



118-0402019-002

Agenda Item **No. 5(c)**
Meeting of November 19, 2019

INFORMATIONAL MEMORANDUM

TO: Community Investment and Infrastructure Commissioners
FROM: Nadia Sesay, Executive Director
SUBJECT: Workshop on Annual Housing Production Report Fiscal Year 2018-19

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

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OCII staff have prepared an Annual Housing Production Report ("Report") for Fiscal Year 2018-19 (FY18-19), a draft of which will be presented at the November 19, 2019 Commission meeting for discussion and comment. In summary, 7,832 housing units, or approximately 36% of the OCII's total housing obligation, had been completed by the end of FY18-19. Of those completed units, 2,077 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 FY18-19, such as that shown in Table 1, on the next page.

TABLE 1: FY18-19 Accomplishments

Milestone	Outcome
Housing Unit Construction Completions	1,072
Housing Unit Construction Starts	152
OCII Affordable Housing Funding Approved	\$51.36 M
Housing Units in Projects that Achieved 100% Occupancy	359
Certificate of Preference Holders Housed	13

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. FY18-19 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 six years shows the increase impact of our marketing efforts compared to six 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, 2019

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable**
Completed	7,832	5,755	460	1,617	2,077
In Construction	1,266	730	191	345	536
Predevelopment	2,815	1,631	468	716	1,184
Preliminary Planning	1,365	523	128	714	842
Future Development	8,542	6,138	1,548	856	2,404
TOTAL	21,820	14,777	2,795	4,248	7,043
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 FY18-19, approximately 36% of all housing had been completed, as shown below in Table 3.

TABLE 3. Total Housing Status by Project Area, as of June 30, 2019					
Status	HP Shipyard Phase 1	HP Shipyard Phase 2 & Candlestick Pt	Mission Bay North & South	Transbay Zone 1	TOTAL
Completed	439	337	5,789	1,267	7,832
In Construction	66		271	929	1,266
Predevelopment	593	1,263	276	683	3,129
Preliminary Planning	294	646	178	247	1,630
Future Development	36	8,426		80	7,963
TOTAL	1,428	10,672	6,514	3,206	21,820
<i>% AFFORDABLE</i>	29%	31%	29%	43%	32%
<i>% COMPLETE ALL UNITS</i>	31%	3%	89%	40%	36%

In FY18-19, OCII achieved significant milestones in bringing this critical resource to the City, delivering 1,072 housing units as shown in Table 4. Of the 1,072 housing units, 321 units are affordable. Staff estimates that these completed affordable units offered much needed, high quality housing to over 800 San Franciscans.

TABLE 4: FY 18-19 Construction Completions and Starts		
Project Area	Total Housing Completions	Total Housing Starts
Hunters Point Shipyard Phase 1	0	0
Hunters Point Shipyard Phase II/Candlestick Point	31	0
Mission Bay North	0	0
Mission Bay South	493	152
Transbay	548	0
TOTAL	1,072	152

During this period, the Commission approved funding for another 264 units in stand-alone 100% affordable developments for either predevelopment or construction activities, as shown in Table 5.

TABLE 5. FY 18-19 Affordable Housing Funding Approvals				
Project Area	Project Name	Type of Funding	Affordable Units	Amount Funded
HPSY Phase I	Blocks 52/54	Predevelopment	112	\$4,000,000
Mission Bay South	Block 6 West	Construction	140	\$47,361,690
TOTAL			264	\$51,361,690

NEXT STEPS

Staff will present the draft Report at the November 19, 2019 Commission meeting for comment. After incorporating any suggested revisions, OCII will finalize the Report and make it available to the public via the OCII website and distribute it to interested parties.

(Originated by Jeff White, Housing Program Manager)



Nadia Sesay
Executive Director

Attachment A: Draft Annual Housing Production Report FY18-19

ANNUAL HOUSING PRODUCTION REPORT

OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE

FISCAL YEAR 2018-2019

Mayor: London Breed
Executive Director: Nadia Sesay
Commissioners:
Miguel Bustos, Chair
Mara Rosales, Vice Chair
Bivett Brackett
Dr. Carolyn Ransom-Scott

Mission Bay South Block 6 East, 626 Mission Bay Blvd. N, Photo ©Bruce Damonte

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Table 2:
Housing Funding Activity

“

It's been good. I applied to two housing opportunities prior to Natalie Gubb Commons.” Mr. Brown received assistance from the non-profit Seasons of Sharing which covered his move-in costs. “I was living with my sister-in-law prior to moving here. It feels good living here, my wife and daughter and I are pretty happy. As far as the building amenities, the onsite laundry facility is excellent and maintenance is always on top of everything. What I would tell other COP holders is that if you can handle the city life, it's excellent. My wife is now eager to explore homeownership through the COP program.

Certificate of Preference holder now residing at Natalie Gubb Commons, 255 Fremont Street, a 100% affordable rental community in Transbay

”

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

As of the end of Fiscal Year 2018-2019 (“FY18-19”), 7,832 units (2,077 affordable units and 5,755 market rate units) have been completed in these project areas.

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 2018-2019 provides a summary and status of OCII’s housing goals, and accomplishments from FY18-19 as of June 30, 2019, including the following:

- Housing construction completions
- Housing construction starts
- Housing funding activity
- 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 FY18-19, 1,072 housing units were completed, and 152 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 FY18-19, the OCII Commission approved two predevelopment loans and one construction loan, for a total of \$51.4 million in loans as shown in **Table 2**.

The sources of funding for OCII’s affordable housing include taxable housing bonds authorized under Redevelopment Dissolution law, “pay-go” tax increment, and developer fees such as jobs-housing linkage fees.

**TABLE 1. FISCAL YEAR 2018-19
TOTAL HOUSING COMPLETIONS AND STARTS**

Project Area	Total Housing Completions	Total Housing Starts
Hunters Point Shipyard Phase I	0	0
Hunters Point Shipyard Phase II/ Candlestick Point	31	0
Mission Bay North	0	0
Mission Bay South	493	152
Transbay	548	0
TOTAL	1,072	152

TABLE 2. HOUSING FUNDING ACTIVITY

Project Area	Project Name	Affordable Units	Type of Funding	Amount Funded
Hunters Point Shipyard Phase I	Blocks 52/54	112	Predevelopment	\$4,000,000
Mission Bay South	Block 6 West	152	Construction	\$47,361,690
TOTAL		264		\$51,361,690

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



Credit: SOM

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HOUSING PROGRAM & GOALS

- Housing Types
- Hunters Point Shipyard Phase I
- Hunters Point Shipyard Phase II/Candlestick Point
- Mission Bay North and South
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Candlestick Point
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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.

Tables 4A-G reflect all OCII housing obligations and production goals as of June 30, 2019.

Of OCII’s 21,820 planned total housing units, 7,025 (32% of the total) will be affordable. At the end of FY18-19, a total of 7,832 housing units (36% of the total goal) have been completed in the three project areas. Of these completed units, 2,077 are affordable units and 5,755 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, or those 62 years or older depending on the project’s funding source), 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 37% of completed units are for homeownership.

TABLE 3. STATUS OF TOTAL UNITS BY HOUSING TYPE, AS OF JUNE 30, 2019

TYPE	Completed	% Completed Units by Housing Type	Affordable Units Completed	In Construction	Predevelopment	Preliminary Planning	Future Development	Grand Total
Family Rental	4,687	60%	1,619	689	988	910		7,274
Senior Rental	140	2%	140			405	80	625
Supportive Rental	120	1%	120	119	141			380
Homeownership	2,885	37%	198	458	1,686	50		5,079
TBD		0%				0	8,462	8,462
TOTAL	7,832	100%	2,077	1,266	2,815	1,365	8,542	21,820

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 to date has occurred, and the “Hillside”, which has not yet started development. **Table 4C** shows that in HPSY Phase I, housing production at the end of FY18-19 was 31% complete with 439 units completed. Of those completed units, 99 were affordable housing units, consisting of all inclusionary affordable units within market rate developments. As of publication date of this report, 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. During FY18-19, the California Department of Public Health completed a health and safety scan of HPSY Phase I, concluding that there is no exposure to radiological health or safety hazards for residents, workers or visitors.

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 approximately 32% 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, housing production at the end of FY18-19 was 3% complete with 337 units. Those completed units 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. Planned housing construction in the two project areas combined was 89% complete, for a total of 5,789 units. **Table 4E** reflects housing completions in MBN, which was fully complete in FY16-17, 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

80% complete at the end of FY18-19, with 2,825 units completed out of 3,550. As of FY18-19, market rate units were 100% complete, and 40% 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 units, of which 43% (or 1,381 units) will be affordable. **Table 4G** shows that in Transbay Zone 1, housing production at the end of FY18-19 was 40% complete with 1,267 units. Of these completed units, 387 were affordable units in OCII funded, 100% affordable housing developments. Construction was very active in FY18-19, with a total 929 units underway during the 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

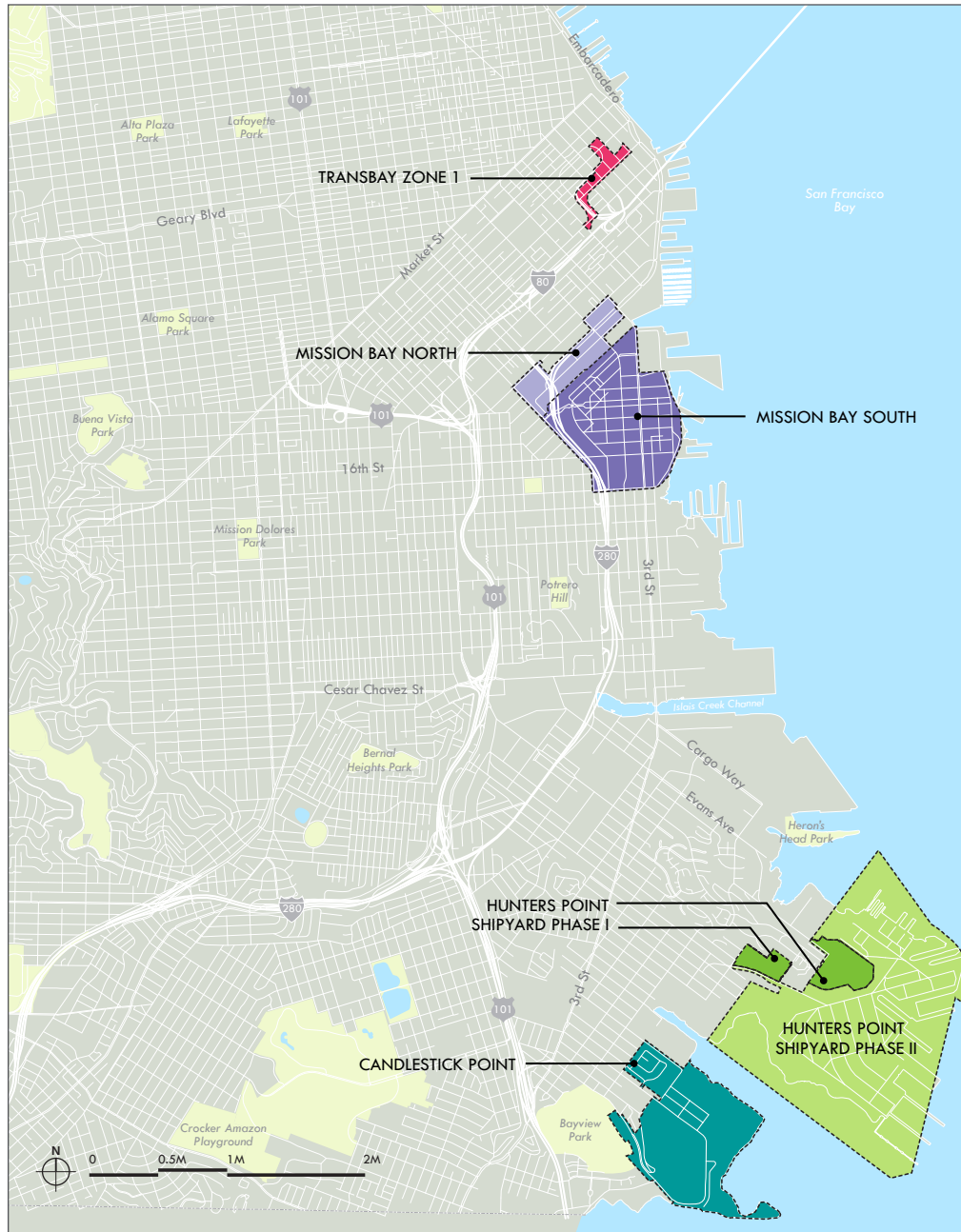


TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA**TABLE 4A. HOUSING STATUS FOR ALL AREAS, AS OF JUNE 30, 2019**

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed as of 6/30/19	7,832	5,755	460	1,617	2,077
In Construction	1,266	730	191	345	536
Predevelopment	2,815	1,631	468	716	1,184
Preliminary Planning	1,365	523	128	714	842
Future Development	8,542	6,138	1,548	856	2,404
TOTAL	21,820	14,777	2,795	4,248	7,043
% AFFORDABLE OF TOTAL HOUSING GOAL					32%
AFFORDABLE UNITS AS % OF TOTAL COMPLETED					27%
% COMPLETE, ALL UNITS					36%

*OCII affordable does not include manager's units

TABLE 4B. HOUSING STATUS BY PROJECT AREA, AS OF JUNE 30, 2019

	Hunters Point Shipyard Phase I	Hunters Point Shipyard Phase II & Candlestick Point	Mission Bay North & South	Transbay	Total
Completed	439	337	5,789	1,267	7,832
In Construction	66		271	929	1,266
Predevelopment	593	1,263	276	683	3,129
Preliminary Planning	294	646	178	247	1,630
Future Development	36	8,426		80	7,963
TOTAL	1,428	10,672	6,514	3,206	21,820
% COMPLETE	31%	3%	89%	40%	36%

TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA**TABLE 4C. HUNTERS POINT SHIPYARD PHASE I STATUS, AS OF JUNE 30, 2019**

	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 JUNE 30, 2019

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	337	3		334	334
In Construction					
Predevelopment	1,577	866	67	330	397
Preliminary Planning	911	318	104	224	328
Future Development	7,847	6,137	1,548	741	2,289
TOTAL	10,672	7,342	1,719	1,629	3,348
% COMPLETE	3%	0%	0%	21%	10%
% 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, 2019**

	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, 2019

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	2,825	2,336		489	489
In Construction	271	2		269	269
Predevelopment	276	1		275	275
Preliminary Planning	178	2		176	176
Future Development					
TOTAL	3,550	2,341	-	1,209	1,209
% COMPLETE	80%	100%	-	40%	40%
% AFFORDABLE AT FULL BUILD OUT					34%

*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, 2019**

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	1,267	810	70	387	457
In Construction	929	665	188	76	264
Predevelopment	683	347	336		336
Preliminary Planning	247	2		245	245
Future Development	80	1		79	79
TOTAL	3,206	1,825	594	787	1,381
% COMPLETE	40%	44%	12%	49%	33%
% AFFORDABLE AT FULL BUILD OUT					43%

*OCII affordable does not include manager's units



Alice Griffith Phase 4, 2800 Arelious Walker Drive, Photo Credit: ©Blake Thompson

03



Mission Bay South Block 1, 1000 3rd Street/110 Channel Street, Photo Credit ©CIM

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HOUSING ACCOMPLISHMENTS

Housing Completions & Project Summaries
Housing Starts & Project Summaries
Housing in Construction & Project Summaries
Marketing Accomplishments

TABLES:

Table 5:
Housing Completions

Table 6:
Housing Starts

Table 7:
Housing in Construction

Table 8:
Marketing Outcomes Summary

Housing Accomplishments

This section summarizes OCII housing accomplishments for FY18-19, including information on construction completions, construction starts, projects in construction, and marketing outcomes.

Housing Completions

In FY18-19, 1,072 units completed construction of which 321 units are affordable. These units were in three 100% OCII-funded developments and one phase of a market rate project with a total of 70 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 Enterprises and local workforce hiring accomplishments can be found in **Chapter 6, Appendix**.

FY18-19 HOUSING COMPLETIONS



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 4	100% Affordable	Family Rental	31	30
Mission Bay South	Mission Bay South Block 6 East	100% Affordable	Family Rental	143	142
Mission Bay South	One Mission Bay	Market Rate	Homeownership	350	0
Transbay	Avery Transbay Block 8 (Podium)	100% Affordable	Family Rental	80	79
Transbay	Avery Transbay Block 8 (Tower)	Market Rate w/inclusionary	Family Rental	350	70
Transbay	Avery Transbay Block 8 (Tower)	Market Rate	Homeownership	118	0
TOTAL				1,072	321

*OCII affordable does not include manager's units

Housing Completions by Project



Alice Griffith Phase 4: 2800 Arelious Walker Dr

PROJECT AREA	HPSY Phase II/Candlestick Point
SPONSOR/DEVELOPER	McCormack Baron Salazar
ARCHITECT	HKIT Architects/Y.A. Studio
PROJECT/HOUSING TYPE	100% Affordable/Family Rental
TOTAL/AFFORDABLE UNITS	31/30
CONSTRUCTION COMPLETED	February 2019
TOTAL OCII FUNDING	\$9,156,408
AFFORDABLE UNITS TARGET AMI	60% and below



Mission Bay South Block 6E: 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	July 2018
TOTAL OCII FUNDING	\$35,750,000
AFFORDABLE UNITS TARGET AMI	50% TCAC AMI

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

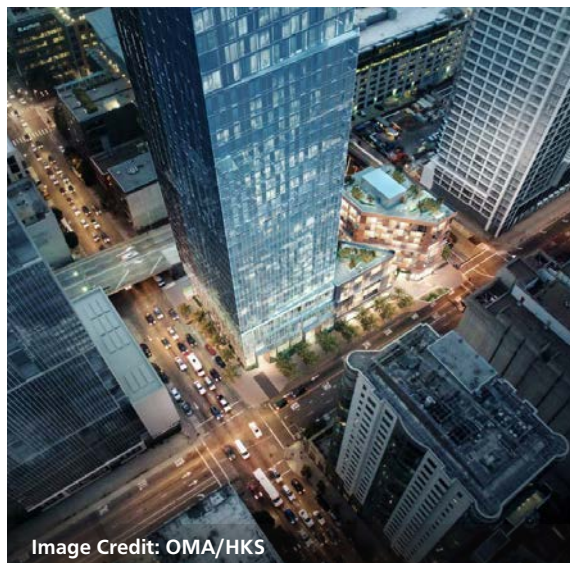
PROJECT AREA	Mission Bay South
SPONSOR/DEVELOPER	Strada Investment/CIM Group
ARCHITECT	Arquitectonica
PROJECT/HOUSING TYPE	Market Rate Homeownership
TOTAL/AFFORDABLE UNITS	350/0
CONSTRUCTION COMPLETED	November 2018
TOTAL OCII FUNDING	\$0
AFFORDABLE UNITS TARGET AMI	n/a



Transbay Block 8 (Affordable Podium): 250 Fremont St

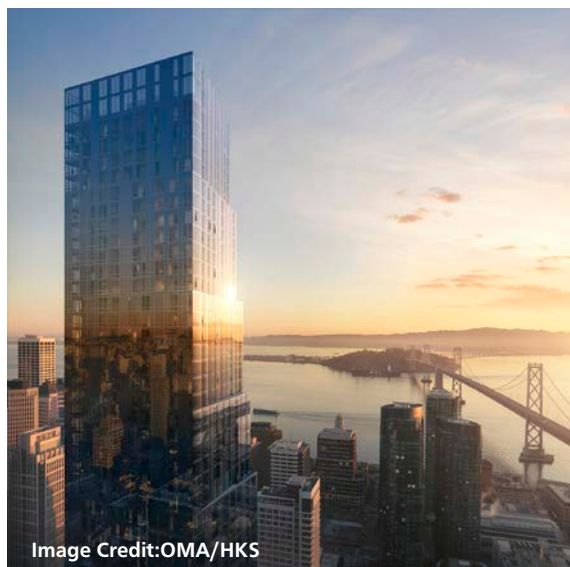
PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Related/TNDC
ARCHITECT	Fougeron Architecture
PROJECT/HOUSING TYPE	100% Affordable/Family Rental
TOTAL/AFFORDABLE UNITS	80/79
CONSTRUCTION COMPLETED	April 2019
TOTAL OCII FUNDING	\$16,000,000
AFFORDABLE UNITS TARGET AMI	50% and below





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

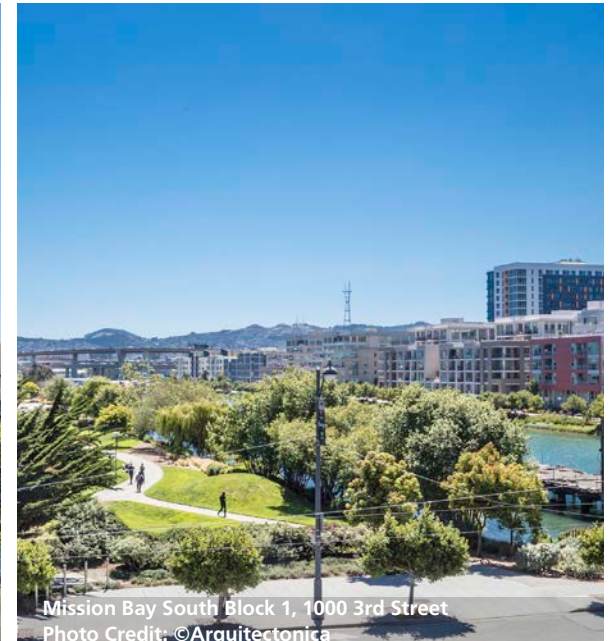
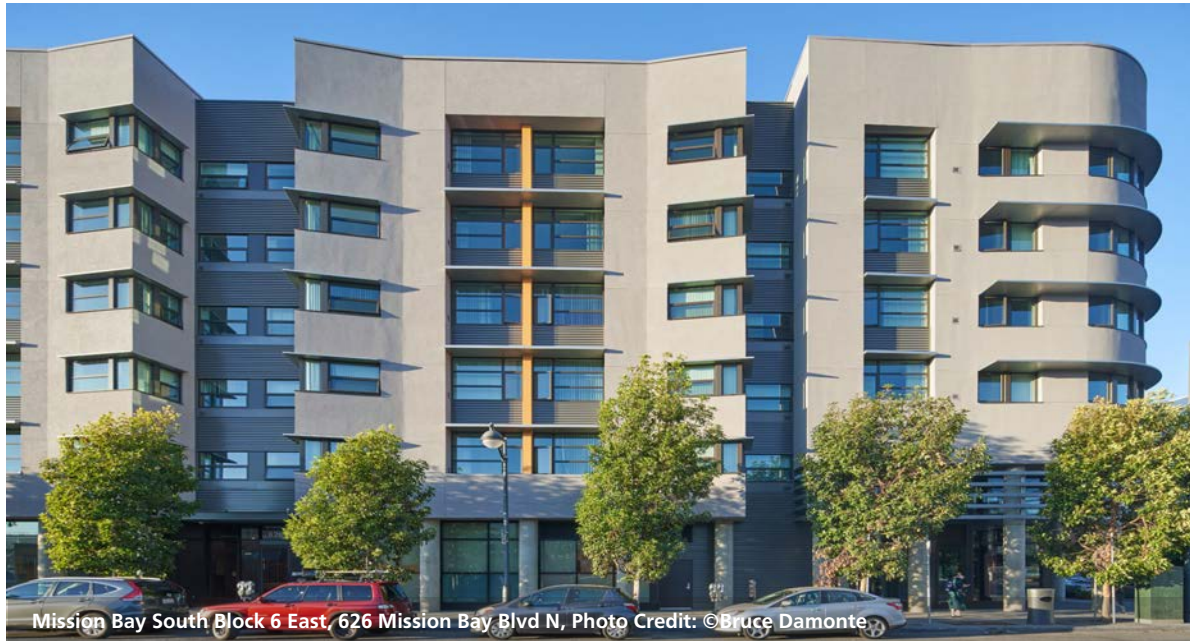
PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Related/TNDC
ARCHITECT	OMA/HKS
PROJECT/HOUSING TYPE	Mixed Income/Family Rental
TOTAL/AFFORDABLE UNITS	350/70
CONSTRUCTION COMPLETED	April 2019
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	40 and 50%



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

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

FY18-19 Completions



Housing Starts

In FY18-19, construction of 152 units began of which 151 units are affordable. These units are in one 100% OCII-funded development. See **Table 6** for a summary of this project. There are project specific details on the following pages and in **Chapter 6, Appendix**.

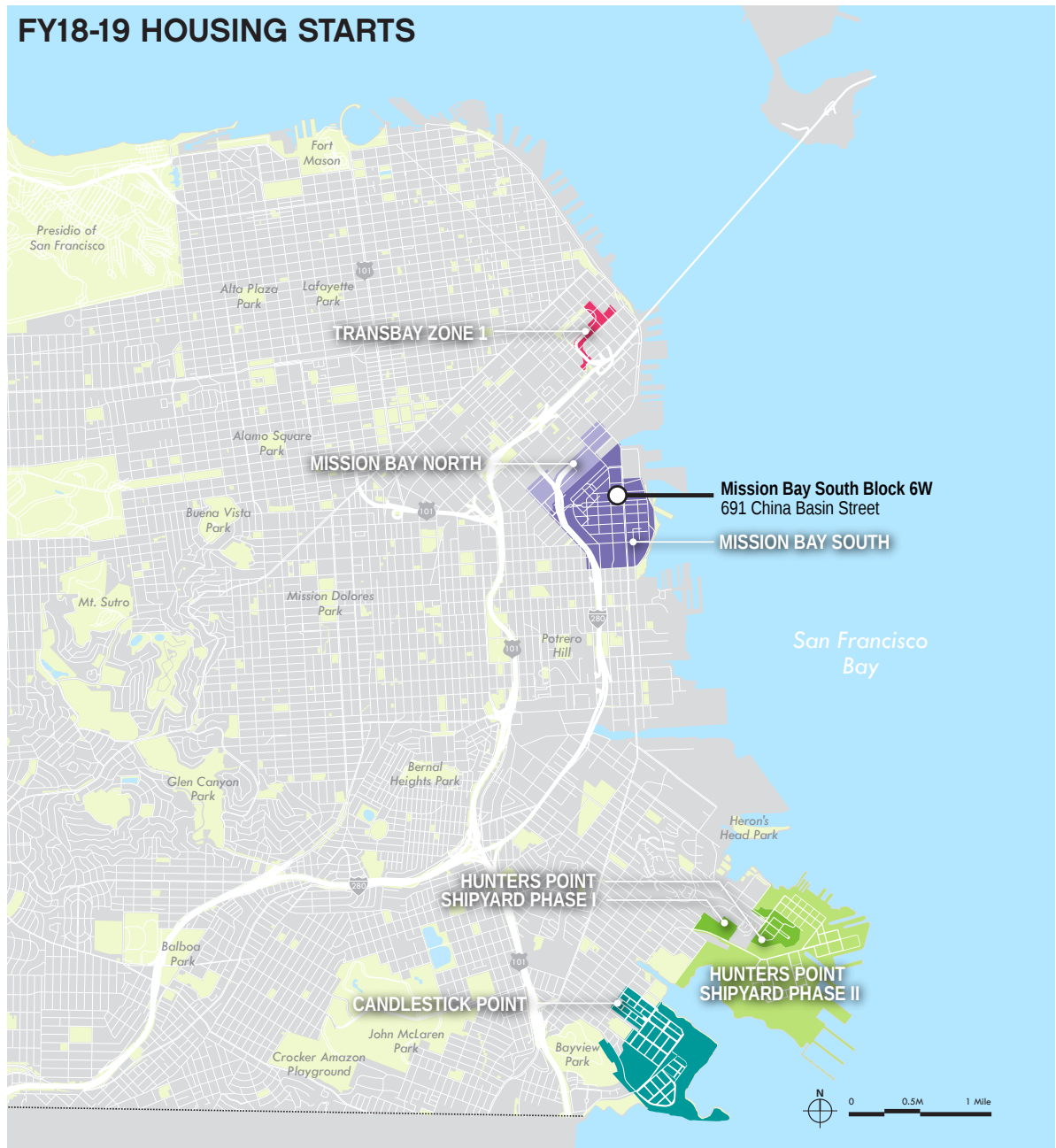


TABLE 6. HOUSING STARTS

Project Area	Project Name	Project Type	Housing Type	Total Units	Total Aff. Units*
Mission Bay South	Block 6W	Market Rate w/ Inclusionary	Homeownership	152	151
TOTAL				152	151

*OCII affordable does not include manager's units

Housing Starts



Mission Bay South Block 6W: 691 China Basin St

PROJECT AREA	Mission Bay South
SPONSOR/DEVELOPER	Mercy Housing
ARCHITECT	Paulett Taggart
PROJECT/HOUSING TYPE	100% Affordable/Family Rental
TOTAL/AFFORDABLE UNITS	152/151
CONSTRUCTION START	May 2019
TOTAL OCII FUNDING	\$40,726,827
AFFORDABLE UNITS TARGET AMI	Averaging 60% and below

FY18-19 Starts



Housing in Construction

In addition to the projects that began construction in FY18-19, 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 1,266 total housing units, of which 536 will be affordable. Of the affordable units, 345 units are in OCII-funded projects and 191 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.

FY18-19 HOUSING IN CONSTRUCTION



TABLE 7. HOUSING IN CONSTRUCTION

Project Area	Project Name	Project Type	Housing Type	Total Units	Total Aff. Units*
HPSY Phase I	Block 55	Market Rate w/ inclusionary	Homeownership	66	3
Mission Bay South	Block 3 East	100% Affordable	Family Rental/ Supportive Veterans	119	118
Mission Bay South	Block 6 West	100% Affordable	Family Rental	152	151
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 9	Market Rate w/ inclusionary	Family Rental	537	108
TOTAL				1,266	536

*OCII affordable does not include manager's units

Housing in Construction



Block 55: 528 Hudson Ave, 33, 23 Kirkwood Ave

PROJECT AREA	HPSY Phase I
SPONSOR/DEVELOPER	Lennar
ARCHITECT	LPAS Architecture + Design
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Homeownership
TOTAL/AFFORDABLE UNITS	66/3
ESTIMATED COMPLETION	December 2019
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	80%



Mission Bay South Block 3 East: 1150 3rd St

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
ESTIMATED COMPLETION	December 2019
TOTAL OCII FUNDING	\$20,093,600
AFFORDABLE UNITS TARGET AMI	60% and below

Mission Bay South Block 6 West: 691 China Basin St

PROJECT AREA	Mission Bay South
SPONSOR/DEVELOPER	Mercy Housing
ARCHITECT	Paulett Taggart
PROJECT/HOUSING TYPE	100% Affordable
TOTAL/AFFORDABLE UNITS	152/151
ESTIMATED COMPLETION	March 2021
TOTAL OCII FUNDING	\$40,726,827
AFFORDABLE UNITS TARGET AMI	Averaging 60% and below



Transbay Block 1 (Podium): 160 Folsom

PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Tishman Speyer
ARCHITECT	Studio Gang/Barcelon Jang
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Homeownership
TOTAL/AFFORDABLE UNITS	76/76
ESTIMATED COMPLETION	February 2020
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	120% 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
ESTIMATED COMPLETION	February 2020
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	120% and below



Transbay Block 9: 500 Folsom

PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Essex/TMG/BRIDGE Housing
ARCHITECT	Skidmore Owings & Merrill/Fougeron
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Family Rental
TOTAL/AFFORDABLE UNITS	537/108
ESTIMATED COMPLETION	November 2019
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	50% and below

Transbay Block 7, Natalie Gubb Commons, 255 Fremont Street, Childcare Center



Photo Credit: ©Santos Prescott



Photo Credit: ©Santos Prescott



Photo Credit: ©Santos Prescott



Photo Credit: ©Santos Prescott

FY18-19 Housing in Construction



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



HPSY Block 55, Image Credit: ©LPAS

FY18-19 Housing in Construction



Marketing Accomplishments

In FY18-19, 359 affordable units became occupied across four 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 <https://sfocii.org/>). **Table 8** summarizes occupancy outcomes by housing preference for each project that achieved 100% occupancy in FY18-19.

FY18-19 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. 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 (inclusionary units) 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.
- **Displaced Tenant Housing Preference:** for those evicted through the Ellis Act or owner move-ins, or for tenants displaced w by fire damage.

TABLE 8. MARKETING OUTCOMES SUMMARY

PROJECT AREA	PROJECTS	Date 100% Occupied	Affordable Units by Lottery	COP Holders	Alice Griffith Preference	Rent Burdened	Displaced Tenant Housing Preference	San Francisco Live or Work	HOPE SF Units Affordable Units	Affordable Units
Transbay	222 Beale Natalie Gubb Commons	Jul-18	95	1	N/A	N/A	N/A	92	N/A	95
HPS Phase II/CP	Alice Griffith Phase 3	Aug-18	28	2	17	4	0	51	93	121
Mission Bay South	Block 6 East	Dec-18	113	10	N/A	N/A	16	87	N/A	113
HPS Phase II/CP	Alice Griffith Phase 4	Jun-19	11	0	4	6	0	1	19	30
TOTAL			247	13	21	10	16	231	112	359

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

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CERTIFICATE OF PREFERENCE PROGRAM & MARKETING REQUIREMENTS

Certificate of Preference Program
Marketing Requirements

TABLE:

Table 9:
COP Program Highlights Six Years
Ending FY18-19

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 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 9** shows success, over the past six years, as measured by the increased number of COP holders housed, COP holders who applied for housing, and those



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

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 FY18-19 can be found online at: <https://sfocii.org/sites/default/files/COP%20Annual%20Report%20FY18-19.pdf>.

During the past six fiscal years, COP program highlights for OCII sponsored projects are shown in **Table 9**.

TABLE 9. COP PROGRAM HIGHLIGHTS SIX YEARS ENDING FY18-19

	FY18-19	Total Past 6 Years	FY17-18	FY16-17	FY15-16	FY14-15	FY13-14
COP Holders Housed	13	80	18	38	6	3	2
COP Holders Returned to San Francisco	4	29	11	9	1	3	1
COP Holders Applied for Housing	59	375	61	86	13	95	61
New Certificates Issued	30	392	61	55	111	73	62
Lottery Units Available	247	1,067	350	*186	78	187	22

*Of these 186 units, a total of 120 are senior units that have Project Based rental vouchers, which increased the number of COP holders served.

The past six fiscal years of COP program highlights for OCII sponsored projects are shown in **Table 9**.

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.

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.

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SMALL BUSINESS ENTERPRISE & WORKFORCE GOALS

Equal Opportunity Programs & Affordable Housing
Small Business Enterprise
Workforce Development

Small Business Enterprise and Workforce Goals

Equal Opportunity Programs and Affordable Housing

The Office of Community Investment and Infrastructure 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 FY18-19, OCII’s developer partners awarded professional service and construction contracts on 4 affordable and inclusionary housing projects totaling more than \$100 million. Over \$30 million (or 30%) were awarded to small businesses, many of whom are LBEs certified by the City’s Contract Monitoring Division. Notably, small businesses were awarded over \$9 million (52%) of professional services contracts and nearly \$22 million (26%) of construction contracts (**See Chart 1**). Reflecting the gender and ethnic diversity of San Francisco, minority and women owned firms received \$22 million (22%) of professional services and construction contracts.

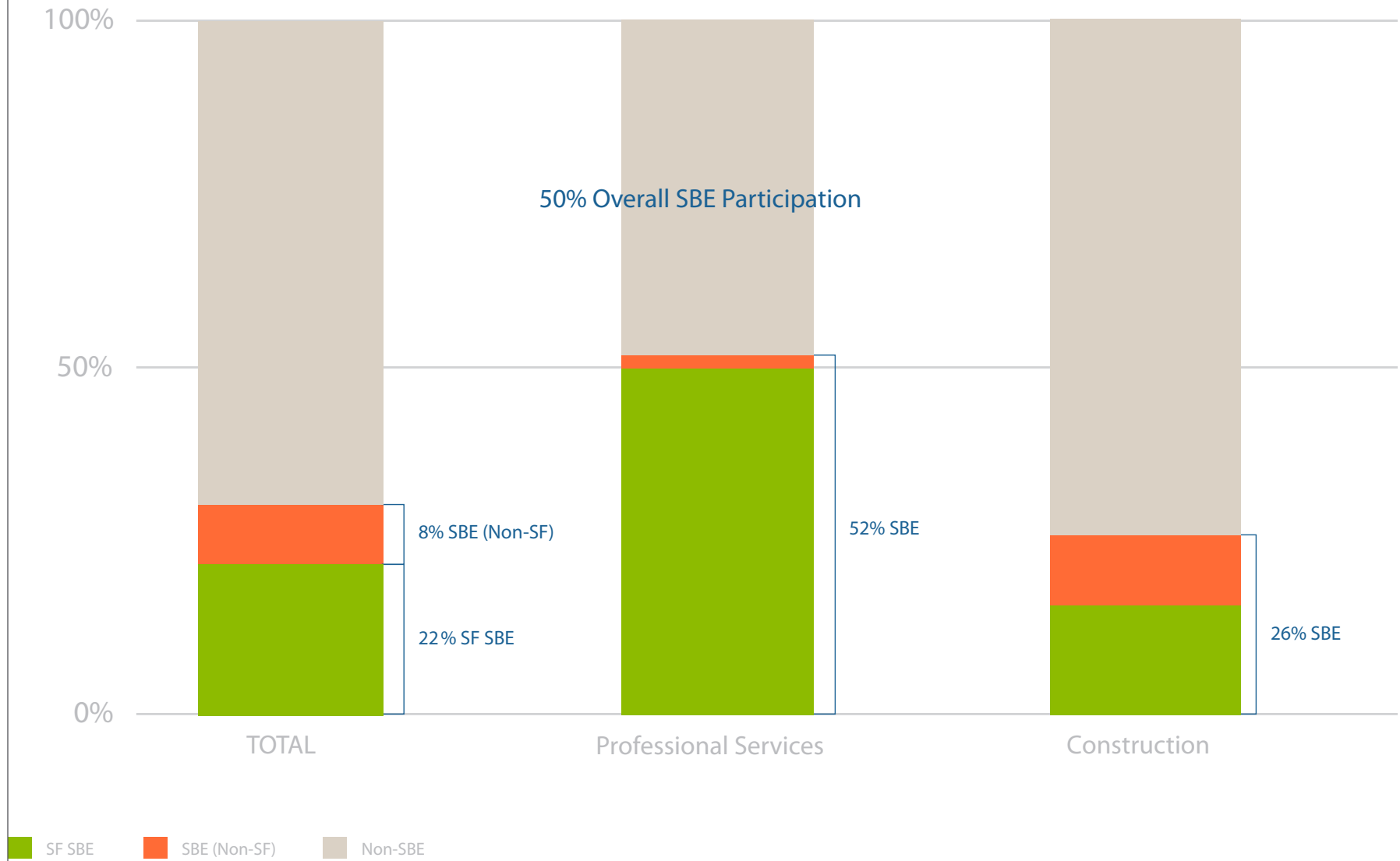
To ensure inclusion of small businesses in OCII-administered projects, OCII encourages larger and established firms to pair with SBEs by forming associations and joint ventures (JV). These partnerships help Prime Contractors comply with SBE goals, while giving smaller firms access to large-scale projects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

FY18-19



Workforce Development

Construction

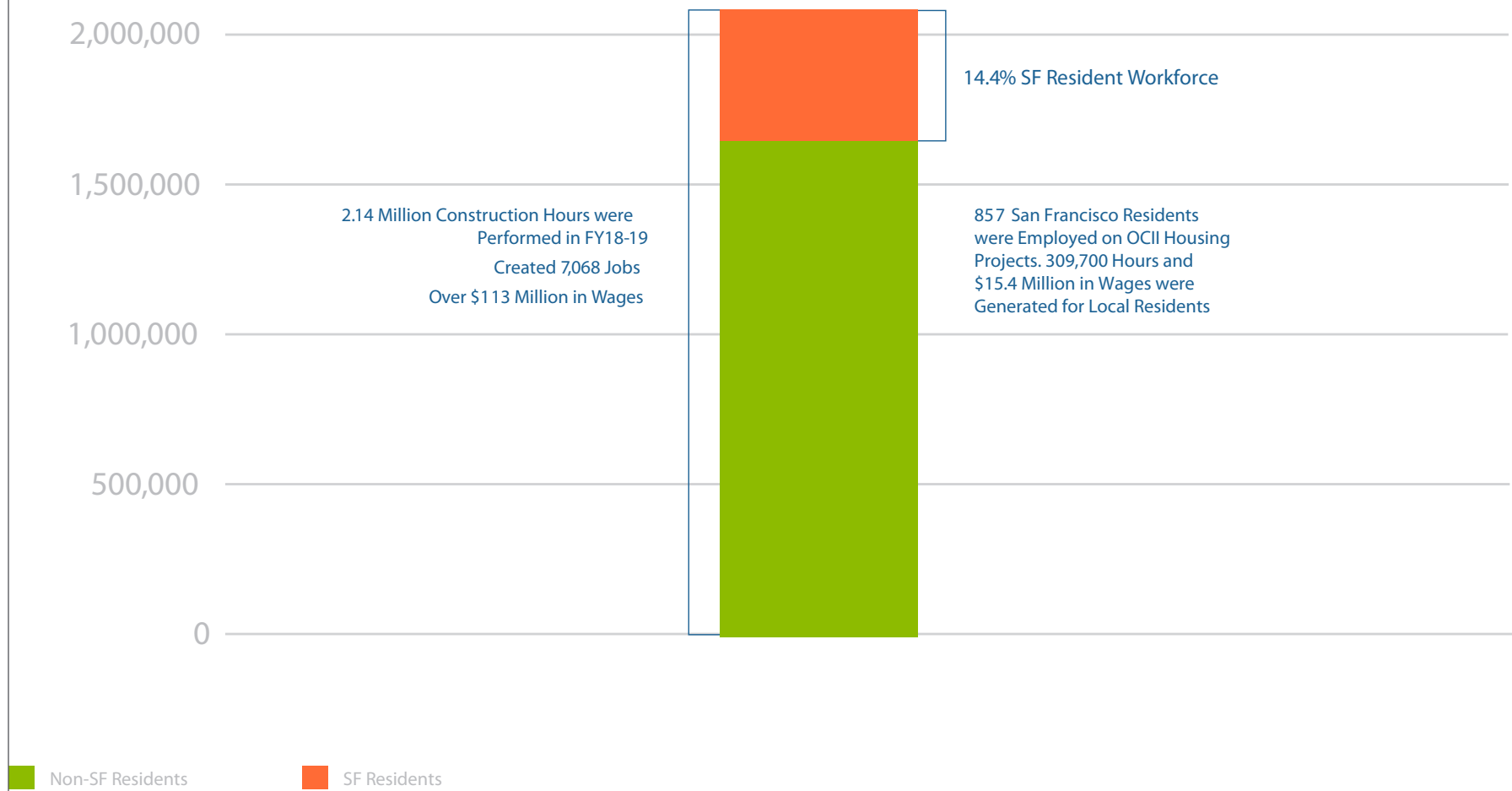
Prior to the City and County of San Francisco's adoption of its local hiring policy for construction, the former San Francisco Redevelopment Agency ("SFRA") and current OCII (as successor agency to SFRA) have had a long history of implementing a local workforce requirement on agency-assisted construction 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 FY18-19, OCII's Local Construction Workforce Hiring Program created 7,068 construction jobs, of which 857 were filled by San Francisco residents, yielding an overall local workforce participation rate of 14.4%, 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, the figures represent nearly 309,700 hours of work performed by San Francisco residents and \$15.4 million in wages paid to local residents (See **Chart 2**).

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

FY18-19



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Alice Griffith Phase 3, Photo Credit: ©Blake Thompson

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APPENDIX

TABLE 10:

Construction Completions in FY18-19
Construction Starts in FY18-19
In Construction Throughout FY18-19

TABLE 10. CONSTRUCTION COMPLETIONS IN FY18-19

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	30	30
Mission Bay South	Block 6 East	626 Mission Bay Blvd N	6	TNDC	OCII Affordable	Family Rental	143	1	0	142	142
Mission Bay South	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 8 (Podium)	250 Fremont St	6	Related/TNDC	OCII Affordable	Family Rental	80	1	0	79	79
Transbay	Transbay Block 8 (Tower - Mixed Income Rental)	400 Fremont St	6	Related/TNDC	Market Rate w/ Inclusionary	Family Rental	350	280	70	0	70
Transbay	Transbay Block 8 (Tower - Market Rate Condos)	400 Folsom St	6	Related	Market Rate	Homeownership	118	118	0	0	0

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)
60% AMI and below	19 Public Housing Replacement Units	18	\$9,156,408	Feb-19	HKIT/ Y.A. Studio	Nibbi Baines Group	82.4%	78.0%	29.0%
50% TCAC AMI and below	29 Homeless Units	41	\$35,750,000	Jul-18	Mithun/ Studio Vara	Nibbi	56.9%	55.3%	22.4%
n/a	n/a	350	n/a	Nov-18	Arquitectonica	Lendlease	52.7%	20.7%	16.6%
50% AMI and below	n/a	20	\$16,000,000	Apr-19	Fougeron	Webcor	58.6%	20.6%	15.1%
40% and 50% AMI	n/a	59	n/a	Apr-19	OMA	Webcor	58.6%	20.6%	15.1%
n/a	n/a	125	n/a	Jun-19	OMA	Webcor	58.6%	20.6%	15.1%

TABLE 10: CONSTRUCTION STARTS IN FY18-19

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
Mission Bay South	Block 6 West	691 China Basin St	6	Mercy Housing	OCII Affordable (w/25% HOPE SF)	Family Rental	152	1	0	151	151

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)
Averaging 60% AMI and below	38 Public Housing Replacement Units	26	\$40,726,827	Mar-21	Paulett Taggart	Cahill	TBD	TBD	TBD

TABLE 10: IN CONSTRUCTION THROUGHOUT FY18-19

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 I	HPSYI Block 55	528 Hudson, 33,23 Kirkwood	10	Lennar	Market Rate w/ Inclusionary	Homeownership	66	63	3	0	3
Mission Bay South	Block 3 East	1150 3rd St	6	Chinatown CDC/ Swords to Plowshares	OCII Affordable	Supportive + Family Rental	119	1	0	118	118
Mission Bay South	Block 6 West	691 China Basin St	6	Mercy Housing	OCII Affordable	Family Rental	152	1	0	151	151
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 9	500 Folsom	6	ESSEX/TMG/ BRIDGE	Market Rate w/ Inclusionary	Family Rental	537	429	108	0	108

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)
80% AMI	n/a	121	n/a	Dec-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
Averaging 60% AMI and below	38 Public Housing Replacement Units	26	\$40,726,827	Mar-21	Paulett Taggart	Cahill	TBD	TBD	TBD
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	Lendlease	TBD	TBD	TBD
50% AMI and below	n/a	283	n/a	Nov-19	Skidmore Owings & Merrill/Fougeron	Balfour Beatty	TBD	TBD	TBD

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