



118-2292020-002

Agenda Item **No. 5(f)**
Meeting of December 1, 2020

INFORMATIONAL MEMORANDUM

TO: Community Investment and Infrastructure Commissioners
FROM: Nadia Sesay, Executive Director
SUBJECT: Workshop on Annual Housing Production Report Fiscal Year 2019-20

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, 21,806 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

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Bivett Brackett
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OCII staff have prepared an Annual Housing Production Report (“Report”) for Fiscal Year 2019-20 (FY19-20), a draft of which will be presented at the December 1, 2020 Commission meeting for discussion and comment. In summary, 8,630 housing units, or approximately 40% of the OCII’s total housing obligation, had been completed by the end of FY19-20. Of those completed units, 2,382 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 FY19-20, such as that shown in Table 1, on the next page.

TABLE 1: FY19-20 Accomplishments	
Milestone	Outcome
Housing Unit Construction Completions	798
Housing Unit Construction Starts	0
OCII Affordable Housing Funding Approved	\$44.25 M
Affordable Housing Unit Construction Completion	305
Certificate of Preference Holders Housed	3

216 Affordable Housing Units Achieved 100% Occupancy during FY19-20

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. FY19-20 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 seven years shows the increase impact of our marketing efforts compared to seven 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 21,806 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, 2020					
	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable*
Completed	8,630	6,248	571	1,811	2,382
In Construction	468	237	80	151	231
Predevelopment	2,887	1,626	460	801	1,261
Preliminary Planning	1,861	1,042	186	633	819
Future Development	7,960	5,617	1,490	853	2,343
TOTAL	21,806	14,770	2,787	4,249	7,036
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 FY19-20, approximately 40% of all housing had been completed, as shown below in Table 3.

In FY19-20, OCII achieved significant milestones in bringing this critical resource to the City, delivering 798 housing units as shown in Table 4. Of the 798 housing units, 305 units are affordable. Staff estimates that these completed affordable units offered much needed, high quality housing to over 750 San Franciscans.

TABLE 3. Total Housing Status by Project Area, as of June 30, 2020					
Status	Hunters Point Shipyard Phase 1	Hunters Point Shipyard Phase 2 & Candlestick Point	Mission Bay North & South	Transbay Zone 1	Total
Completed	505	337	5,908	1,880	8,630
In Construction	-	-	152	316	468
Predevelopment	666	1,263	289	669	2,887
Preliminary Planning	224	1,225	165	247	1,861
Future Development	33	7,847	-	80	7,960
TOTAL	1,428	10,672	6,514	3,192	21,806
% AFFORDABLE	29%	31%	29%	43%	32%
% COMPLETE ALL UNITS	35%	3%	91%	59%	40%

TABLE 4: FY 19-20 Construction Completions and Starts		
Project Area	Total Housing Completions	Total Housing Starts
Hunters Point Shipyard Phase 1	66	0
Hunters Point Shipyard Phase II/Candlestick Point	0	0
Mission Bay North	0	0
Mission Bay South	119	0
Transbay	613	0
TOTAL	798	0

During this period, the Commission approved funding for another 362 units in stand-alone 100% affordable developments for either predevelopment or construction activities, as shown in Table 5.

TABLE 5. FY 19-20 Affordable Housing Funding Approvals				
Project Area	Project Name	Affordable Units	Type of Funding	Amount Funded
HPSY Phase I	Block 56	73	Predevelopment	\$ 3,500,000
Mission Bay South	Block 9	141	Construction	\$ 37,245,760
Mission Bay South	Block 9a	148	Predevelopment	\$ 3,500,000
TOTAL	362			\$ 44,245,760

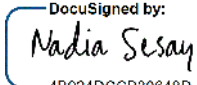
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NEXT STEPS

Staff will present the draft Report at the December 1, 2020 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)

DocuSigned by:

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Nadia Sesay
Executive Director

Attachment A: Draft Annual Housing Production Report FY19-20

DRAFT

Attachment A

ANNUAL HOUSING PRODUCTION REPORT

OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE

FISCAL YEAR 2019-2020

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 3 East, 1150 3rd Street, Image: ©Bruce Damonte Photography



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HPSY Block 57, 10 Innes Court, 10 Kennedy Place, Image: LPAS

EXECUTIVE SUMMARY

Summary of Report
Housing Completions and Starts
Housing Funding Activity

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

“

When I was first approved, I had to get my credit cleared. Q Foundation was supportive of my move and they put my name in different places, I had a wonderful experience with them. I feel peace of mind, I do believe I will live longer. I don't really entertain, but if I could, I would go to the 30th floor to entertain for the Super Bowl.

I have Warriors and 49er players for neighbors. I am permanently disabled and a professional athlete that lives next door offered to be my personal trainer. I have a beautiful Yorke who frequents Avery Lane, a dog walking section. It feels peaceful and beautiful.

I want to tell COP holders to use your certificate, put in applications, and do not be afraid. All you could hear is no. I am blessed and thankful, and my kids are so happy for me. I am going to live longer here

Certificate of Preference holder now residing at the Avery, 250 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, 21,806 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 2019-2020 (“FY19-20”), 8,630 units (2,382 affordable units and 6,248 market rate units) have been completed in these project areas.

Of the 21,806 units, 32% (7,036 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 2019-2020 provides a summary and status of OCII’s housing goals, and accomplishments from FY19-20 as of June 30, 2020, 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 FY19-20, 798 housing units were completed, and no housing units started construction as shown in **Table 1**.

Housing Funding Activity

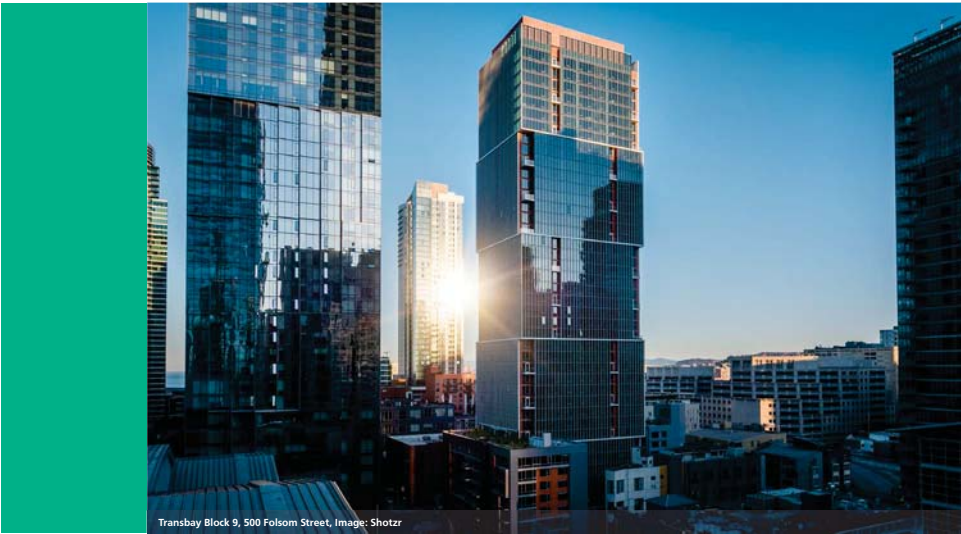
One of OCII’s key tools in delivering affordable housing is the ability to secure funding through public financing and make direct loans to affordable housing developers. In FY19-20, the OCII Commission approved two predevelopment loans and one construction loan, for a total of \$44.2 million in loans 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 2019-20 TOTAL HOUSING COMPLETIONS AND STARTS				
Project Area	Total Housing Completions		Total Housing Starts	
Hunters Point Shipyard Phase I	66		0	
Hunters Point Shipyard Phase II/ Candlestick Point	0		0	
Mission Bay North	0		0	
Mission Bay South	119		0	
Transbay	613		0	
TOTAL	798		0	

TABLE 2. HOUSING FUNDING ACTIVITY				
Project Area	Project Name	Affordable Units	Type of Funding	Amount Funded
Hunters Point Shipyard Phase I	Block 56	73	Predevelopment	\$3,500,000
Mission Bay South	Block 9	141	Construction	\$37,245,760
Mission Bay South	Block 9a	148	Predevelopment	\$3,500,000
TOTAL		362		\$44,245,760

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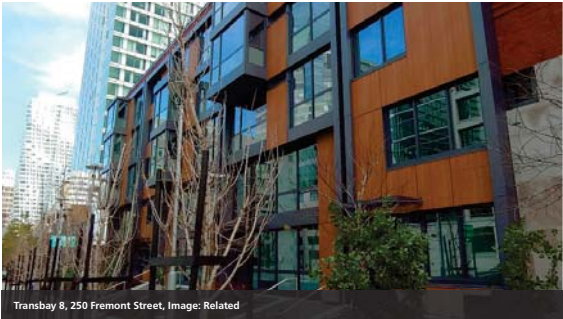


HOUSING PROGRAM & GOALS

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

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 - Table 4E: Mission Bay North
 - Table 4F: Mission Bay South
 - Table 4G.1 & 4G.2: 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.

Tables 4A-G reflect all OCII housing obligations and production goals as of June 30, 2020. Of OCII's 21,806 planned total housing units, 7,036 (32% of the total) will be affordable. At the end of FY19-20, a total of 8,630 housing units (40% of the total goal) have been completed. Of these completed units, 2,382 are affordable units and 6,248 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 project areas can be found on OCII's website: <https://sfocii.org/project-areas>

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 35% of completed units are for homeownership.

TABLE 3. STATUS OF TOTAL UNITS BY HOUSING TYPE AS OF JUNE 30, 2020								
TYPE	Completed	% Completed Units by Housing Type	Affordable Units Completed	In Construction	Predevelopment	Preliminary Planning	Future Development	Grand Total
Family Rental	5,224	60%	1,727	152	1,049	827		7,252
Senior Rental	140	2%	140			405	80	625
Supportive Rental	239	3%	238		141			380
Homeownership	3,027	35%	277	316	1,697	50		5,090
TBD		0%				579	7,880	8,459
TOTAL	8,630	100%	2,382	468	2,887	1,861	7,960	21,806

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 FY19-20 was 35% complete with 505 units completed. Of those completed units, 102 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. During FY19-20, 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 31% 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 FY19-20 was 3% complete. 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 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 1,908 units) will be affordable. Planned housing construction in the two project areas combined was 91% complete, for a total of 5,908 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 FY19-20, with 2,944 units completed out of 3,550. As of FY19-20, market rate units were 100% complete, and 50% 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 3,192 units, of which 43% (or 1,381 units) will be affordable. **Table 4G.1** shows that in Transbay Zone 1, housing production at the end of FY19-20 was 59% complete with 1,880 units. Of these completed units in Zone 1, 1,463 were affordable units in OCII funded, 100% affordable housing developments. Construction was active in FY19-20, with a total 316 units underway during the fiscal year.

Overall, 35% of all new housing in Zones 1 and 2 combined must be affordable. Transbay Zone 2 is under the jurisdiction of the City's Planning Department, and not a subject of this report. However, **Table 4G.2** is presented to show Transbay Zones 1 and 2 combined, and that given the high percentage of affordability in Zone 1, OCII is on track to meet the 35% goal.

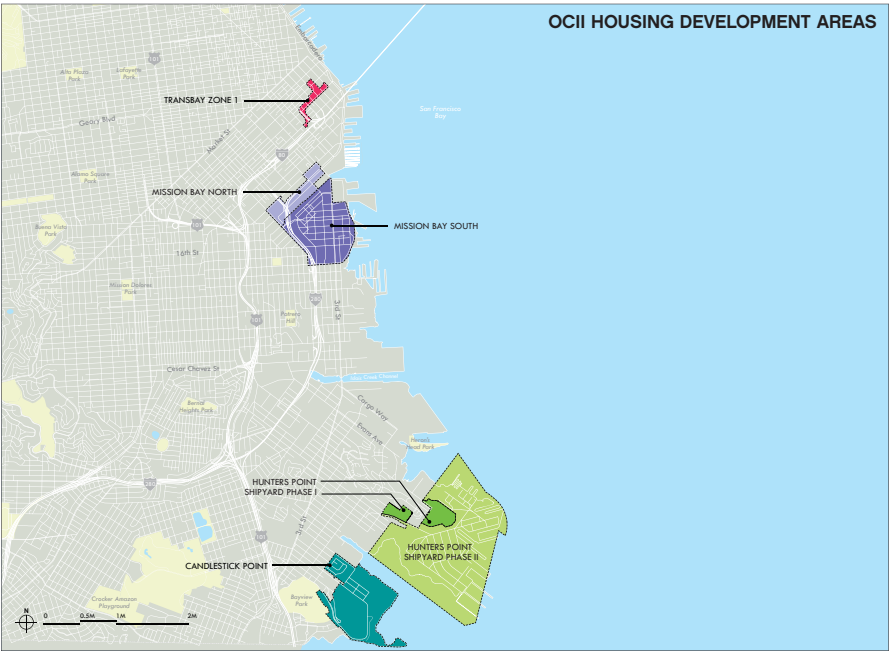


TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA

TABLE 4A. HOUSING STATUS FOR ALL AREAS, AS OF JUNE 30, 2020					
	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed as of 6/30/20	8,630	6,248	571	1,811	2,382
In Construction	468	237	80	151	231
Predevelopment	2,814	1,625	460	801	1,261
Preliminary Planning	1,934	1,043	186	633	819
Future Development	7,960	5,617	1,490	853	2,343
TOTAL	21,820	14,770	2,787	4,249	7,036
% AFFORDABLE OF TOTAL HOUSING GOAL					32%
AFFORDABLE UNITS AS % OF TOTAL COMPLETED					28%
% COMPLETE, ALL UNITS					40%

*OCII affordable does not include manager's units

TABLE 4B. HOUSING STATUS BY PROJECT AREA, AS OF JUNE 30, 2020					
	Hunters Point Shipyard Phase I	Hunters Point Shipyard Phase II & Candlestick Point	Mission Bay North & South	Transbay	Total
Completed	505	337	5,908	1,880	8,630
In Construction			152	316	468
Predevelopment	666	1,263	289	669	2,887
Preliminary Planning	224	1,225	165	247	1,861
Future Development	33	7,847		80	7,960
TOTAL	1,428	10,672	6,514	3,192	21,806
% COMPLETE	35%	3%	91%	59%	40%

TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA

TABLE 4C. HUNTERS POINT SHIPYARD PHASE I STATUS, AS OF JUNE 30, 2020					
	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	505	403	102		102
In Construction					
Predevelopment	593	417	65	183	248
Preliminary Planning	294	201	24		24
Future Development	36			33	33
TOTAL	1,428	1,021	191	216	407
% COMPLETE AS OF JUNE 30, 2020	35%	39%	53%	0%	25%
AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 29%					

*OCII affordable does not include manager's units

TABLE 4D. HUNTERS POINT SHIPYARD PHASE II / CANDLESTICK POINT STATUS, AS OF JUNE 30, 2020

TABLE 4D. HUNTERS POINT SHIPYARD PHASE II / CANDLESTICK POINT STATUS, AS OF JUNE 30, 2020					
	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	337	3		334	334
In Construction					
Predevelopment	1,263	866	67	330	397
Preliminary Planning	1,225	839	162	224	386
Future Development	7,847	5,616	1,490	741	2,231
TOTAL	10,672	7,324	1,719	1,629	3,348
% COMPLETE AS OF JUNE 30, 2020	3%	0%	0%	21%	10%
AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 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, 2020					
	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 AS OF JUNE 30, 2020	100%	100%	100%	100%	100%
AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 24%					

*OCII affordable does not include manager's units

TABLE 4F. MISSION BAY SOUTH STATUS, AS OF JUNE 30, 2020					
	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	2,944	2,337		607	607
In Construction	152	1		151	151
Predevelopment	289	1		288	288
Preliminary Planning	165	1		164	164
Future Development					
TOTAL	3,550	2,340		1,210	1,210
% COMPLETE AS OF JUNE 30, 2020	83%	100%		50%	50%
AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 34%					

*OCII affordable does not include manager's units

TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA

TABLE 4G.1 TRANSBAY STATUS, ZONE 1 ONLY, AS OF JUNE 30, 2020					
	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	1,880	1,239	178	463	641
In Construction	316	236	80		80
Predevelopment	669	341	328		328
Preliminary Planning	247	2		245	245
Future Development	80	1		79	79
TOTAL	3,192	1,819	586	787	1,373
% COMPLETE AS OF JUNE 30, 2020	59%	68%	30%	59%	47%
AT FINAL BUILD OUT OF ZONE 1, % AFFORDABLE OF TOTAL UNITS: 43%					

*OCII affordable does not include manager's units

TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA

TABLE 4G.2 TRANSBAY STATUS, ZONES 1 AND 2 COMBINED, AS OF JUNE 30, 2020					
	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	2,350	1,679	208	463	671
In Construction	316	236	80		80
Predevelopment	669	790	378		378
Preliminary Planning	746	2		245	245
Future Development	80	1		79	79
TOTAL	4,161	2,708	666	787	1,453
% COMPLETE AS OF JUNE 30, 2020	56%	62%	31%	59%	46%
AT FINAL BUILD OUT OF ZONES 1 AND 2, % AFFORDABLE OF TOTAL UNITS: 35%					

*OCII affordable does not include manager's units

**Zone 2, although not in OCII's jurisdiction, is included above to reflect the 35% affordable requirement in Zones 1 and 2 combined

03



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 FY19-20, including information on construction completions, construction starts, projects in construction, and marketing outcomes.

Housing Completions

In FY19-20, 798 units completed construction of which 305 units are affordable. These units were in three 100% OCII-funded developments and one phase of a market rate project with a total of 3 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**.



TABLE 5. HOUSING COMPLETIONS					
Project Area	Project Name	Project Type	Housing Type	Total Units	Total Aff. Units*
HPSY Phase I	HPS Block 55	Market Rate w/ inclusionary	Homeownership	66	3
Mission Bay South	Mission Bay South Block 3 East	100% Affordable	Supportive Veterans and Family Rental	119	118
Transbay	Transbay Block 9	Market Rate w/ inclusionary	Family Rental	537	108
Transbay	MIRA Transbay Block 1 (Podium)	100% Affordable	Homeownership	76	76
TOTAL				798	305

*OCII affordable does not include manager's units

Housing Completions by Project



Image: LPAS

Block 55: 528 Hudson Ave, 23 & 33 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
CONSTRUCTION COMPLETED	February 2020
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	80%



Image: ©Bruce Damonte Photography

Mission Bay South Block 3 East: 1150 3rd St

PROJECT AREA	Mission Bay South
SPONSOR/DEVELOPER	Chinatown CDC, with Swords to Plowshares
ARCHITECT	Leddy Maytum Stacy Architects/Saïda + Sullivan Design Partners
PROJECT/HOUSING TYPE	100% Affordable/Family Rental, Supportive Veterans Rental
TOTAL/AFFORDABLE UNITS	119/118
CONSTRUCTION COMPLETED	January 2020
TOTAL OCII FUNDING	\$20,093,600
AFFORDABLE UNITS TARGET AMI	60% and below

Transbay Block 9: 500 Folsom St

PROJECT AREA	Transbay
SPONSOR/DEVELOPER	Essex/BRIDGE Housing
ARCHITECT	Skidmore Owings & Merrill/Fougeron
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Family Inclusionary Rental
TOTAL/AFFORDABLE UNITS	537/108
CONSTRUCTION COMPLETED	February 2020
TOTAL OCII FUNDING	\$0
AFFORDABLE UNITS TARGET AMI	50% and below



Image: Steelblue

Transbay Block 1 (Podium): 285 Main St

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
CONSTRUCTION COMPLETED	June 2020
TOTAL OCII FUNDING	\$19,180,000
AFFORDABLE UNITS TARGET AMI	50% and below



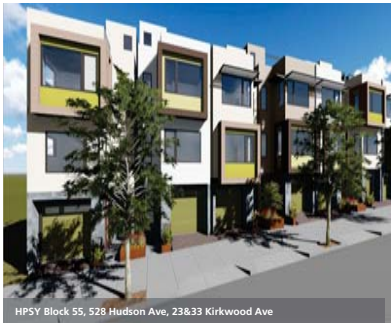
Image: Studio Gang

FY19-20 Completions

Housing Accomplishments



Mission Bay South Block 3 East Image: ©Bruce Damonte Photography



HPSY Block 55, 528 Hudson Ave, 23833 Kirkwood Ave



Transbay Block 9, 500 Folsom St, Image: SOM



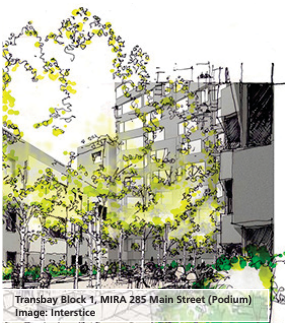
Transbay Block 1, MIRA 285 Main Street (Podium) Image: Studio Gang

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Housing Accomplishments



Transbay Block 9, 500 Folsom Street, Image: SOM



Transbay Block 1, MIRA 285 Main Street (Podium) Image: Interstice



Mission Bay South Block 3 East, 1150 3rd Street Image: ©Bruce Damonte Photography



Transbay Block 1, MIRA 285 Main Street (Podium) Image: Studio Gang

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Housing Starts

In FY19-20, no housing units started construction.

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Housing in Construction

While no new units started construction in FY19-20, there was a significant amount of housing that had started construction in prior years and was still underway. In total, in-construction housing projects include 468 total housing units, of which 231 will be affordable. Of the affordable units, 151 units are in OCII-funded projects and 80 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*
Mission Bay South	Mission Bay South Block 6W	100% Affordable	Family Rental	152	151
Transbay	MIRA, Transbay Block 1 (Tower)	Market Rate w/ inclusionary	Homeownership	316	80
TOTAL				468	231

*OCII affordable does not include manager's units

Housing in Construction



Image: Paulett Taggart

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 Family Rental
TOTAL/AFFORDABLE UNITS	152/151
ESTIMATED COMPLETION	March 2021
TOTAL OCII FUNDING	\$47,361,690
AFFORDABLE UNITS TARGET AMI	80% and below, averaging 60%

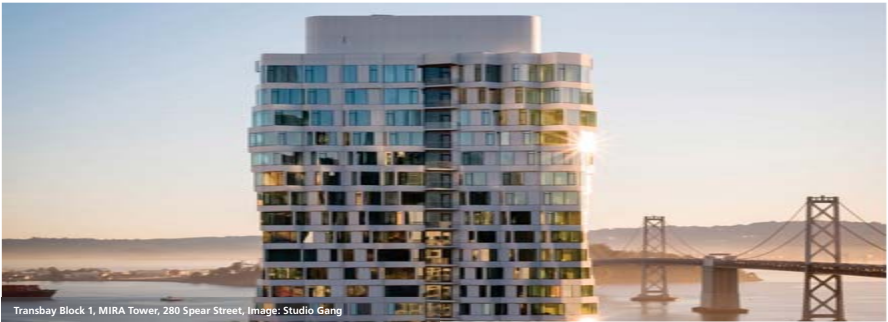


Image: Studio Gang

Transbay Block 1 (Tower): 280 Spear St

PROJECT AREA	Mission Bay South
SPONSOR/DEVELOPER	Tishman Speyer
ARCHITECT	Studio Gang
PROJECT/HOUSING TYPE	Market Rate with Inclusionary/Homeownership
TOTAL/AFFORDABLE UNITS	316/80
ESTIMATED COMPLETION	September 2020
TOTAL OCII FUNDING	N/A
AFFORDABLE UNITS TARGET AMI	120% and below

FY19-20 Housing In Construction



Transbay Block 1, MIRA Tower, 280 Spear Street, Image: Studio Gang



Mission Bay South Block 6W, 691 China Basin Street, Image: Paulett Taggart

Marketing Accomplishments

In FY19-20, 216 affordable units became occupied across three 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 FY19-20.

FY19-20 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.

- **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 by fire damage.
- **Neighborhood Resident Housing Preference (NRHP):** applies to 40% of the units subject to lottery (25% if the project includes funding from a state source) in newly constructed housing for those applicants living within a Supervisorial District where the new affordable housing project is located, or if the applicant lives within 1/2 mile of the newly constructed project.

Edwin M. Lee Apartments is the first OCII project with NHRP applied to occupancy due the to timing of the OCII Commission's adoption of NHRP in April 2019. NHRP was not applied to project prior to that time. OCII is applying NHRP to housing development projects going forward.

TABLE 8. MARKETING OUTCOMES SUMMARY								
PROJECT AREA	PROJECTS	Date 100% Occupied	Affordable Units by Lottery	COP Holders	Rent Burdened	Displaced Tenant Housing Preference	Neighborhood Resident Housing Preference	San Francisco Live or Work
Transbay	Avery Transbay Block 8 (Podium) 250 Fremont Street	Oct-19	79	2	N/A	5	N/A	72
Transbay	Avery Transbay Block 8 (Tower) 450 Folsom Street	Dec-19	70	0	N/A	7	N/A	63
HPS Phase I	The Landing at the San Francisco Shipyard 10 Innes Court, 10 Kennedy Place Palisades at the San Francisco Shipyard 528 Hudson Avenue 23 & 33 Kirkwood Avenue	Feb-20	11	0	1	1	N/A	9
Mission Bay South	Edwin M. Lee Apartments Mission Bay South Block 3 East 1150 3rd Street	Jun-20	56	1	N/A	6	14	35
TOTAL			216	3	1	19	14	179

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Hunters Point Shipyard Block 56, 10 Innes Court, 10 Kennedy Place Image: LPAS

CERTIFICATE OF
PREFERENCE PROGRAM &
MARKETING REQUIREMENTS

Certificate of Preference Program
Marketing Requirements

TABLE:
Table 9:
COP Program Highlights Seven Years
Ending FY19-20

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 seven years, as measured by the increased number of COP holders housed, COP holders who applied for housing, 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. Importantly, MOHCD staff works with COP holders to navigate through the marketing and lease-up process.

MOHCD provides an annual report to the OCII Commission describing the COP program for OCII sponsored projects, accomplishments, and next steps in greater detail.

COP program highlights for OCII sponsored projects over the past seven fiscal years are shown in **Table 9**.

TABLE 9. COP PROGRAM HIGHLIGHTS SEVEN YEARS ENDING FY19-20								
	FY19-20	Total Past 7 Years	FY18-19	FY 17-18	FY16-17	FY15-16	FY14-15	FY13-14
COP Holders Housed	3	83	13	18	38	6	3	2
COP Holders Returned to San Francisco	1	30	4	11	9	1	3	1
COP Holders Applied for Housing	20	395	59	61	86	13	95	61
New Certificates Issued	31	423	30	61	55	111	73	62
Lottery Units Available	216	1,283	247	350	186*	78	184	22

*Of the 186 units, a total of 120 are senior units and have Project Based rental vouchers.

Table 9 reflects COP program highlights from the past seven fiscal years for OCII sponsored projects.

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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Hunters Point Shipyard Block 56, 10 Innes Court, 10 Kennedy Place Image: LPAS

**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.

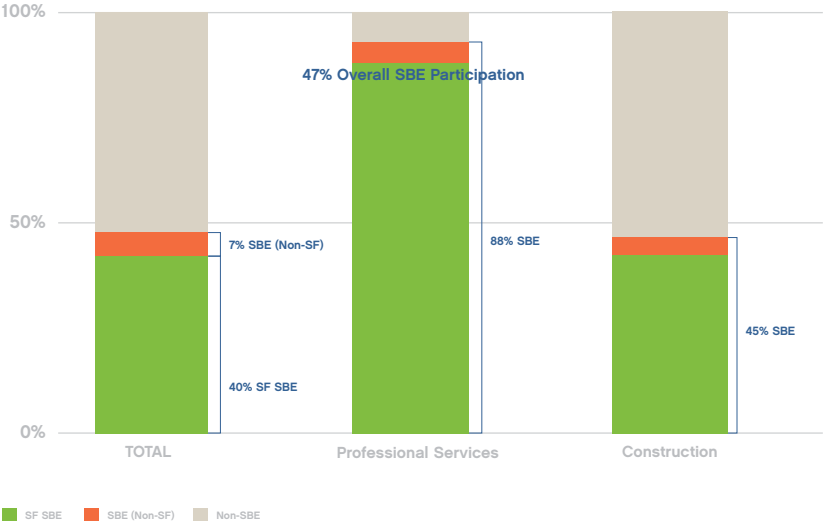
In FY19-20, OCII's developer partners awarded professional services and construction contracts on 9 affordable and inclusionary housing-related projects totaling more than \$82 million. Nearly \$39 million (or 47%) were awarded to small businesses, many of whom are LBEs certified by the City's Contract Monitoring Division. Notably, small businesses were awarded \$3 million (88%) of professional services contracts and nearly \$36 million (45%) of construction contracts (See Chart 1). Reflecting the gender and ethnic diversity of San Francisco, minority and women owned firms received \$7 million (9%) 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
FY19-20



Workforce Development

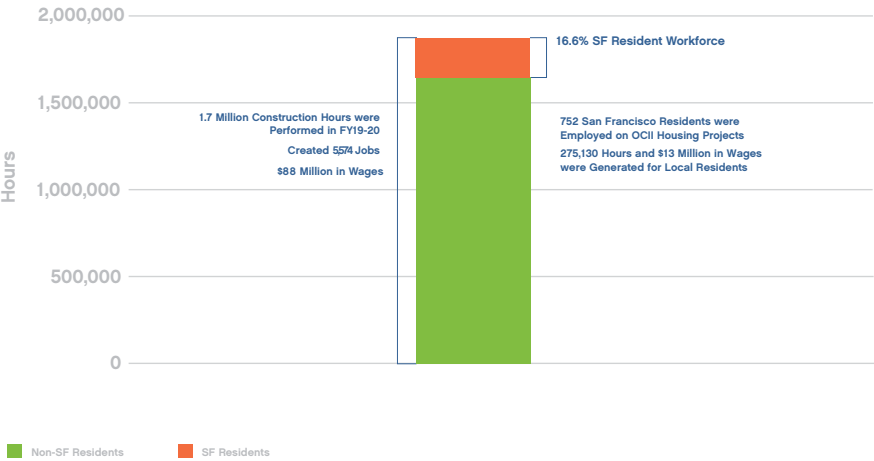
Construction

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) 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 FY19-20, OCII's Local Construction Workforce Hiring Program created 5,574 construction jobs, of which 752 were filled by San Francisco residents, yielding an overall local workforce participation rate of 16.6%, as measured by work hours. Although the percentage is below the goal, OCII-sponsored projects have one of the highest number of CityBuild worker placements. In addition, the figures represent 275,130 hours of work performed by San Francisco residents and \$13 million in wages paid to local residents (See Chart 2).

CHART 2: Construction Work Opportunities Created by OCII Affordable & Inclusionary Housing Projects FY19-20



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APPENDIX

TABLE 10:
Construction Completions in FY19-20
In Construction Throughout FY19-20

TABLE 10: CONSTRUCTION COMPLETIONS IN FY19-20											
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 Ave, 32, 33 Kirkwood Ave	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 Plow- shares	OCII Affordable	Veterans Supportive Rental + Family Rental	119	1	0	118	118
Transbay	Block 9	500 Folsom St	6	Essex/BRIDGE	Market Rate w/ Inclusionary	Family Rental	537	429	108	0	108
Transbay	Transbay Block 1 (Podium)	285 Main St	6	Tishman Speyer	OCII Affordable	Homeownership	76	0	0	76	76

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	Feb-20	NC2 Studios	Build Group	83.6%	38.8%	21.6%
60% AMI and below	62 Formerly Homeless units	25	\$20,093,600	Jan-20	Leddy Maytum Stacy / Salda + Sullivan Design Partners	Nibbi	51.5%	34.9%	21.1%
50% AMI and below	n/a	283	n/a	Feb-20	Skidmore Owings & Merrill/ Fougerson	Balfour Beatty	54.3%	9.0%	10.0%
100% AMI and below	n/a	19	\$19,180,000	Jun-20	Studio Gang/ Barcelon Jang	Lendlease	89.2%	17.5%	15.9%

TABLE 10: IN CONSTRUCTION THROUGHOUT FY19-20											
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	Family Rental	152	1	0	151	151
Transbay	Transbay Block 1 (Tower)	280 Spear St	6	Tishman Speyer	Market Rate w/ Inclusionary	Homeownership	316	236	80	0	80

AMI Targeting	Set-Aside Units	Parking Spaces	OCII Actual Funding to Date	Estimated Construction Completion	Architect	General Contractor	SBE Professional (completed projects only)	SBE Construction (completed projects only)	SF Workforce (completed projects only)
80% AMI and below, averaging 60%	38 Public Housing Replacement Units	26	\$47,361,690	Mar-21	Paulett Taggart	Cahill	TBD	TBD	TBD
100% and 120% AMI	n/a	316	\$0	Sep-20	Studio Gang	Lendlease	89.2%	17.5%	15.9%

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OCII Commissioners

Miguel Bustos, Chair; Mara Rosales, Vice Chair; Bivett Brackett; and Dr. Carolyn Ransom-Scott

Hunters Point Shipyard Citizens Advisory Committee

Mission Bay Citizens Advisory Committee

Transbay Citizens Advisory Committee

Director of Housing Delivery, Judson True and his team

Director of the Mayor’s Office of Housing and Community Development, Eric Shaw and his team



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