and other qualifications of the unit.

A primary goal of the COP has been to provide an opportunity for those displaced to return to the Project Area from which the resident was displaced. The COP program is authorized under the California

TABLE 9. OCCUPANCY PREFERENCES BY PROJECT AREA

Preference Order	HPSY Phase I HPSY Phase II/CP	Mission Bay North and South	Transbay
1st	Certificate of Preference	Certificate of Preference	Certificate of Preference
2nd	Rent-Burdened Households* or Assisted Residents**	Displaced Tenant Housing Preference	Displaced Tenant Housing Preference
3rd	Displaced Tenant Housing Preference	San Francisco Residents or Workers	San Francisco Residents or Workers
4th	San Francisco Residents or Workers	General Public	General Public
5th	General Public		

*Rent-Burdened Households: those paying more than 50% of income towards rent.

**Households currently residing in public housing or in project-based Housing Choice Voucher housing.

Community Redevelopment Law (“CRL”), which limits the preference to low- to moderate-income persons who were displaced. The preference only applies to housing that is affordable to low- and moderate-income households.

At the direction of the OCII Commission in FY13-14, OCII staff initiated a more robust early outreach and marketing protocol to ensure that as many COP holders as possible obtain housing, and to maximize the number of COP holders who live outside of San Francisco but want to return. **Table 10** shows success, over the past five years, as measured by the increased number of COP holders housed and those returning to San Francisco.

OCII contracts with MOHCD to assist with marketing our affordable units, and MOHCD manages the COP program for both OCII and MOHCD projects.

MOHCD provides an annual report to the OCII Commission describing the COP program for OCII sponsored projects, accomplishments, and next steps in greater detail. The COP Annual Report for FY17-18 can be found online at: sfmohcd.org/certificate-preference.

TABLE 10. COP PROGRAM HIGHLIGHTS FIVE YEARS ENDING FY2017-18

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

During the past five fiscal years, COP program highlights for OCII sponsored projects are shown in **Table 10**.

Marketing Requirements

OCII relies on an early outreach plan and tenant selection plan ("Marketing Plan") for each OCII sponsored project as tools to guide marketing. OCII requires affirmative marketing to COP holders during the early phases of construction in order to allow applicants sufficient time to prepare for and take advantage of any community based or City sponsored rental or homeownership readiness programs. OCII also requires developers to outreach to COP holders and connect them to rental and homebuyer readiness workshops. For each lottery, COP holders are ranked first. Details of FY17-18

marketing outcomes by individual project are listed earlier in this report in **Table 8**.

MOHCD uses its web-based application system, the Database of Affordable Housing Listings, Information and Applications ("DAHLIA") for all OCII sponsored affordable housing, to streamline the application process to make it easier for COP holders and others seeking affordable rental or homeownership housing opportunities. MOHCD partners with several non-profit agencies to support rental readiness and eviction prevention programs targeting Bayview Hunters Point and Western Addition residents as well as applicants to assist in using DAHLIA and to prepare residents for successful tenancies/occupancies.

05



MBS6E, 626 Mission Bay Blvd N, Photo Credit ©Bruce Damonte Photography

SMALL BUSINESS ENTERPRISE & WORKFORCE GOALS

Equal Opportunity Programs
Small Business Enterprise
Workforce Development

Small Business Enterprise and Workforce Goals

Equal Opportunity Programs

OCII is committed to social and economic equity that extends beyond providing affordable housing and into the realm of employment and business opportunities. OCII promotes equal opportunity in contracting and employment among professional services consultants and construction contractors through its Small Business Enterprise (“SBE”) Program and its Local Construction Workforce Hiring Program. Each program has a robust goal of 50% for SBE engagement and local construction employment, and both programs are enforced by OCII’s Contract Compliance Division. All contracts for construction are also subject to OCII’s Prevailing Wages Policy, which requires the payment of prevailing, livable wages.

Small Business Enterprise

Under OCII’s SBE Policy, prime contractors on OCII assisted-projects must make a good faith effort to award 50% of contract dollars to bona fide SBEs that hold valid certifications and fall within certain revenue thresholds. Additionally, OCII recognizes the City and County of San Francisco (“City”) Local Business Enterprise (“LBE”) Program. Under OCII’s SBE program, project area businesses bidding on agency-assisted contracts are given first

consideration, followed by San-Francisco based SBEs, and then non-SF based SBEs. In July of 2015, OCII’s Commission amended the agency’s SBE Policy to conform its small business size standards to the City’s Small LBE revenue thresholds, making it easier for LBEs to participate in OCII’s SBE Program.

In addition to giving first consideration to local firms, OCII’s SBE policy encourages Prime Contractors to award contracting opportunities to businesses that reflect the gender, ethnic and economic diversity of San Francisco.

In FY2017-18, OCII’s developer partners awarded professional service and construction contracts on 6 affordable and inclusionary housing projects totaling more than \$89 million. Over \$45 million (or 50%) were awarded to small businesses, many of whom are LBEs certified by the City’s Contract Monitoring Division. Notably, small businesses were awarded over \$12 million (87%) of professional services contracts and nearly \$33 million (43%) of construction contracts (See Chart 1). Reflecting the gender and ethnic diversity of San Francisco, minority and women owned firms received over \$25 million (29%) of professional services and construction contracts.

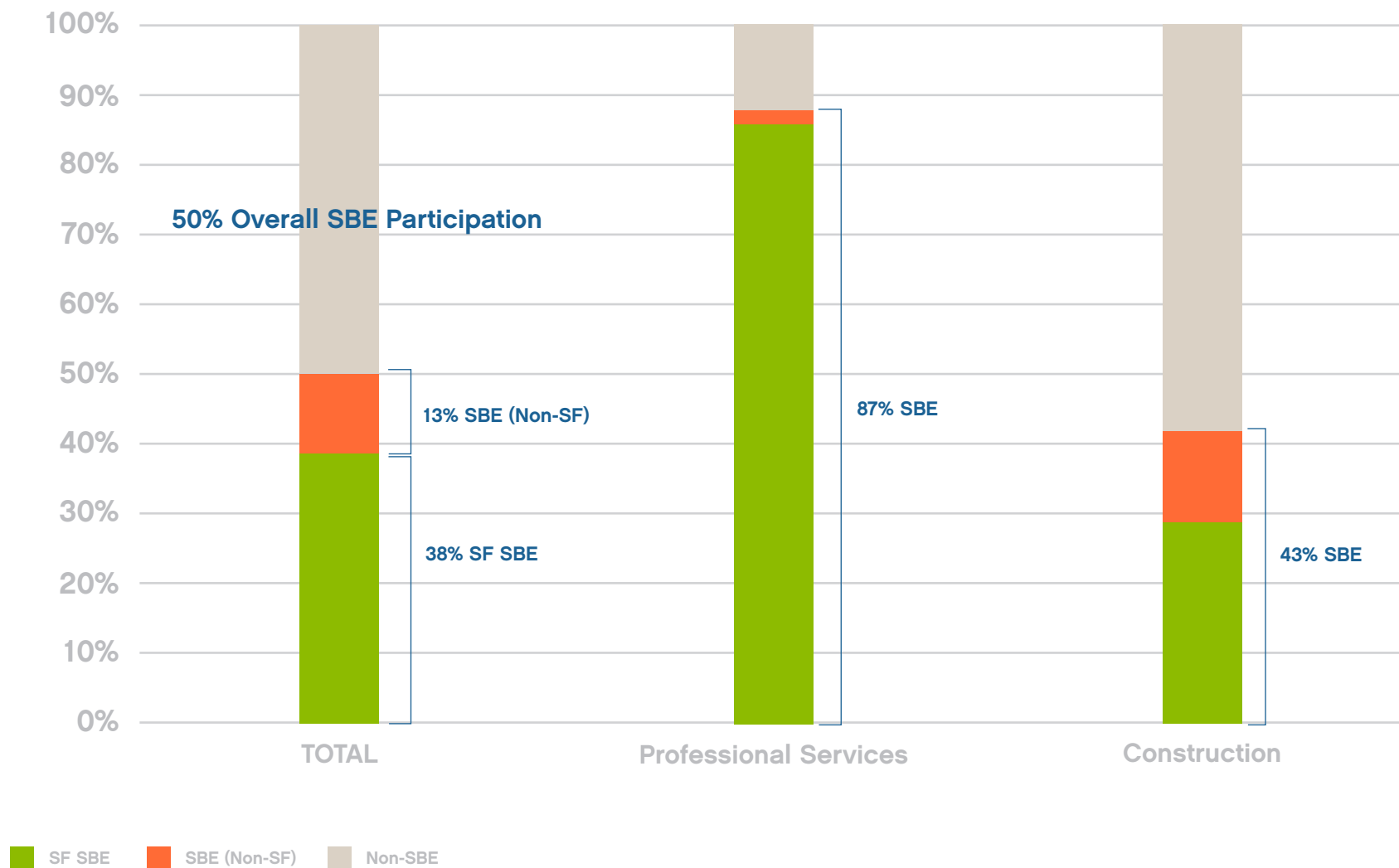
To ensure inclusion of small businesses in OCII-administered projects, OCII encourages larger and established firms to pair with SBEs by forming associations and joint ventures (JV). These partnerships help Prime Contractors comply with SBE goals, while giving smaller firms access to large scale projects and an opportunity to acquire greater footing and visibility within their trade.

OCII recognizes JVs and Associations between SBE firms and non-SBE firms, where the SBE partner performs 35% or more of the work and receives a proportionate share of the profits. Both professional service and construction firms have benefited from OCII’s JV policy.

Chart 1 provides SBE data on affordable housing contracts.

CHART 1: SBE Participation on Affordable Housing Contracts

FY17-18



Workforce Development

Construction

Prior to the City and County of San Francisco's adoption of its local hiring policy for construction, the former SFRA and current OCII (as successor agency to SFRA) have had a long history of implementing a local workforce requirement on agency-assisted construction projects. OCII's local workforce policy is aggressive and unique in that it establishes a local hiring goal of 50%, with first consideration given to Project Area residents and requires contractors to adhere to State prevailing wage requirements, even on projects entirely funded with private dollars. OCII's wage policies are demonstrative of the agency's commitment to livable wages for San Franciscans.

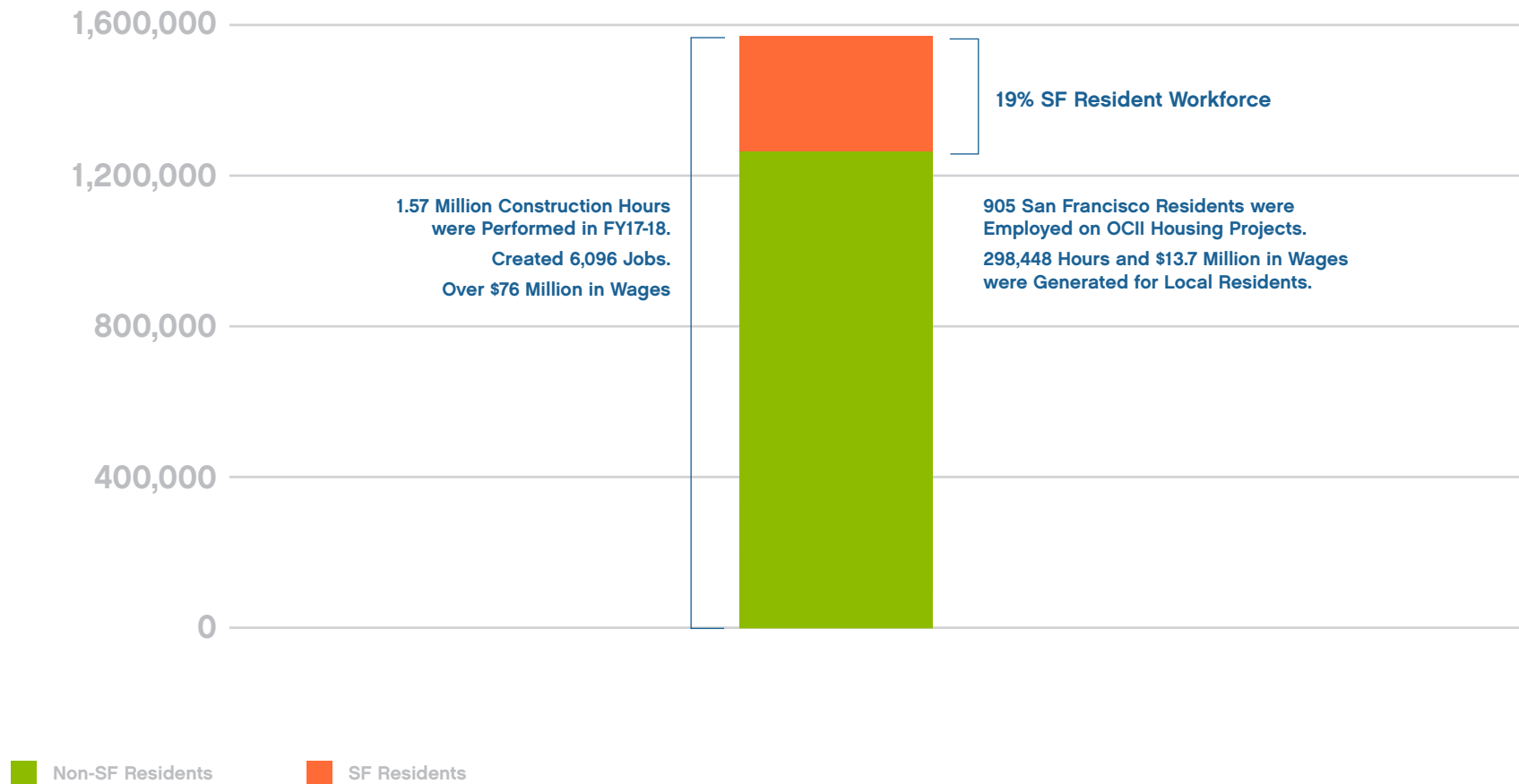
The San Francisco Office of Economic and Workforce Development, through its CityBuild Division, assists OCII with its workforce development program. Contractors and subcontractors are required to submit certified payroll reports through a web-based monitoring and reporting system, which tracks hours by trade, residency, and other relevant demographic information of employees. CityBuild and Contract Compliance staff closely monitors payroll submissions to ensure adherence to OCII's policies, and to allow for "real time" and actionable remedies for deficiencies.

On OCII-sponsored affordable and inclusionary housing projects in FY17-18, OCII's Local Construction Workforce Hiring Program created 6,096 construction jobs, of which 905 were filled by San Francisco residents, yielding an overall local workforce participation rate of 19%, as measured by work hours.

Although the percentage is below the goal, OCII-sponsored projects had the highest number of CityBuild worker placements. It is important to note that the foregoing employment numbers represent all construction positions, many of which are temporary and transitional by nature of the construction industry. Nevertheless, these figures represent more than 298,448 hours of work performed by San Francisco residents and over \$13,694,000 in wages paid to local residents (See **Chart 2**).

CHART 2: Construction Work Opportunities Created by OCII Affordable & Inclusionary Housing Projects

FY17-18



06



APPENDIX

TABLE 11:

Construction Completions in FY17-18

Construction Starts

In Construction Throughout FY17-18

TABLE 11. CONSTRUCTION COMPLETIONS IN FY17-18

Project Area	Project Name	Address	Supervisor District	Project Sponsor	Type of Project	Type of Housing	Total Units	Market Rate Units	Inclusionary Affordable Units	OCII Affordable Units	Total Affordable Units
HPSY Phase II/ Candlestick Point	Alice Griffith Ph 3	2500 Arelious Walker Dr	10	McCormack Baron Salazar	OCII Affordable (HOPE SF)	Family Rental	122	1	0	121	121
HPSY Phase I	HPSY I Block 56/57 3&4	52, 51 Innes Ct	10	Lennar	Market Rate w/ inclusionary	Homeownership	72	65	7	0	7
HPSY Phase I	HPSY I Block 56/57 1&2	10 Kennedy Pl, 10 Innes Court	10	Lennar	Market Rate w/ inclusionary	Homeownership	60	52	8	0	8
Transbay	Transbay Block 7 Natalie Gubb Commons	255 Fremont	6	Mercy Housing	OCII Affordable	Family Rental	120	1	0	119	119

AMI Targeting	Set-Aside Units	Parking Spaces	OCII Actual Fund- ing to Date	Construction Completion	Architect	General Contractor	SBE Professional (completed projects only)	SBE Construction (completed projects only)	SF Workforce (completed projects only)
50% AMI and below	93 Public Hsg Replacemnent Units	61	\$19,797,042	Nov-17	Torti Gallas	Nibbi/Baines	84.2%	46%	31.2%
80% AMI	n/a	72	n/a	Mar-18	Ian Birchall + Associates	Cahill	87.2%	46.3%	30.9%
80% AMI	n/a	60	n/a	May-18	Ian Birchall + Associates	Cahill	87.2%	46.3%	30.9%
50% AMI and below	24 Public Hsg Relocatee Units	0	\$66,706,591	Feb-18	Santos Prescott	Cahill	97.9%	49.7%	23.0%

TABLE 11: CONSTRUCTION STARTS IN FY17-18

Project Area	Project Name	Address	Supervisor District	Project Sponsor	Type of Project	Type of Housing	Total Units	Market Rate Units	Inclusionary Affordable Units	OCII Affordable Units	Total Affordable Units
HPSY Phase II/ Candlestick Point	Alice Griffith Ph 4	2800 Arelious Walker Dr	10	McCormack Baron Salazar	OCII Affordable (HOPE SF)	Family Rental	31	0	0	31	31
HPSY Phase I	HPSY I Block 55	528 Hudson, 33,23 Kirkwood	10	Lennar	Market Rate w/ inclusionary	Homeownership	66	63	3	0	3
MBS	Mission Bay South	1150 3rd St	6	Chinatown CDC w/ Swords to Plowshares	OCII Affordable	Supportive + Family Rental	119	1	0	118	118

AMI Targeting	Set-Aside Units	Parking Spaces	OCII Actual Fund- ing to Date	Construction Completion	Architect	General Contractor	SBE Professional (completed projects only)	SBE Construction (completed projects only)	SF Workforce (completed projects only)
60% AMI and below	19 Public Hsg Replace- ment Units	18	\$9,156,408	Feb-19	HKIT	Nibbi/Baines	82.4%	73.2%	26.3%
80% AMI	n/a	121	n/a	Aug-19	NC2 Studios	Build Group	TBD	TBD	TBD
60% AMI and below	62 Homeless Units	25	\$20,093,600	Dec-19	Leddy Maytum Stacy/Saida Sullivan	Nibbi	TBD	TBD	TBD

TABLE 11: IN CONSTRUCTION THROUGHOUT FY17-18

Project Area	Project Name	Address	Supervisor District	Project Sponsor	Type of Project	Type of Housing	Total Units	Market Rate Units	Inclusionary Affordable Units	OCII Affordable Units	Total Affordable Units
MBS	Mission Bay South Block 6 East	626 Mission Bay Blvd N	6	TNDC	OCI Affordable	Family Rental	143	1	0	142	142
MBS	One Mission Bay	1000 3rd St/110 Channel St	6	Strada Investment/CIM Group	Market Rate	Homeownership	350	350	0	0	0
Transbay	Transbay Block 1 (Podium)	160 Folsom	6	Tishman Speyer	OCII Affordable	Homeownership	76	0	0	76	76
Transbay	Transbay Block 1 (Tower)	160 Folsom	6	Tishman Speyer	Market Rate w/ inclusionary	Homeownership	316	236	80	0	80
Transbay	Transbay Block 8 (Podium)	250 Fremont	6	Related/TNDC	OCII Affordable	Family Rental	80	1	0	79	79
Transbay	Transbay Block 8 (Tower - Mixed Income Rental)	400 Fremont	6	Related/TNDC	Market Rate w/ inclusionary	Family Rental	350	280	70	0	70
Transbay	Transbay Block 8 (Tower - Market Rate Condos)	400 Folsom	6	Related	Market Rate	Homeownership	118	118	0	0	0
Transbay	Transbay Block 9	500 Folsom	6	ESSEX/TMG/ BRIDGE	Market Rate w/ inclusionary	Family Rental	537	428	109	0	109

AMI Targeting	Set-Aside Units	Parking Spaces	OCII Actual Funding to Date	Construction Completion	Architect	General Contractor	SBE Professional (completed projects only)	SBE Construction (completed projects only)	SF Workforce (completed projects only)
50% TCAC AMI and below	140 Homeless Units	41	\$35,750,000	Jul-18	Mithun/Studio VARA	Nibbi	TBD	TBD	TBD
n/a	n/a	350	n/a	Nov-18	Arquitectonica	Lendlease	52.7%	20.7%	16.6%
100% AMI and below	n/a	19	\$19,180,000	Feb-20	Studio Gang Barcelon Jang	Lendlease	TBD	TBD	TBD
100% and 120% AMI	n/a	316	n/a	Feb-20	Studio Gang Barcelon Jang	Lendlease	TBD	TBD	TBD
50% AMI and below	n/a	20	\$16,000,000	Apr-19	Fougeron	Webcor	58.6%	22.7%	19.5%
40% and 50% AMI	n/a	59	n/a	Apr-19	OMA	Webcor	58.6%	22.7%	19.5%
n/a	n/a	125	n/a	Jun-19	OMA	Webcor	58.6%	22.7%	19.5%
50% AMI and below	n/a	283	n/a	Nov-19	Skidmore Owings & Merrill	Balfour Beatty	TBD	TBD	TBD



O C I I

office of

COMMUNITY INVESTMENT
and INFRASTRUCTURE