



118-0332017-002

Agenda Item **No. 5(c)**
Meeting of December 5, 2017

INFORMATIONAL MEMORANDUM

TO: Community Investment and Infrastructure Commissioners
FROM: Nadia Sesay, Executive Director
SUBJECT: Workshop on Fiscal Year 2016-17 Annual Affordable Housing Production Report

EXECUTIVE SUMMARY

Under the leadership of the Commission on Community Investment and Infrastructure, OCII is providing thousands of units of affordable housing related to the major development projects in the Hunters Point Shipyard/Candlestick Point, Mission Bay, and Transbay communities. Staff has prepared an Annual Affordable Housing Production Report ("Report") for Fiscal Year 2016-17 (FY 16/17), a draft of which will be presented at the December 5, 2017 Commission meeting for discussion and comment.

In FY 16/17, OCII achieved significant milestones in bringing this critical resource to the City, affecting over 2,800 units of affordable housing. During this period, 603 affordable units in OCII-sponsored housing developments were completed, as shown by project area in the following chart. During the reporting period there were 552 units in OCII funded developments completed and 51 inclusionary units completed. Significantly, these completed units offered high quality, affordable housing to over 1,500 San Franciscans. OCII's affordable housing pipeline continues to be robust: 1,397 OCII-funded affordable units are in construction and active predevelopment; and another 277 OCII sponsored inclusionary units are in construction.

	TOTAL AFFORD. UNITS	Shipyard & Candlestick	Mission Bay	Transbay	Other*
Total Completed Units FY 16/17	603	198	224	0	181
<i>OCII Sponsored Funded Units FY 16/17</i>	552	182	198	0	172
<i>OCII Sponsored Funded Units FY 16/17</i>	51	16	26	0	9

*Projects in Bayview Hunters Point, Rincon Point-South Beach, South of Market, or Western Addition A-2

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OCII's housing obligations are a key part of the Mayor's plan to create 30,000 housing units by 2020, with one-third, or 10,000, of those units as permanently affordable. In fact, OCII's contribution to achieving that goal is approximately 3,000 units, or just under one-third of the 10,000 affordable unit goal. The Report provides a summary of OCII's contribution to the Mayor's plan to create this vitally important resource for San Francisco.

OCII's remaining production obligation is approximately 5,600 units to be sponsored by OCII either through direct subsidy on stand-alone affordable housing sites or through inclusionary housing requirements in privately funded residential projects. A complete breakdown of OCII's production housing obligation, by major development project is shown below:

	TOTAL AFFORD. UNITS	Shipyard & Candlestick	Mission Bay	Transbay	Other*
<i>OCII Sponsored Funded Units</i>					
Production Obligation	4,771	1,842	1,613	787	529
Completed Units	1,651	182	751	189	529
Completed Prior FY 13-14/14-15	404	0	404	0	0
Completed FY 13-14/14-15	506	0	149	120	237
Completed FY 15/16	189	0	0	69	120
Completed FY 16/17	552	182	198	0	172
Remaining Obligation	3,120	1,660	862	598	0
In Construction	568	152	142	274	0
Predev & Prelim Planning	1,099	636	463	0	0
Future Sites	1,453	872	257	324	0
<i>OCII Sponsored Inclusionary Units</i>					
Production Obligation	2,881	1,893	291	677	20
Completed Units	395	84	291	0	20
Completed Prior FY 13-14/14-15	265	0	265	0	0
Completed FY 13-14/14-15	3	3	0	0	0
Completed FY 15/16	76	65	0	0	11
Completed FY 16/17	51	16	26	0	9
Remaining Obligation	2,508	1,831	0	677	0
In Construction	277	18	0	259	0
Predev & Prelim Planning	532	233	0	299	0
Future Sites**	1,699	1,550	0	119	0
REMAINING OBLIGATION TOTALS	5,628	3,491	862	1,275	0

*Projects in Bayview Hunters Point, Rincon Point-South Beach, South of Market, or Western Addition A-2.

**OCII Inclusionary Units in HPSII/CP include 892 workforce units at 121-160% AMI serving moderate and middle income households.

DISCUSSION

The Report provides a description of OCII's existing housing obligations pursuant to the dissolution process of the San Francisco Redevelopment Agency. Housing development progress and funding activities are summarized. Each of these projects is described in more detail in the report. OCII's housing production, a key component contributing to reaching the Mayor's Plan for 10,000 Affordable Units by 2020 is described. The Report is organized into three sections: Projects Completed, Projects in Construction, and Projects in Predevelopment, and provide summaries of each project with a photo, rendering, or map are included. Additional projects in Preliminary Planning are summarized.

Affordable Housing Development Progress

In FY 16/17, there were at total of 603 completed affordable units in OCII stand-alone and inclusionary projects combined. Affordable housing types represented include low and moderate income homeownership; very low and low income rental; very low income senior rental. Each project is described in detail in the report.

CONSTRUCTION COMPLETION FY 16-17 - OCII Funded			
Project Area	Project Name	Type of Housing	Affordable Units
Other: South of Market	Bill Sorro Community	Family Rental	66
Other: Bayview Hunters Point	Hunters View IIa	Public Housing Replacement/ Family Rental	106
Mission Bay South	Mission Bay Block 7W	Family Rental	198
Shipyard & Candlestick	Alice Griffith Phase 1**	Public Housing Replacement/ Family Rental	92
Shipyard & Candlestick	Alice Griffith Phase 2**	Public Housing Replacement/ Family Rental	90
			552

CONSTRUCTION COMPLETION FY 16-17 - Inclusionary				
Project Area	Project Name	Type of Housing	Market Rate Units	Affordable Units
Mission Bay North	Eviva	Family Rental	103	26
Other: Western Addition	1450 Franklin	For Sale	58	9
Shipyard & Candlestick	Alma & Engel (Shipyard Phase I - Block 53)	For Sale	84	9
Shipyard & Candlestick	Thayer & Tides (Shipyard Phase I - Block 54)	For Sale	89	7
			334	51

The following Commission actions summarize significant milestones during FY 16/17 in OCII's efforts to increase affordable housing production. Affordable housing types represented include very low and low income rental; rebuilding of rental public housing; and formerly homeless families rental. Each of these projects is described in detail in the report.

Project Area	Project Name	Affordable Units	Type of Funding	Amount Funded
Shipyard & Candlestick	Candlestick Point North Block 10	155	Predevelopment	\$3,500,000
Shipyard & Candlestick	Candlestick Point North Block 11	175	Predevelopment	\$3,500,000
Shipyard & Candlestick	Alice Griffith Phase 4	31	Construction	\$12,986,033
Mission Bay South	MBS Block 6E	142	Construction	\$35,750,000
		503		\$55,736,033

Certificate of Preference Outreach and Marketing Accomplishments

The Report also provides an overview of outreach and marketing to future residents of OCII's affordable housing, both OCII funded and OCII inclusionary. For the reporting period, OCII reports very successful Certificate of Preference program outcomes as a result of OCII's outreach and marketing efforts; these outcomes are presented in the Report. For example, during FY 16/17, a total of 43 COP holders obtained affordable housing in OCII and/or Mayor's Office of Housing of Community Development sponsored housing units, which is just shy of last year's record number of 44 households. Additionally, a total of 19 households chose to return to San Francisco after living in other parts of the Bay Area and Sacramento.

For FY 16/17, COP program highlights are as follows:

COP Holder Status	FY 16/17	FY 15/16	FY 14/15	FY 13/14
Applied for Housing	258	157	95	61
COP Holders Housed	43	44	23	17
Returned to San Francisco	*19	10	3	1
New Certificates Issued	55	111	73	62

*These 19 COP holders returned to San Francisco from other communities: Five from Oakland; and, one each from Richmond, Sacramento, Fresno, Redwood City and Suisun City.

These outstanding results reflect OCII's and our partners' strong targeted early outreach, marketing and assistance to COP holders during the outreach period. The COP and marketing component of the Annual Report will be presented in a separate report and workshop to the Commission on December 5, 2017 directly following the Report workshop.

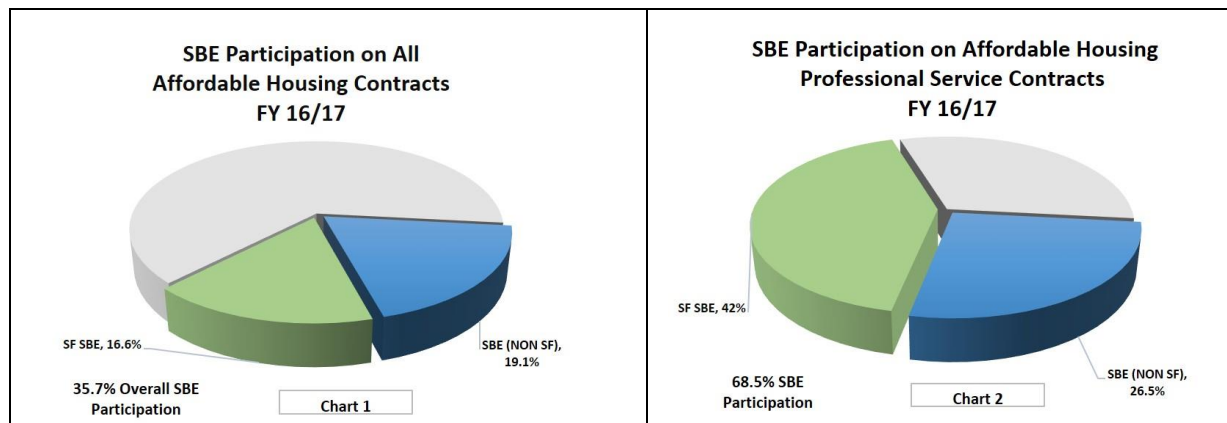
Small Business Enterprise ("SBE") Program and Local Construction Workforce Hiring

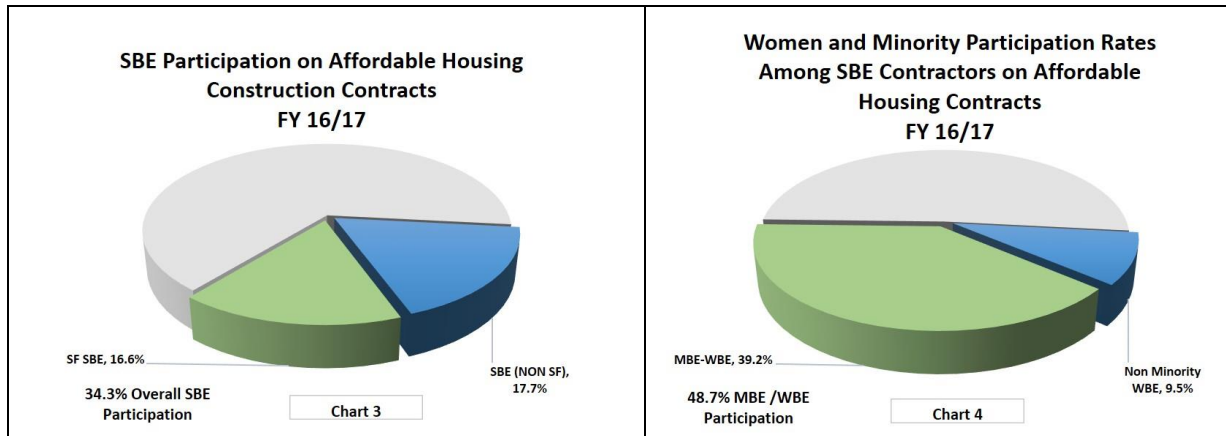
Under OCII's SBE Policy, Prime Contractors on OCII assisted-projects must make a good faith effort to award 50% of contract dollars to bona fide SBEs that fall within certain income thresholds. Additionally, OCII recognizes the City and County of San Francisco ("City") Local Business Enterprise ("LBE") 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 with the City's LBE revenue thresholds and to allow large businesses to partner or joint venture with SBEs, making it easier for SBEs 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 FY 16/17, OCII's developer partners awarded professional service and construction contracts on 9 affordable housing projects totaling more than \$433.5 million. Over \$154 million (or 35.7%) were awarded to small businesses, many of whom are LBEs certified by the City's Contract Monitoring Division (See *Chart 1, below*).

In particular, small businesses were awarded over \$12 million (or 68.5%) of professional services contracts (See *Chart 2, below*) and over \$142 million (or 34.3%) of construction contracts (See *Chart 3, below*). Of this \$142.7 million in SBE construction contracts awarded, minority and women owned firms received over 43% (or \$67.3 million) of professional services contracts and construction contracts (See *Chart 4, below*).



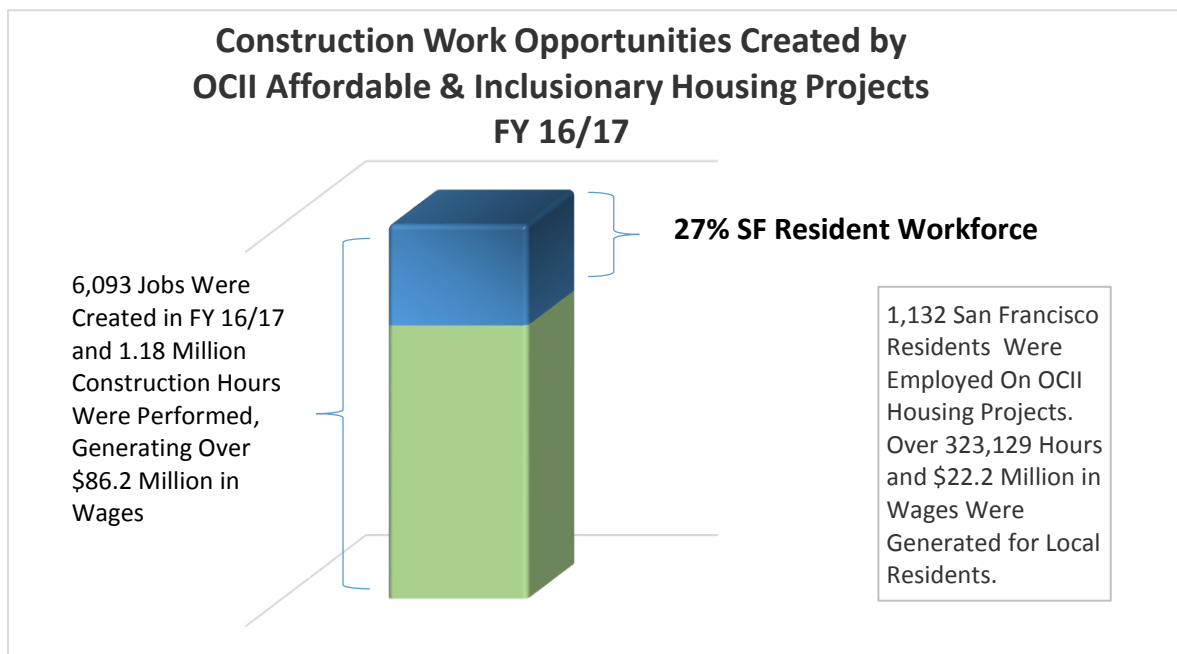


Workforce Development

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") had a long history of implementing an aggressive local workforce requirement on agency-assisted construction projects. OCII continues the SFRA workforce policy which is unique in establishing 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.

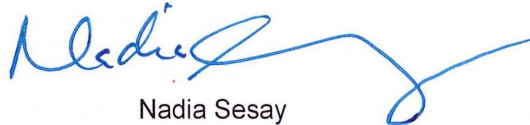
On OCII-sponsored affordable and inclusionary housing projects in FY 16/17, OCII's Local Construction Workforce Hiring Program created 6,093 construction jobs, of which 1,132 were filled by San Francisco residents, yielding an overall local workforce participation rate of 27.3%, as measured by work hours. Notably, 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 more than 323,129 hours of work performed by San Francisco residents and over \$22,169,717 in wages paid to local residents.



NEXT STEPS

Staff will present the Report at the December 5, 2017 Commission meeting and will make the Report available to the public on the OCII website. The next report will be for the Fiscal Year 2017-18 period.

(Originated by Jeff White, Housing Program Manager)

A handwritten signature in blue ink, appearing to read 'Nadia', followed by a long, sweeping horizontal line that ends in a small loop.

Nadia Sesay
Executive Director

Attachment A: Annual Affordable Housing Production Report draft for OCII's FY 16/17



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AFFORDABLE HOUSING PRODUCTION REPORT FISCAL YEAR 2016-2017

OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE



Mayor
Edwin M. Lee

Executive Director
Nadia Sesay

Commissioners
Marily Mondejar, Chair
Miguel Bustos, Vice Chair
Mara Rosales
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Executive Summary

The Office of Community Investment and Infrastructure (“OCII”) is the driving force in creating three vibrant and inclusive neighborhoods in San Francisco. Under the leadership of the Commission on Community Investment and Infrastructure, OCII is providing thousands of units of affordable housing related to the major development projects in the Hunters Point Shipyard/Candlestick Point, Mission Bay, and Transbay communities. ***In just the last fiscal year (July 2016 – June 2017), OCII achieved significant milestones that will lead to an increase of over 2,800 units of affordable housing.*** There are approximately 5,600 units remaining to be sponsored by OCII either through direct subsidy on stand-alone affordable housing sites or through inclusionary housing requirements in privately funded residential projects. Below is a breakdown of those units, and details by individual projects are shown at the beginning of each Project Status chapter.

Table 1: OCII Affordable Housing Accomplishments, FY 16/17

	TOTAL AFFORD. UNITS	Shipyard & Candlestick	Mission Bay	Transbay	Other*
OCII Affordable Housing Activity Total	2877	868	790	911	308
<i>OCII Funded Units FY 16/17</i>	<i>2073</i>	<i>664</i>	<i>764</i>	<i>353</i>	<i>292</i>
<i>OCII Sponsored Inclusionary Units FY 16/17</i>	<i>804</i>	<i>204</i>	<i>26</i>	<i>558</i>	<i>16</i>
Lease Up/Sales Completed	186	59	0	0	127
<i>OCII Funded Units FY 16/17</i>	<i>120</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>120</i>
<i>OCII Sponsored Inclusionary Units FY 16/17</i>	<i>66</i>	<i>59</i>	<i>0</i>	<i>0</i>	<i>7</i>
Construction Completed	603	198	224	0	181
<i>OCII Funded Units FY 16/17</i>	<i>552</i>	<i>182</i>	<i>198</i>	<i>0</i>	<i>172</i>
<i>OCII Sponsored Inclusionary Units FY 16/17</i>	<i>51</i>	<i>16</i>	<i>26</i>	<i>0</i>	<i>9</i>
Construction Started	447	0	142	305	0
<i>OCII Funded Units FY 16/17</i>	<i>297</i>	<i>0</i>	<i>142</i>	<i>155</i>	<i>0</i>
<i>OCII Sponsored Inclusionary Units FY 16/17</i>	<i>150</i>	<i>0</i>	<i>0</i>	<i>150</i>	<i>0</i>
Predevelopment - Started	957	376	282	299	0
<i>OCII Funded Units FY 16/17</i>	<i>612</i>	<i>330</i>	<i>282</i>	<i>0</i>	<i>0</i>
<i>OCII Sponsored Inclusionary Units FY 16/17</i>	<i>345</i>	<i>46</i>	<i>0</i>	<i>299</i>	<i>0</i>
Ongoing Activity**	684	235	142	307	0
<i>OCII Funded Units FY 16/17</i>	<i>492</i>	<i>152</i>	<i>142</i>	<i>198</i>	<i>0</i>
<i>OCII Sponsored Inclusionary Units FY 16/17</i>	<i>192</i>	<i>83</i>	<i>0</i>	<i>109</i>	<i>0</i>
<i>* Projects in Bayview Hunters Point, Rincon Point-South Beach, South of Market, or Western Addition A-2</i>					
<i>** Projects that were in active construction or predevelopment for entirety of FY 16/17 (requiring permit, design or funding approvals)</i>					

In summary, OCII achieved: full lease up or sales of 186 units, construction completion of 603 units, commencement of construction on 447 units, commencement of predevelopment work on 957 units, and continued progress on another 557 units that were already active. These affordable housing units were either in OCII-funded affordable housing projects or in privately funded projects where OCII requires affordable inclusionary units to be developed in connection with market rate 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 this last fiscal year, the OCII Commission approved two predevelopment loans and two construction loans, for a total of \$55.7 million in loans. Table 2 provides detail on those funding actions. Note that these units are also incorporated into Table 1.

Table 2: FY 16/17 Affordable Housing Loan Approvals

Project Area	Project Name	Affordable Units	Type of Funding	Amount Funded
Shipyard & Candlestick	Candlestick Point North Block 10A	155	Predevelopment	\$3,500,000
Shipyard & Candlestick	Candlestick Point South Block 11A	175	Predevelopment	\$3,500,000
Shipyard & Candlestick	Alice Griffith Phase 4	31	Construction	\$12,986,033
Mission Bay South	MBS Block 6E	142	Construction	\$35,750,000
		503		\$55,736,033

Office of Community Investment and Infrastructure - Background

OCII is the Successor Agency to the San Francisco Redevelopment Agency ("SFRA"). On February 1, 2012, SFRA was dissolved pursuant to state law. A combination of legislation and court decisions ultimately determined the authority of successor agencies that assumed the remaining redevelopment agencies' operations, ("Dissolution Law"). Pursuant to the Dissolution Law and to Board of Supervisors Ordinance 215-12, the City and County of San Francisco created OCII as the Successor Agency to the SFRA. As Successor Agency, OCII's work activities are focused on work related to enforceable obligations that have been approved by the State Department of Finance ("DOF"). Those enforceable obligations are related to: (1) the Major Approved Development Projects (defined as the Hunters Point Shipyard/Candlestick Point Redevelopment Project, the Mission Bay North and South Redevelopment Project, and the Transbay Redevelopment Project; (2) the disposition of SFRA assets such as Yerba Buena Gardens, existing economic development agreements such as loans, grants, or owner participation agreements, and other real property and assets of SFRA that must be relinquished under the Dissolution Law; and (3) OCII's "Retained Housing Obligations" which include ensuring the development of affordable housing in the Major Approved Development Projects. This report applies to this third category of implementing these affordable housing obligations.

Partnership with Mayor's Office of Housing and Community Development

OCII manages these affordable housing development obligations through direct oversight and underwriting along with services procured from the Mayor's Office of Housing and Community Development ("MOHCD") through a 2014 Memorandum of Understanding. In general, OCII is responsible for directly managing the development process through completion, and procures services from MOHCD staff to assist OCII with construction monitoring, review and monitoring of marketing for both inclusionary and OCII funded projects, implementing the Certificate of Preference program, and assisting with the fiscal management and disbursement of OCII's funds, and other ancillary tasks as needed. Upon completion of the projects, defined as constructed, occupied, and converted to permanent financing, OCII transfers the affordable housing assets, such as land, funding agreements, ground leases, and affordability restrictions for each completed project to MOHCD, who is then responsible for all asset management responsibilities for the transferred projects. MOHCD is then also responsible for managing any revenues generated from transferred housing assets and spending them for eligible affordable housing activities through the Low and Moderate Income Housing Asset Fund ("LMIHAF"). MOHCD provides an annual report on the LMIHAF, which can be found online at: <http://sfmohcd.org/sites/default/files/Documents/Housing%20Asset%20Fund%20Report-FY16.pdf>.

OCII's Affordable Housing Obligations

Affordable Housing Obligations Summary

OCII's Affordable Housing Obligations are in the Hunters Point Shipyard/Candlestick Point, Mission Bay, and Transbay projects. The obligations include direct funding through loans or grants to "stand-alone", or 100% affordable housing developments. Obligations also include below market rate "inclusionary" housing that is required through OCII development agreements with private developers in connection with market rate housing, and that receives no OCII subsidy. Note that this report also includes projects outside of the three Major Approved Development Projects, such as projects in the Bayview Hunters Point or South of Market Redevelopment Project Areas that were funded prior to dissolution of SFRA and completed after dissolution. However, in **FY 16/17**, all remaining obligations outside the three Major Approved Development Projects were completed.

The chart below shows housing production since dissolution by Major Approved Development Project, as well as remaining housing production obligations:

Table 3: Total Housing Production Obligations and Status

	TOTAL AFFORD. UNITS	Shipyards & Candlestick	Mission Bay	Transbay	Other*
	<i>OCII Sponsored Funded Units</i>				
Production Obligation	4,771	1,842	1,613	787	529
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REMAINING OBLIGATION TOTALS	5,628	3,491	862	1,275	0

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**OCII Inclusionary Units in HPSII/CP include 892 workforce units at 121-160% AMI serving moderate and middle income households.

Mayor's Plan for 10,000 Affordable Units by 2020

OCII's obligations are a key part of the Mayor's plan to create 30,000 housing units by 2020, with one-third, or 10,000, of those units as permanently affordable. In fact, OCII's Housing Obligations will result in over 3,000 affordable units by 2020 through both stand-alone projects funded with OCII subsidy as well as inclusionary affordable units provided through private development. Below is a summary of OCII's contribution to the Mayor's plan to create this vitally important resource for San Francisco. Note that units reported are income restricted units only and do not include manager's units included in the projects.

Table 4: OCII's Contribution to Mayor's 2020 Housing Plan

Completed and Pipeline 2014-2020: OCII Affordable and Inclusionary Units for Mayor's Plan for 10,000 Units by 2020			
Project Status	Affordable Stand-Alone Units	Affordable Inclusionary Units	Totals
Completed & Occupied	1,069	130	1,199
In Construction	568	277	845
In Predevelopment	499	111	610
In Preliminary Development	-	299	299
Totals	2,136	817	2,953

Affordable Housing Obligations by Major Approved Project

Summary of OCII Project Area and/or Development Agreement Requirements

The affordable housing in the three Major Approved Development Projects are integral to creating vibrant, inclusive, mixed-income neighborhoods. These neighborhoods will be more than mixed-income, they will also be mixed-use, and will include a wide variety of non-residential spaces, such as commercial development, public uses such as police, fire, and schools, open spaces, and other community benefits. Each project within these areas is subject to specific requirements of the relevant land use and design controls. Information on each Project Area, including the Redevelopment Plans, design controls including streetscape requirements, and master development agreements are located on OCII's website under each individual Project Area: www.sfocii.org.

Other key requirements are OCII's equal opportunity contracting and workforce programs. Specifically, project sponsors must comply with OCII's prevailing wage and non-discrimination policies and are also required to make good faith efforts to meet a contracting participation goal of 50% for certified small business enterprises ("SBE"), as well making good faith efforts to meet a 50% local construction workforce goal. Below are descriptions of each of the three Major Approved Development Projects and their overall affordable housing obligations.

Hunters Point Shipyard / Candlestick Point

The Hunters Point Shipyard (the “Shipyard”) and Candlestick Point (together “HPS/CP”) form approximately 770 acres along the southeastern waterfront of San Francisco. The San Francisco Board of Supervisors originally adopted the Shipyard Redevelopment Plan in 1997 and amended it in 2010 along with the Bay View Hunters Point Redevelopment Plan in 2010 to provide for the integrated planning and development of the Shipyard and the Candlestick Point portion of the Bayview Hunters Point Redevelopment Project Area. Transfer of property after environmental remediation from the U.S. Department of the Navy (the “Navy”) to OCII, and in turn, redevelopment of the property, occurs in phases. Candlestick Point is subject to State and local land transfer agreements that allow for the re-use of the stadium site and adjacent under-utilized parklands.

Pursuant to a Disposition and Development Agreement (“DDA”) with OCII, a master developer is completing the infrastructure for the first phase of the Shipyard’s redevelopment (“Phase 1”), which will ultimately include up to 1,600 homes, at least 27 percent of which will be affordable, miles of new utilities, and 26 acres of open space. OCII will be seeking development teams and providing financing for approximately 218 units on designated stand-alone affordable housing sites in Phase 1. The Shipyard’s full build out will occur over 20-25 years, but 800+ units of housing will be completed over the next five years in the Shipyard’s Phase 1.

A master developer that is separate but affiliated with the Phase 1 developer will complete the remaining portion of the Shipyard infrastructure and also Candlestick Point area as one project under a separate DDA (“Phase 2”). The agreement for the Phase 2 development program provides for additional 10,500 new housing units to be located on the Shipyard and Candlestick Point, 32% of which will be below market rate, including the rebuilding of the Alice Griffith public housing development consistent with the City’s HOPE SF program. Specifically, the OCII sponsored affordable housing development consists of 504 public housing replacement and new affordable units through five phases of the Alice Griffith project, plus an additional 1140 units on ten stand-alone sites, for which OCII will select development teams and provide funding. The Phase 2 plan also includes approximately three million square feet of research and development and office uses as a hub for emerging technologies on the Shipyard, over 325 acres of parks and open space including a complete renovation of the Candlestick Point State Recreation area. In total, Phase 1 and Phase 2 will generate more than 12,000 permanent jobs; hundreds of new construction jobs each year, new community facilities, new transit infrastructure, and provide approximately \$90 million in community benefits.

Mission Bay North and South

The Mission Bay North and South Redevelopment Project Areas were established in 1998 to create a vibrant, transit-oriented, mixed-use community that will result in approximately 6,400 residential units of which 1,900 are affordable (or 29%), 3.4 million square feet of office and biotechnology space, 425,000 square feet of retail uses, a new University of California San Francisco research campus and medical center, 250-room hotel, 49 acres of open space, library, school, police headquarters, and local police and fire department. Completion of the Mission Bay project is anticipated to occur over 25 to 30 years and result in construction of more than \$700 million of new infrastructure, development of over \$8 billion in private vertical development, and creation of 31,000 permanent jobs.

To date, 5,296 housing units, including 1,048 affordable units, have been constructed in Mission Bay. Over 758 affordable housing units remain to be developed in Mission Bay South, for which OCII will select development teams and provide funding. More than 1.9 million square feet of commercial office and biotechnology lab space has been built. About 60% of the UCSF campus has been developed, including seven research buildings, a campus community center, and a university housing development. Several new parks, including a new children’s park and Mariposa Park opened in the summer of 2016.

Construction on the Golden State Warriors new facility in Mission Bay began in January 2017. Remaining streets and underground utilities in the Mission Bay area are projected to be finished by early 2019.

Transbay

The Transbay Redevelopment Project Area (“Project Area”) was adopted in 2005 and consists of approximately 40 acres in downtown San Francisco surrounding the new Transbay Transit Center (“TTC”), which is currently under construction by the Transbay Joint Powers Authority (“TJPA”). The Project Area goals include the development of: 1) the new multi-modal TTC and related public infrastructure; 2) a new, transit-oriented neighborhood on approximately ten acres of publicly-owned property, most of which was formerly owned by the State of California (“State”); and 3) approximately 1,450 affordable housing units, or 35 percent of the new residential units constructed in the Project Area, which is a requirement of state law. OCII acts as the master developer for most of the formerly State-owned parcels in the Project Area, issuing requests for proposals and selecting developers to construct the improvements, as specified in the Transbay Redevelopment Plan and related documents.

The new, transit-oriented neighborhood that will be developed by OCII on ten acres of formerly State-owned property in the Project Area will consist of more than 3,200 new housing units, including over 1,300 affordable units, 2.5 million square feet of new commercial space, and approximately four acres of new public open space. In addition, the new Transbay Transit Center site will include a 5.5 acre rooftop park. The development program for the Project Area embodies a balanced approach to density, with office and residential towers spaced apart to protect views and sunlight, and retail and townhouses to maintain visual interest at the ground level. The program includes significant widening and improvement of sidewalks, conversion of Folsom Street to two-way traffic, and reconfiguration of an Interstate 80 off-ramp, all with the goal of creating a safe and attractive pedestrian environment.

Phase 1 of the TTC, including the above-ground bus station and the box for the below-ground train station, is under construction and is scheduled to be completed in mid-2018. With the exception of Block 1 which was purchased separately by SFRA, the sales proceeds of all OCII development blocks are pledged to the TJPA for the TTC. Two of OCII’s development parcels are completed, a 120-unit affordable supportive housing project on Block 11A (known as Rene Cazenave Apartments), and another 69 affordable units on Block 6 (280 Beale St) have been completed. Another 119 units funded by OCII on Block 7 are under construction. Three other OCII residential projects are under construction with OCII selected development teams for a total of 155 OCII funded units and 259 inclusionary units.

Affordable Housing Production Tracking per Major Approved Project

The following chart is a status snapshot of OCII’s housing obligations at the end of the reporting period. The enforceable obligation for affordable housing units for each project area is shown broken down for both OCII Funded and OCII Inclusionary units. The Delivered to Date shows the number of affordable units completed (“completed” means that the project has received, at a minimum, a Temporary Certificate of Occupancy) compared to the units of all housing completed in the project area.

Table 5: Affordable Housing Production Tracking By Project Area

		<i>Mission Bay North</i>	<i>Mission Bay South**</i>	<i>Transbay (Zones 1 & 2)*</i>	<i>HPS I</i>	<i>HPSII/CP***</i>	<i>Total</i>
Enforceable Obligation for OCII Sponsored Affordable Units	OCII Funded Affordable Units	407	1,218	793	218	1,644	4,280
	OCII Inclusionary Units	291	0	678	214	1,701	2,884
Project Area Totals	Total Affordable and MR Units	2,964	3,550	4,147	1,600	10,500	22,761
	Affordable Units % of Total Delivered	24%	34%	35%	27%	32%	31%
Delivered to Date	OCII Funded Affordable Units	407	350	190	0	184	1,131
	OCII Inclusionary Units	291	0	0	84	0	375
	Total Affordable and MR Units	2,964	2,332	599	307	184	6,386
	Affordable Units % of Total Delivered	24%	15%	32%	27%	100%	24%
To Be Delivered	OCII Funded Affordable Units	0	868	603	218	1,460	3,149
	OCII Inclusionary Units	0	0	678	130	1,701	2,509
	Total Affordable and MR Units	0	1,218	3,548	1,293	10,316	16,375
* Transbay Enforceable Obligation is 35% of residential units in the project area (both Zone 1 and Zone 2), not a fixed number of affordable units. **Includes 110 additional affordable units pursuant to Section 3.6 of the MBS Housing Program pending CEQA and other regulatory review. ***OCII Inclusionary Units in HPSII/CP include 892 workforce units at 121-160% AMI serving moderate and middle income households.							

Housing Production Status by Project Area:

Mission Bay North: Build-out of Mission Bay North is complete; the enforceable obligation that 24% of all housing be affordable was met.

Mission Bay South: Market rate housing production has been completed ahead of the affordable developments; affordable housing delivered to date is 15% of all housing delivered. However, active projects in the affordable housing pipeline will boost that to 28%, including: 143 units at MBS 6E (under construction), 119 units at MBS 3E (construction start late 2017), and 141 units at MBS 9 (in

predevelopment). The enforceable obligation for affordable housing in Mission Bay South is 35% of all housing built.

Transbay: Housing delivered to date includes two OCII stand-alone projects: Rene Cazenave Apartments (120 affordable units); 280 Beale at Block 6 (69 affordable units); and Solaire at Block 6 (409 market rate units). The percentage of affordable housing to total housing delivered is 32%, just shy of the Project Area requirement of 35%. However, the remaining OCII-sponsored development parcels are will range from a minimum of 45% affordable to 100% affordable, bringing the Transbay housing program into compliance with the 35% goal.

Hunters Point Shipyard Phase I: To date only market rate and inclusionary projects have been under development in Phase I of the Shipyard. Market rate projects at Blocks 53 and 54 (143 market rate units and 16 inclusionary units) were delivered during the reporting period. To date, in HPS Phase I, the percent of affordable housing delivered to all housing delivered is 27%. The enforceable obligation in HPS Phase I is 27%.

Hunters Point Shipyard Phase II & Candlestick Point: The revitalization of the Alice Griffith Public Housing Development were prioritized as the first housing developments, and in fact Alice Griffith Phases 1 and 2 were delivered during the reporting period. Since no market rate housing has been built in HPS/CP Phase II, the percent of affordable housing delivered to all housing delivered is 100%. The enforceable obligation in HPS/CP Phase II is 32%.

Typical Project Funding Structures & Household Incomes

In projects that OCII funds, a typical project will include not only a loan or grant providing funding to an affordable housing developer but also OCII/MOHCD ownership of the land or air parcel which is then leased on a long term basis to the developer. This structure ensures long term affordability restrictions for these important assets. OCII funded rental housing is typically affordable to households earning up to 50% and 60% of Area Median Income (“AMI”), though some projects may target households significantly below that, and is influenced by the specific project goals and needs. OCII funded homeownership housing is typically priced to serve households between 80% and 100% AMI, with a maximum limit of 120% AMI.

The projects in Hunters Point Shipyard and Candlestick Point include some “Workforce Units”. These units are intended to serve households with incomes higher than 120% of AMI up to 160% AMI who exceed state requirements for low and moderate income and who are not typically served in OCII funded or inclusionary affordable units, but still struggle to find housing in San Francisco’s extremely competitive housing market. These units will provide another step in the “housing ladder” within the community for households with a goal of homeownership.

AMI data is updated annually by the U.S. Department of Housing and Urban Development and then further refined and published by MOHCD for San Francisco. Projects use the income limits in place at the time the units are marketed. For reference, the 2017 maximum incomes and rents are included in this report as Appendix 1 and 2, respectively.

For inclusionary housing, developers of market rate housing are required to provide affordable housing within the scope of their residential project and may be either rental or homeownership, and would follow the typical AMI ranges discussed above. Note that for any homeownership projects, whether OCII funded or inclusionary, units must be sold in accordance with OCII’s Limited Equity Program for first time homebuyers.

Occupancy Preferences & Marketing

Occupancy Preferences

As previously mentioned, OCII is active in three geographic areas and functions according to the requirements of the adopted redevelopment plans and third-party contracts for these major approved projects in each area: Hunters Point Shipyard/Candlestick Point, Mission Bay, and Transbay. Some of these requirements include, as a result of community engagement during the adoption process as well as fair housing considerations, specific occupancy preferences for OCII sponsored affordable housing created in the plan areas. The Certificate of Preference (“COP”) program provides first preference to certified members of households that were displaced by SFRA actions, primarily in the 1960s and 1970s. COP holders are given first priority on all OCII sponsored projects, however applicants must still be eligible for the specific project and unit, including household income, size, and age, if applicable. Those preferences differ in each area, but all provide that COP holders have first priority. OCII has the obligation to implement the preferences as the redevelopment plans and development agreements set forth. There is a more detailed description of the COP Program below.

Table 6: Occupancy Preferences By Project Area

Preference Order	Shipyard & Candlestick	Mission Bay	Transbay
1st	Certificate of Preference	Certificate of Preference	Certificate of Preference
2nd	Rent-Burdened Households* or Assisted Residents**	Ellis Act Displaced Tenants***	Ellis Act Displaced Tenants***
3rd	Ellis Act Displaced Tenants***	San Francisco Residents or Workers	San Francisco Residents or Workers
4th	San Francisco Residents or Workers	General Public	General Public
5th	General Public		

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

** Households currently residing in public housing or in project-based Section 8 housing.

*** In 2014 OCII adopted the City’s Ellis Act Housing Preference (“EAHP”) Program, which provides a preference for households evicted under the Ellis Act, and is being implemented on a project-by-project basis. Subsequently, the City adopted the Displaced Tenant Housing Preference (“DTHP”) which included EAHP certificate holders and tenants displaced by owner move-in actions or fire. Should the OCII Commission adopt that policy in the future, DTHP would be applied on a project by project basis. As with COP, all applicants who qualify for any of the preferences must still be eligible for the specific project/unit type for which they are applying.

Certificate of Preference Program

During the 1960s and 1970s, the San Francisco Redevelopment Agency (“Agency”), as part of the federal urban renewal program, displaced many residents and businesses from the Agency’s Project Areas. In 1963, the Agency initiated the Certificate of Preference program as a business preference program to

give displaced businesses an opportunity to participate in the new opportunities provided by redevelopment. This program was later expanded in 1967, to residents of housing acquired by the Agency. The early residential program provided Certificates to heads of households who did not receive other relocation compensation from the Agency or relocation to subsidized housing. In its current form, the Certificate of Preference Program (“COP”) does not guarantee a Certificate Holder any particular housing unit but provides the holder with a preference over other applicants, provided 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 business or the resident was displaced. The COP 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.

In 2008, the SFRA also extended the time limit COP holders have to use their certificate through January 2016; the Commission’s action provided for two additional 5-year extensions. In December 2015 the OCII Commission extended the program for five years. Leaving one additional 5-year extension which may be exercised in 2020.

Upon the Agency’s dissolution, the management of the Certificate Program was transferred to MOHCD. To maximize the success in housing COP holders, MOHCD is actively pursuing programs and tools to improve the success rate of preference holders in both OCII and MOHCD sponsored projects. For example, MOHCD staff is working in partnership with the San Francisco AIDS Housing Alliance (“SF AHA”) to offer a limited number of rental subsidies to senior and disabled COP holders currently living in San Francisco. COP holders were alerted to this opportunity which provides the rental subsidy that allows them to pay 30% of their current income for rent. In addition, MOHCD is working closely with the San Francisco Housing Development Corporation (“SFHDC”) as SFHDC implements the District 10 and COP Rental Assistance Program, which is a District 10 Community Benefits Program. This program, which was launched in October 2016, assists COP holder households, and households residing in District 10 to eliminate debt, increase savings and improve credit.

MOHCD provides an annual report to the OCII Commission describing the COP program status for OCII sponsored projects, accomplishments, and next steps in greater detail. The COP Annual Report for FY 16/17 can be found online at: sfmohcd.org/certificate-preference.

During the past four fiscal years, the COP program highlights for OCII and MOHCD sponsored projects are as follows:

Table 7: COP Program Highlights

	FY 16/17	FY 15/16	FY 14/15	FY 13/14
New Certificates Issued	55	111	73	62
Applied for Housing	158	157	95	61
COP Holders Housed	43	44	23	17
Returned to San Francisco	19	10	3	1

Information related to the Certificate of Preference and Ellis Act Housing Preference programs can be found on MOHCD's website at: <http://www.sf-moh.org/index.aspx?page=1148> and <http://sfmohcd.org/DISPLACED-TENANT-HOUSING-PREFERENCE-PROGRAM-0>. MOHCD's website also provides up to date listings of new projects taking applications, including all OCII sponsored projects, located at: <http://sfmohcd.org/affordable-housing-resources-0#rentalHousingWaitlist>.

Marketing Requirements

To ensure compliance with marketing obligations of affordable housing developers and implementation of occupancy preferences, OCII relies on an early outreach plan and tenant selection plan ("Marketing Plan") for each OCII sponsored project as tools to guide marketing. The plans include redevelopment occupancy requirements to which the project is subject, along with the timeline and scope of marketing for the individual project. In order to achieve maximum success in housing preference holders, particularly COP holders, 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 make available early outreach in the form of rental and homebuyer readiness workshops to COP holders who are considering applying to ensure that eligible COP holders can meet all of the application requirements. All eligible applicants with complete applications, including those not subject to any of the above named preferences, are selected through a lottery process. COP holders are then at the top of all applicant lists, based on the required preference ordering. COP holders are always ranked first.

OCII procures services through MOHCD to oversee the monitoring of the marketing and lease up of OCII sponsored projects, and MOHCD is actively pursuing programs and tools to continue to improve the success rate of COP holders in both OCII and MOHCD sponsored projects. In order to augment the services provided by MOHCD, during fiscal year 2016/17 OCII hired a new position focusing on the marketing of OCII-funded and sponsored units. This Senior Development Specialist position is responsible for acting as a liaison with MOHCD to support the marketing, lease-up and sales of OCII sponsored affordable housing units to ensure compliance with all applicable occupancy priorities, local preferences and other fair housing requirements. In particular, this position focuses on maximizing opportunities for COP holders to be housed in OCII affordable units. Details of FY 16/17 marketing completions by individual project are listed later in this report.

MOHCD now offers a web-based application system, the Database of Affordable Housing Listings, Information and Applications (DAHLIA) to streamline the application process and make it easier for COP holders and others seeking affordable housing. MOHCD partners with several non-profit agencies to support rental readiness and eviction prevention programs targeting Bayview Hunters Point and Western Addition residents to assist in using DAHLIA and to prepare residents for successful tenancies.

Equal Opportunity Programs and Affordable Housing

OCII's commitment to equity 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. In addition, all contracts for construction are subject to OCII's Prevailing Wages Policy which requires the payment of prevailing wages.

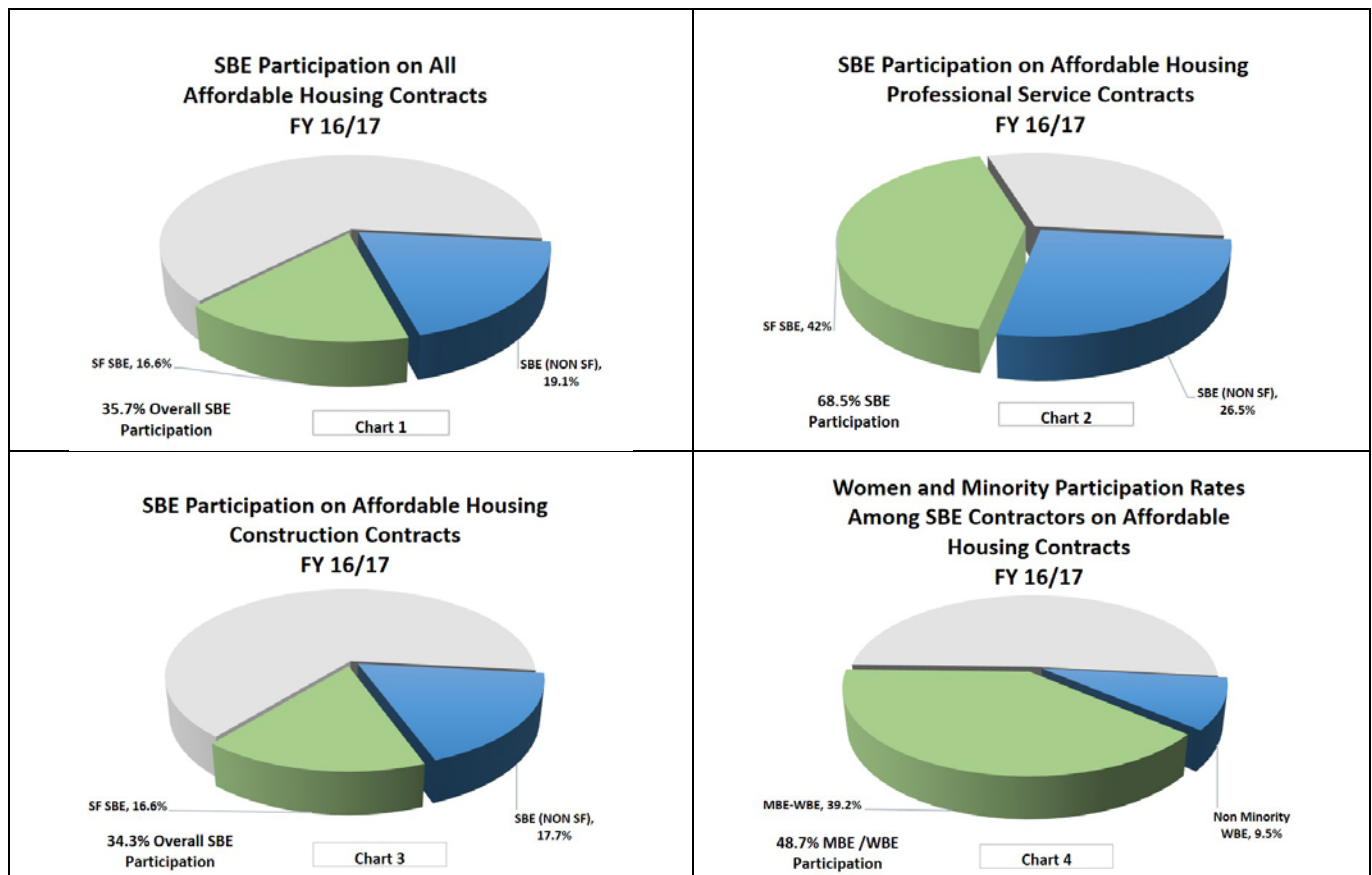
Small Business Enterprise

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 fall within certain income 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 with the City's LBE revenue thresholds and to allow large businesses to partner or joint venture with SBEs, making it easier for SBEs 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 FY 16/17, OCII's developer partners awarded professional service and construction contracts on 9 affordable housing projects totaling more than \$433.5 million. Over \$154 million (or 35.7%) were awarded to small businesses, many of whom are LBEs certified by the City's Contract Monitoring Division (See *Chart 1, below*).

In particular, small businesses were awarded over \$12 million (or 68.5%) of professional services contracts (See *Chart 2, below*) and over \$142 million (or 34.3%) of construction contracts (See *Chart 3, below*). Of the \$154 million in SBE contracts awarded, minority and women owned firms received over 48.7% (or \$75.4 million) of professional services contracts and construction contracts (See *Chart 4, below*).

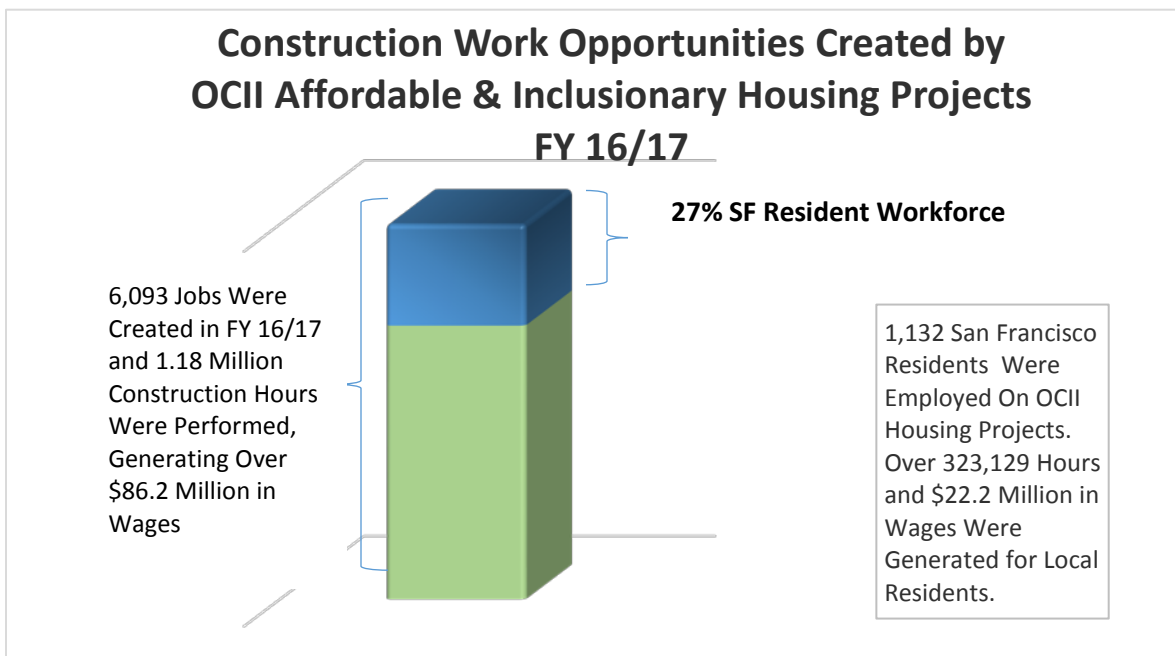


Workforce Development

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") had a long history of implementing an aggressive local workforce requirement on agency-assisted construction projects. OCII continues the SFRA workforce policy which is unique in establishing 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.

On OCII-sponsored affordable and inclusionary housing projects in FY 16/17, OCII's Local Construction Workforce Hiring Program created 6,093 construction jobs, of which 1,132 were filled by San Francisco residents, yielding an overall local workforce participation rate of 27.3%, as measured by work hours. Notably, 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 more than 323,129 hours of work performed by San Francisco residents and over \$22,169,717 in wages paid to local residents.



LEASE-UP or SALES COMPLETIONS

OCII FUNDED

OCII Funded, Stand-Alone Affordable Housing Projects that achieved full occupancy during the reporting period:

Project Area	Project Name	Construction Completion Date	Marketing Completion Date	Type of Housing	Max. Income Level	Affordable Units
Other: Bayview Hunters Point	Dr. George W. Davis Senior Housing	April 2016	October 2016	Senior Rental	50% AMI	120
						120

1751 CARROLL AVENUE DR. – GEORGE W. DAVIS SENIOR HOUSING



Project Area	Bayview Hunters Point
Project Owner	Carroll Avenue Senior Housing, LP
Project Sponsor	McCormack Barron Salazar/Bayview Hunters Point Multipurpose Senior Services
Project Architect	David Baker, Michael Willis (Senior Center)
Project Contractor	Baines/Nibbi JV
Project Tenure	Permanent Rental
Population Type	Seniors
Total Units	121 (117 1-bdrm; 3 2-bdrm)
Total Affordable Units	120
Parking	57 (.47:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	15,000 sf Senior Services Center
Total Development Cost	\$63,327,874
Total OCII Funding	\$27,911,224 (this excludes \$8,380,730 in acquisition costs)
OCII or Inclusionary	OCII
Construction Start Date	April 2014
Construction Completion Date	May 2016
SBE Contracting Participation	Professional: SBE 42.2%; SF SBE 33.1%, MBE 23.3%, WBE 3.3% Construction: SBE 50.3%; SF SBE 16.4%, MBE 18.1%, WBE 0.3%
Workforce Participation	SF Residents 32%; Bayview Hunters Point (BVHP) Residents 12.1%; Minority: 66.5%; Women: 5.5%

Dr. George W. Davis – Marketing Outcomes

Leasing Completion	October 2016
*Project Preferences	1. Existing Alice Griffith Residents 2. Hunters Point Certificate of Preference Holders 3. Western Addition Certificate of Preference Holders 4. Rent Burdened or Assisted Housing Residents 5. San Francisco residents or workers 6. General public
Other Project Requirements	23 Units for formerly homeless seniors *

**Referred by the Department of Public Health's Direct Access to Housing Program*

Highlights of the marketing process include:

- **Application Period:** October 1 – 28, 2015
- **Applications Received:** 2,460
- **Lottery Date:** March 10, 2016 (SFHA Randomized Lottery)
- **Marketing Outcomes:**
 - o *Certificate of Preference:* 26 (18 from Bayview, 8 from Western Addition)
 - o *Alice Griffith Seniors:* 12
 - o *Ellis Act Housing Preference:* 0 (no applications)
 - o *San Francisco Residents:* 103
 - o *Average Household Income:* \$14,245
 - o *Average Household Size:* 1

Head of Household Race/Ethnicity:

Race Ethnicity	Tenants	Percent:
Asian	6	5%
Black	100	83%
Latino	6	*5%
Pacific Islander	2	2%
Other Multiracial	7	6%
White	5	4%
Total	120	**100

*5% of respondents identified as Latino

**Some respondents self-identified in more than one category, reflected by a percentage of over 100%.

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LEASE-UP or SALES COMPLETIONS

OCII INCLUSIONARY

OCII Sponsored Projects with Inclusionary Affordable Housing Units that achieved full occupancy during the reporting period:

Project Area	Project Name	Construction Completion Date	Marketing Completion Date	Type of Housing	Max. Income Level*	Market Rate Units	Affordable Units
Shipyard & Candlestick	Pacific Pointe (Shipyard Phase I - Block 49)	April 2016	September 2016	Family Rental	50% AMI	0	59
Other: Rincon Point - South Beach	72 Townsend	July 2016	February 2017	For Sale	95% AMI	67	7
							66

*Maximum income level refers only to Affordable Units

350 FRIEDEL STREET – PACIFIC POINTE APARTMENTS



Project Area	Hunters Point Shipyard (Phase I)
Project Owner	AMCAL Pacific Pointe Fund, L.P.
Project Sponsor	AMCAL / Young Community Developers
Project Architect	David Baker Architects / Interstice Architects
Project Contractor	Cahill Construction, Inc.
Project Tenure	Family Rental
Population Type	Families
Total Units	60 (27 1-bdrm; 20 2-bdrm; 12 3-bdrm)
Total Affordable Units	59
Parking	44 (.73:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	Community/Multi-purpose Room/Cultural-Historical References
Total Development Cost	\$34,600,000
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary (Lennar)
Construction Start Date	November 2014
Construction Completion Date	April 2016
SBE Contracting Participation	Professional: SBE 61.6%; SF SBE 55%, MBE 28.9%, WBE 27.8% Construction: SBE 53.8%; SF SBE 44.6%, MBE 32.9%, WBE 1.7%
Workforce Participation	SF Residents 34%, BVHP Residents 15.5%; Minority 57.6%, Female 2.4%

Pacific Pointe Apartments – Marketing Outcomes

Leasing Completion	September 2016
Project Preferences	1. Hunters Point Certificate of Preference Holders 2. Western Addition Certificate of Preference Holders 3. Rent Burdened or Assisted Housing Residents defined as persons paying more than fifty percent (50%) of their income for housing, and assisted residents, defined as persons residing in public housing or project-based Section 8 housing. 4. San Francisco residents 5. General public

Highlights of the marketing process include:

- **Application Period:** January 26 – February 23, 2016
- **Applications Received:** 2,460
- **Lottery Date:** March 3, 2016
- **Marketing Outcomes:**
 - o *Certificate of Preference:* 12 (14 from Bayview, 11 from Western Addition)
 - o *Rent Burdened Households:* 33
 - o *Alice Griffith Seniors:* 12
 - o *Ellis Act Housing Preference:* 0 (no applications)
 - o *San Francisco Residents:* 55
 - o *Average Household Income:* \$34,486
 - o *Households with Children:* 29

Head of Household Race/Ethnicity:

Race Ethnicity	Tenant	Percent:
American Indian/Alaskan Native	4	6
Asian	13	22
Black	29	49%
Latino	9	%
Pacific Islander	1	2%
Other Multiracial	1	2%
Unknown	10	17%
White	1	2%
Total	59	100%

*Some respondents self-identified in more than one category, thereby causing the percentage total to add to over 100%

72 TOWNSEND STREET



Project Area	Rincon Point South Beach
Project Owner	72 Townsend LLC
Project Sponsor	SIMEON Residential Properties
Project Architect	Santos Prescott Architects
Project Contractor:	West Bay Builders
Project Tenure	Homeownership
Population Type	Families
Total Units	74
Total Affordable Units	7
Parking	74 (1:1 parking ratio)
Affordability Levels	95% AMI and below
Non-Residential Uses	5,000 sf retail; Community room
Total Development Cost	\$56,000,000 (excluding land)
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	September 2013
Construction Completion Date	July 2016
SBE Contracting Participation	Professional: SBE: 36.4%; SF SBE: 36.4%; MBE: 7.5% Construction: SBE 26.6%; SF SBE 2.4%, MBE 3.1%, WBE 9%
Workforce Participation	SF Residents 16.3%; Minority 43.3%; Women 0.4%

72 Townsend Street – Marketing Outcomes

Sales Completion	February 2017
Project Preferences	1. Certificate of Preference Holders 2. Ellis Act Housing Preference Holders 3. San Francisco residents 4. Members of the general public

The highlights of the marketing process include:

- **Application Period:** January 28, 2016 through March 14, 2016.
- **Applications Received:** 304
- **Lottery Date:** March 22, 2016
- **Marketing Outcomes:**
 - o *Certificate of Preference:* None (no applications)
 - o *Ellis Act Housing Preference:* 1
 - o *San Francisco Residents:* 6
 - o *Average Household Income:* \$71,601
 - o *Average Household Size:* 3 people
 - o *Household Composition Notes:* 3 households have children
 - o *Household Occupation Notes:* Cook, Administration, Program Management, Hospitality, Bookkeeper.

Head of Household Race/Ethnicity:

Race Ethnicity	Successful Homebuyers	Percent:
Asian	5	72%
Black	1	14%
White	*1	14%
Unknown	0	0%
Total	7	100%

*Household identifies as Latino.

CONSTRUCTION COMPLETIONS

OCII FUNDED

OCII Funded, Stand-Alone Affordable Housing Projects that completed construction (defined as receiving a Temporary Certificate of Occupancy) during the reporting period:

Project Area	Project Name	Completion Date	Type of Housing	Max. Income Level	Affordable Units	OCII Funding
South of Market	Bill Sorro Community	December 2016	Family Rental	50% AMI	66	\$7,805,434
Bayview Hunters Point	Hunters View IIa	February 2017	Public Housing Replacement/ Family Rental	50% AMI	106	\$21,775,220
Mission Bay South	Mission Bay Block 7W	February 2017	Family Rental	60% TCAC AMI*	198	\$16,975,000
Shipyard & Candlestick	Alice Griffith Phase 1**	April 2017	Public Housing Replacement/ Family Rental	50% AMI	92	\$19,699,024
Shipyard & Candlestick	Alice Griffith Phase 2**	April 2017	Public Housing Replacement/ Family Rental	50% AMI	90	\$19,601,371
					552	\$85,856,049

*60% TCAC AMI equates to 69% of the typical AMI levels used in San Francisco.

**OCII funding includes a subsidy of \$90,000 per public housing replacement unit and \$70,000 per new unit provided by CP/HPS2 master developer

1009 HOWARD STREET – BILL SORRO COMMUNITY



Image © Bruce Damonte

Project Area	South of Market
Project Owner	Mercy Housing California
Project Sponsor	Mercy Housing California 51, LP
Project Architect	Kennerly Architecture & Planning
Project Contractor	Roberts Obayashi
Project Tenure	Family Rental and Supportive Housing
Population Type	Families / Developmentally Disabled
Total Units	67 (8 Studios; 24 1-bdrm; 25 2-bdrm; 10 3-bdrm)
Total Affordable Units	66
Parking	0
Affordability Levels	50% AMI and below
Non-Residential Uses	3,005 sq.ft. of retail and community services space
Total Development Cost	\$46,253,815
Total OCII Funding	\$7,805,434 (site acquisition and predevelopment)
OCII or Inclusionary	OCII
Construction Start Date	December 2014
Construction Completion Date	December 2016
SBE Contracting Participation	MOHCD Data: SBE 14.5%
Workforce Participation	MOHCD Data: SF Residents 24.3%, Minority 60.8, Women 2.7%
Marketing Status	Marketing completed September 2016

112 MIDDLE POINT ROAD– HUNTERS VIEW, PHASE IIa



Project Area	Bayview Hunters Point
Project Owner	HV Partners 2, LP
Project Sponsor	John Stewart Company/ Devine & Gong / Ridgpoint Non Profit
Project Architect	David Baker / Paulette Taggart
Project Contractor	Nibbi/Cahill Joint Venture
Project Tenure	Permanent Rental
Population Type	Families
Total Units	107 (30 1-bdrm; 32 2-bdrm; 36 3-bdrm; 8 4-bdrm; 1 5-bdrm)
Total Affordable Units	106
Parking	53 (.50:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$84,115,655 (Includes \$18,784,262 in infrastructure costs)
Total OCII Funding	\$21,775,220
OCII or Inclusionary	OCII
Construction Start Date	March 2015
Construction Completion Date	February 2017
SBE Contracting Participation	Professional: SBE 62.2%; SF SBE 54%; MBE 7.1%; WBE 31.1%; Construction: SBE 40.1%; SF SBE 16.2%, MBE 15.2%, WBE 0.1%
Workforce Participation	SF Residents 24.5%; BVHP Residents 11.2%; Minority 56.3%, Women 2.3%
Marketing Status	Marketing completed post FY 16/17

588 MISSION BAY BLVD., N. – MISSION BAY SOUTH 7 WEST



Project Area	Mission Bay South
Project Owner	Related Companies of California, LLC, and Chinatown Community Development Corporation
Project Sponsor	Mission Bay Block 7 Housing Partners, LP
Project Architect	David Baker
Project Contractor	Nibbi Brothers
Project Tenure	Permanent Rental
Population Type	Families
Total Units	200 (70 1-bdrm; 128 2-bdrm)
Total Affordable Units	198
Parking	53 (.27:1 parking ratio)
Affordability Levels	60% TCAC AMI and below
Non-Residential Uses	10,000 sf retail; Community/Multi-purpose Room
Total Development Cost	\$85,144,915
Total OCII Funding	\$16,975,000
OCII or Inclusionary	OCII
Construction Start Date	June 2015
Construction Completion Date	February 2017
SBE Contracting Participation	Professional: SBE 53.0%; SF SBE 47.1%, MBE 36.7%, WBE 0% Construction: SBE 48.8%; SF SBE 12.6%; MBE: 12.5%; WBE 0.2%
Workforce Participation	SF Residents: 21.9%; Minority 49.4%; Women: 1%
Marketing Outcomes	Marketing completed post FY 16/17

2600 ARELIOS WALKER DRIVE – ALICE GRIFFITH PHASE 1



Project Area	Bayview Hunters Point Candlestick (Candlestick Point)
Project Owner	Alice Griffith Phase 1, LP
Project Sponsor	McCormack Baron Salazar/SFHDC
Project Architect	Torti Gallas
Project Contractor	Baines/Nibbi JV
Project Tenure	Permanent Rental
Population Type	Families
Total Units	93 (23 1-bdrm; 51 2-bdrm; 7 3-bdrm; 12 4-bdrm)
Total Affordable Units	92 (58 Public Housing Replacement Units + 35 New Affordable Units)
Parking	51 (.55:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$59,610,564
Total OCII Funding	\$19,699,024
OCII or Inclusionary	OCII
Construction Start Date	March 2015
Construction Completion Date	April 2017
SBE Contracting Participation	Professional: SBE% 55.8%; SF SBE 52.3%, MBE 34.9%, WBE 6% Construction: SBE 59.2%; SF SBE 36.5%; MBE 29.8%; WBE .2%
Workforce Participation	SF Residents: 36.6%; BVHP Residents: 18.9%; Minority 56.3%; Women: 5%
Marketing Status	Marketing completed post FY 16/17.

2700 ARELIUS WALKER DRIVE – ALICE GRIFFITH PHASE 2



Project Area	Bayview Hunters Point (Candlestick Point)
Project Owner	Alice Griffith Phase 2, LP
Project Sponsor	McCormack Baron Salazar/ Tabernacle Community
Project Architect	Torti Gallas
Project Contractor	Baines/Nibbi JV
Project Tenure	Permanent Rental
Population Type	Families
Total Units	91 (23 1-bdrm; 47 2-bdrm; 9 3-bdrm; 12 4-bdrm)
Total Affordable Units	90 (56 Public Housing Replacement Units / 35 New Affordable Units)
Parking	51 (.56:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	3,400 sf retail; Community/Multi-purpose Room
Total Development Cost	\$59,610,652
Total OCII Funding	\$19,601,371
OCII or Inclusionary	OCII
Construction Start Date	March 2015
Construction Completion Date	April 2017
SBE Contracting Participation	Professional: SBE 55.8%; SF SBE 52.3%; MBE 34.9%; WBE 6% Construction: SBE 51.3%; SF SBE 36.3%; MBE 29.8%; WBE 2%
Workforce Participation	SF Residents: 35.3%; BVHP Residents: 16.4%; Minority 56.2%; Women 2.8%
Marketing Status	Marketing completed post FY 16/17.

CONSTRUCTION COMPLETIONS

OCII INCLUSIONARY

OCII Sponsored Projects with Inclusionary Affordable Housing Units that completed construction (defined as receiving a Temporary Certificate of Occupancy) during the reporting period:

Project Area	Project Name	Completion Date	Type of Housing	Maximum Income Level*	Market Rate Units	Affordable Units
Mission Bay North	Eviva	November 2016	Family Rental	90% AMI	103	26
Other: Western Addition	1450 Franklin	December 2016	For Sale	100% AMI	58	9
Shipyards & Candlestick	Alma & Engel (Shipyards Phase I - Block 53)	February 2017	For Sale	80% AMI	84	9
Shipyards & Candlestick	Thayer & Tides (Shipyards Phase I - Block 54)	February 2017	For Sale	80% AMI	89	7
					334	51

*Maximum income level refers only to Affordable Units.

360 BERRY STREET - EVIVA



Project Area	Mission Bay North
Project Owner	General Investment and Development Corporation (GID)
Project Sponsor	The Integral Group
Project Architect	LDA Architects
Project Tenure	Family Rental
Population Type	Families
Total Units	129
Total Affordable Units	26
Parking	75 (.58:1)
Affordability Levels	90% AMI and below.
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	May 2015
Construction Completion Date	November 2016
SBE Contracting Participation	Professional: SBE 57.9%; SF SBE 42%; MBE 28.4%; WBE 1.7%. Construction: SBE 45.4%; SF SBE 18.5%; MBE 16.9%; WBE 1.5%
Workforce Participation	SF Residents 15.1%; Minority 55.5%; Women 2.2%
Marketing Status	Marketing completed post FY 16/17

1450 FRANKLIN STREET



Project Area	Western Addition – A1
Project Owner	Pacific Heights Franklin Partners II, LLC
Project Sponsor	Pacific Heights Franklin Partners
Project Architect	BDE Architecture
Project Contractor	Johnstone Moyer Inc.
Project Tenure	For Sale
Population Type	Families
Total Units	67 (9 studios; 14 1-bdrm; 40 2-bdrm; 4 3-bdrm)
Total Affordable Units	9 + 1 in lieu payment of \$268,960 for one additional 1-bdrm unit
Parking	71 (1.1:1 ratio)
Affordability Levels	95% (Avg.) – 100% (Max.)
Non-Residential Uses	1,400 sf retail
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	June 2013
Construction Completion Date	December 2016
SBE Contracting Participation	Professional: SBE 84.5%; SF-SBE 62.6%; MBE 3.5%; WBE; 4.6% Construction: SBE 44.2%; SF SBE 5.4%; MBE 2.0%; WBE 2.1%
Workforce Participation	SF Residents 8.1%; Minority 52.6%; Women 0.2%
Marketing Status	Marketing completed post FY 16/17

HUNTERS POINT SHIPYARD, BLOCK 53 (Alma and Engel)



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 53, LLC
Project Sponsor	Lennar Urban
Project Architect	Kava Massih Architects
Project Contractor	James E. Roberts-Obayashi Corporation
Project Tenure	For Sale
Population Type	Families
Total Units	93 (26 1-bdrm; 46 2-bdrm; 21 3-bdrm)
Total Affordable Units	9
Parking	117 (1:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	January 2014
Construction Completion Date	February 2017
SBE Contracting Participation	Professional: SBE 74.4%; SF SBE 71.5%; MBE 11%; WBE 57.6%; Construction: SBE 51.4%; SF SBE 23.4%; Minority 22.2%; Women 0.5%
Workforce Participation	SF Residents 38.5%; BVHP Residents 23.5%; Minority 70.4%; Women 2.2%
Marketing Status	Marketing completed post FY 16/17

HUNTERS POINT SHIPYARD, BLOCK 54 (Thayer and Tides)



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 54, LLC
Project Sponsor	Lennar Urban
Project Architect	Kava Massih Architects
Project Contractor	James E. Roberts-Obayashi Corporation
Project Tenure	For Sale
Population Type	Families
Total Units	66 (20 1-bdrm; 28 2-bdrm; 18 3-bdrm)
Total Affordable Units	7
Parking	96 (1:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	January 2014
Construction Completion Date	February 2017
SBE Contracting Participation	Professional: SBE 74.4%; SF SBE 71.5%; MBE 11%; WBE 57.6%; Construction: SBE 39.2%; SF SBE 19.1%; MBE 20.5%; WBE 0%
Workforce Participation	SF Residents 38.5%; BVHP Residents 23.5%; Minority 70.4%; Women 2.2%
Marketing Status	Marketing completed post FY 16/17

PROJECTS IN CONSTRUCTION

OCII FUNDED

OCII Funded, Stand-Alone Affordable Housing Projects that were in construction during the reporting period:

Project Area	Project Name	Construction Start Date	Estimated Completion Date	Type of Housing	Max. Income Level	Affordable Units	OCII Funding
In Construction for all of FY 16/17							
Shipyards & Candlestick	Alice Griffith Phase 3	February 2016	November 2017	Public Housing Replacement/ Family Rental	50% AMI	121	\$9,955,697
Transbay	Natalie Gubb Commons (Block 7)	June 2016	February 2018	Family Rental	50% AMI	119	\$25,560,000
Subtotal						240	\$35,515,697
Started Construction in FY 16/17							
Mission Bay South	Mission Bay Block 6E	October 2016	September 2018	Family Rental	50% AMI	142	\$35,750,000
Transbay	Transbay Block 8	November 2016	December 2018	Family Rental	50% AMI	79	\$16,000,000
Transbay	Transbay Block 1	May 2017	February 2020	For Sale	100% AMI	76	\$19,200,000
Subtotal						297	\$70,950,000
Totals						537	\$106,465,697

2500 ARELIOS WALKER DRIVE – ALICE GRIFFITH PHASES 3A & 3B



Project Area	Bayview Hunters Point (Candlestick Point)
Project Owner	Alice Griffith Phase 3, L.P.
Project Sponsor	McCormack Baron Salazar / San Francisco Housing Development Corp.
Project Architect	Torti Gallas
Project Contractor	Baines - Nibbi JV
Project Tenure	Permanent Rental
Population Type	Families
Total Units	122 (13 1-bdrm; 71 2-bdrm; 35 3-bdrm; 3 4-bdrm)
Total Affordable Units	121 (93 Public Housing Replacement Units and 28 New Units)
Parking	61 (.5:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$83,947,482
Total OCII Funding	\$9,955,697
OCII or Inclusionary	OCII
Construction Start Date	February 2016
Construction Completion Date	November 2017
SBE Contracting Participation	Professional: SBE 84.2%; SF 80.6%, MBE 65.1%, WBE 5.4% Construction: SBE 46% SF 26.1%; MBE 21.6%; WBE: 0.5%
Workforce Participation	SF Residents: 31.2%; BVHP Residents: 13.7%; Minority 47%; Women 2.7%

255 FREMONT STREET – TRANSBAY BLOCK 7 aka NATALIE GUBB COMMONS



Project Area	Transbay
Project Owner	Mercy Housing California 64, L.P.
Project Sponsor	Mercy Housing California
Project Architect	Santos Prescott
Project Contractor	Cahill
Project Tenure	Rental
Population Type	Families
Total Units	120 (53 1-bdrm; 44 2-bdrm; 23 3-bdrm)
Total Affordable Units	119
Parking	0
Affordability Levels	40% and 50% AMI
Non-Residential Uses	Community room; management/service offices; bike parking; on site laundry, and 4,000 sf childcare center
Total Development Cost	\$66,706,591
Total OCII Funding	\$25,560,000
OCII or Inclusionary	OCII
Construction Start Date	June 2016
Construction Completion Date	February 2018
SBE Contracting Participation	Professional: SBE 96.3%; SF 96.3%; MBE 32.1%; WBE 56.9% Construction: SBE 56.7%; SF 18.9%; MBE 7.8%; WBE 11%
Workforce Participation	SF Residents 22.3%; Minority 55.5%; Women 3.7%

626 MISSION BAY BLVD., N. – MISSION BAY SOUTH, BLOCK 6 EAST



Project Area	Mission Bay South
Project Owner	1300 4 th Street Associates, L.P.
Project Sponsor	Tenderloin Neighborhood Development Corporation
Project Architect	Mithun Solomon
Project Contractor	Nibbi Brothers
Project Tenure	Family Rental
Population Type	Families
Total Units	143 (53 1-bdrm; 47 2-bdrm; 43 3-bdrm)
Total Affordable Units	142
Parking	41 (.29:1 ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	8,800 sf retail
Total Development Cost	\$92,304,925
Total OCII Funding	\$35,750,000
OCII or Inclusionary	OCII
Construction Start Date	October 2016
Construction Completion Date	September 2018
SBE Contracting Participation	Professional: SBE 54.4%; SF SBE 47.2%; MBE 12.6%; WBE 2.6% Construction: SBE 51.4%; SF 17.4%; MBE 15.8%; WBE 0.5%
Workforce Participation	SF Residents 30.5%; Minority 65.2%; Women 2.2%

250 FREMONT STREET – TRANSBAY BLOCK 8



Project Area	Transbay
Project Owner	Tower (Rental): T8 Urban Housing Associates, LLC; Inclusionary Tower BMR (Rental): T8 Urban Housing Associates BMR, L.P.; OCII-sponsored standalone affordable project: T8 Housing Partners, L.P.
Project Sponsor	Related California/ Tenderloin Neighborhood Development Corporation
Project Architect	Exec: HKS Architects; Tower: OMA*AMO Architect; Podium: Fougerson
Project Contractor	Webcor
Project Tenure	Permanent Rental
Population Type	Families
Total Units	546
Total Affordable Units	151 (20 studios, 71 1-bdrm; 34 2-bdrm; 24 3-bdrm, Mgr's unit: 2-1 bdrm)
Parking	80 Affordable (.25:1 parking ratio), (70 Inclusionary .50:1 parking ratio)
Affordability Levels	50% AMI and below for inclusionary and OCII-sponsored units
Non-Residential Uses	17,000 sf retail for entire site; Community/Multi-purpose Room
Total Development Cost	\$38,407,328
Total OCII Funding	\$16,000,000
OCII or Inclusionary	OCII / Inclusionary
Construction Start Date	November 2016
Construction Completion Date	Affordable: December 2018; Tower/Ancillary Bldg.: July 2019
SBE Contracting Participation	Professional: SBE 58.6%; SF 55.4%; MBE 42.3%; Women 8.7% Construction: SBE 22.7%, SF SBE 12%; MBE 8.6%; WBE 3.6%
Workforce Participation	SF Residents: 19.5%; Minority 75.4%; Women: 1.8%

160 FOLSOM STREET – TRANSBAY BLOCK 1



Project Area	Transbay
Project Owner	Tishman Speyer
Project Sponsor	Tishman Speyer
Project Architect	Studio Gang Architects
Project Contractor	Lendlease
Project Tenure	For Sale
Population Type	Families
Total Units	391
Total Affordable Units	156
Parking	334 car spaces; 150 bike spaces
Affordability Levels	80% - 120% of AMI
Non-Residential Uses	6500 sf open space on 3 rooftop decks, central courtyard, northern edge park; 9330 sf retail
Total Development Cost	N/A
Total OCII Funding	\$19,200,000
OCII or Inclusionary	OCII – 76 units, and Inclusionary – 80 units
Construction Start Date	May 2017
Construction Completion Date	February 2020
SBE Contracting Participation	Professional: SBE 89.2%; SF SBE 86.2%; MBE 4.2%; WBE 4.9% Construction: SBE 42.9%, SF SBE 30.4%; MBE 22.3%; WBE 9.3%
Workforce Participation	SF Residents: 9.4%; Minority 62.9%; Women 0.7%

PROJECTS IN CONSTRUCTION

OCII INCLUSIONARY

OCII Sponsored Projects with Inclusionary Affordable Housing Units that were in construction or started construction during the reporting period:

Project Area	Project Name	Construction Start Date	Estimated Completion Date	Type of Housing	Max. Income Level**	Market Rate Units	Affordable Units
In Construction for all of FY 16/17							
Shipyards & Candlestick	Shipyards Phase I - Blocks 56/57	February 2016	January 2018	For Sale	80% AMI	117	15
Transbay	Transbay Block 9	February 2016	May 2019	Family Rental	60% AMI	436	119
Subtotal						553	134
Started Construction in FY 16/17							
Transbay	Transbay Block 8 *	December 2016	December 2019	Family Rental	50% AMI	397	71
Transbay	Transbay Block 1 *	May 2017	February 2020	For Sale	120% AMI	237	80
Subtotal						634	151
Totals						1740	285

*Note: Transbay 1 and Transbay 8 include inclusionary units. See project sheets for each of these projects in the section *Projects in Construction – OCII Funded*.

**Maximum income level refers only to Affordable Units.

HUNTERS POINT SHIPYARD, BLOCK 56/57



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 56/57, LLC
Project Sponsor	Lennar Urban
Project Architect	IB + A
Project Tenure	For Sale
Population Type	Families
Total Units	132 (51 1-bdrm; 71 2-bdrm; 10 3-bdrm)
Total Affordable Units	15
Parking	132 (1:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	February 2016
Construction Completion Date	January 2018
SBE Contracting Participation	Professional: SBE 87.2%; SF SBE 85.7%; MBE 48.3%; WBE 0% Construction: SBE 46.4%; SF SBE 26.4%; MBE 20.5%; WBE 0.2%
Workforce Participation	SF Residents: 30.4%; BVHP Residents: 14.6%; Minority 58.1%; Women 4.4%

HUNTERS POINT SHIPYARD, BLOCK 55



Project Area	Hunters Point Shipyard
Project Owner	Block 55, LLC
Project Sponsor	Lennar Urban
Project Architect	NC2
Project Tenure	For Sale
Population Type	Families
Total Units	66 (22 2-bdrm; 44 3-bdrm)
Total Affordable Units	3
Parking	132 (2:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	August 2017
Construction Completion Date	March 2018
SBE Contracting Participation	Professional: SBE: 83.6%; SF SBE: 72.6%; MBE: 23.7%; WBE: 10.7%
	Construction: SBE 47.2%, SF SBE 15.6%; MBE 12.8%; WBE 0%
Workforce Participation	TBD

500-510 FOLSOM STREET, TRANSBAY BLOCK 9



Project Area	Transbay
Project Owner	Block 9 Transbay, LLC
Project Sponsor	Essex/TMG/BRIDGE Housing
Project Architect	Fougeron Architecture
Project Contractor	Balfour Beatty
Project Tenure	Rental
Population Type	Families
Total Units	545
Total Affordable Units	109
Parking	286 (.52:1); 57 inclusionary spaces
Affordability Levels	50% AMI and below
Non-Residential Uses	3,730 sf retail
Total Development Cost	\$189,838,000
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	March 2016 (foundation work only)
Construction Completion Date	May 2019
SBE Contracting Participation	Professional: SBE 54.3%; SF SBE 51.7%; MBE 23.7% WBE 12.6%
	Construction: SBE 7%, SF SBE 0.6%; MBE 0.2%; WBE 0.3%
Workforce Participation	SF Residents: 11.4%; Minority 56.4%; Women: 1.3%

PROJECTS IN ACTIVE PREDEVELOPMENT

OCII FUNDED

OCII Funded, Stand-Alone Affordable Housing Projects that were either in predevelopment or started predevelopment during the reporting period:

Project Area	Project Name	Major Predev. Activity	Constrctn. Start Date*	Estimated Completion Date*	Type of Housing	Max. Income Level	Afford. Units	OCII Funding**
Shipyards & Candlestick	Alice Griffith Phase 4	Constrtn. Funding	August 2017	August 2018	Public Housing Replacement/ Family Rental	50% AMI	31	\$9,365,373
Mission Bay South	Mission Bay South 3E	Ground Lease Option	December 2017	November 2019	Homeless Veterans / Family Rental	60% AMI	118	\$2,500,000
Subtotal							149	\$11,865,373
Started Predevelopment in FY 16/17								
Mission Bay South	MBS 6W	Developer Selection	March 2019	March 2021	Family Rental / Sunnydale Public Housing Relocates	60% AMI	142	-
Shipyards & Candlestick	CPN 10A	Developer Selection & Predev Funding	November 2019	November 2021	Family Rental	60% AMI	155	\$3,500,000
Shipyards & Candlestick	CPS 11A	Developer Selection & Predev Funding	November 2019	November 2021	Family Rental	60% AMI	175	\$3,500,000
Mission Bay South	MBS 9	Issued Request for Proposals	February 2019	December 2020	Formerly Homeless Supportive Housing	50% AMI	140	-
Subtotal							470	\$7,000,000
Totals							619	\$18,865,373

*All construction start and completion dates are estimates, and subject to change.

**Funding amounts approved by end of FY 16/17 reporting period

2800 ARELIUS WALKER DRIVE – ALICE GRIFFITH PHASE 4



Project Area	Bayview Hunters Point (Candlestick Point)
Project Owner	Alice Griffith Phase 4, L.P.
Project Sponsor	Double Rock Ventures, LLC / McCormack Baron Salazar
Project Architect	HKIT Architects/Y.A. Studios
Project Contractor	Baines Nibbi JV
Project Tenure	Permanent Rental
Population Type	Families
Total Units	31 (12 1-bdrm; 6 2-bdrm; 10 4-bdrm; 3 5-bdrm)
Total Affordable Units	31
Parking	18 (.56:1 ratio)
Affordability Levels	60% of AMI or below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$27,288,373
Total OCII Funding	\$9,365,373
OCII or Inclusionary	OCII
Construction Start Date	August 2017 * Note construction started post FY 16/17 reporting period.
Construction Completion Date	August 2018
SBE Contracting Participation	Professional: SBE 82.4%; SF SBE 76.7%; MBE 59.4%; WBE 7.8% Construction: SBE 73.2%, SF SBE 40.1%; MBE 36.8%; WBE 0%
Workforce Participation	SF Residents: 26.3%; BVHP Residents: 17.1%; Minority 24.2%; Women 0%

MISSION BAY SOUTH, BLOCK 6 WEST



Project Area	Mission Bay South
Project Owner	Mercy Housing California 78, L.P.
Project Sponsor	Mercy Housing California
Project Architect	Paulett Taggart Architects
Project Contractor	Cahill
Project Tenure	Rental
Population Type	Families and households voluntarily relocating from Sunnydale-Velasco
Total Units	143
Total Affordable Units	142 (one manager's unit)
Parking	28 spaces
Affordability Levels	30%, 40%, 50% and 60% AMI
Non-Residential Uses	Childcare facility
Total Development Cost	\$99,228,036
Total OCII Funding	\$28,601,164 (estimated total)
OCII or Inclusionary	OCII
Construction Start Date	March 2019
Construction Completion Date	March 2021
SBE Contracting Participation	Professional: SBE 86.5%; SF 83.3%; MBE 25.7%; WBE 64.5%
Workforce Participation	TBD

CANDLESTICK POINT NORTH, BLOCK 10A



Project Area	Hunters Point Shipyard, Phase II - Candlestick Point
Project Owner	Candlestick 10a Associates, L.P.
Project Sponsor	Tenderloin Neighborhood Development Corporation and Young Community Developers
Project Architect	Herman Coliver Locus Architecture
Project Tenure	Rental
Population Type	Families and formerly homeless families
Total Units	156
Total Affordable Units	155
Parking	84 spaces
Affordability Levels	25% - 30% AMI for formerly homeless; 40% - 60% AMI for remaining units
Non-Residential Uses	Ground Floor Commercial TBD
Total Development Cost	\$112,218,798
Total OCII Funding	\$54,390,000 (estimated total; \$3.5m approved in reporting period)
OCII or Inclusionary	OCII
Construction Start Date	November 2019
Construction Completion Date	November 2021
SBE Contracting Participation	TBD
Workforce Participation	TBD

CANDLESTICK POINT SOUTH, BLOCK 11A



Project Area	Hunters Point Shipyard, Phase II Candlestick Point
Project Owner	Candlestick Point 11a, A California Limited Partnership
Project Sponsor	San Francisco Housing Development Corporation / Mercy Housing CA
Project Architect	Leddy Maytum Stacy Architects
Project Tenure	Rental
Population Type	Families and formerly homeless families
Total Units	176
Total Affordable Units	174
Parking	TBD
Affordability Levels	30% - 60% AMI
Non-Residential Uses	Ground Floor Commercial TBD
Total Development Cost	\$115,938,745
Total OCII Funding	\$60,980,987 (estimated total; \$3.5m approved in reporting period)
OCII or Inclusionary	OCII
Construction Start Date	November 2019
Construction Completion Date	November 2021
SBE Contracting Participation	TBD
Workforce Participation	TBD

1150 THIRD STREET – MISSION BAY SOUTH, BLOCK 3 EAST



Project Area	Mission Bay South
Project Owner	MB3E, L.P.
Project Sponsor	Chinatown Community Development Center / Swords to Plowshares
Project Architect	Leddy Maytum Stacy Architects
Project Contractor	Nibbi Brothers
Project Tenure	Rental
Population Type	Formerly homeless veterans / Families
Total Units	119
Total Affordable Units	118
Parking	25
Affordability Levels	Not to exceed 60% AMI, veterans' units will be lower
Non-Residential Uses	N/A
Total Development Cost	\$80,233,627 (estimated)
Total OCII Funding	\$20,593,600 (estimated total, \$2.5m approved in prior period)
OCII or Inclusionary	OCII
Construction Start Date	December 2017
Construction Completion Date	November 2019
SBE Contracting Participation	TBD
Workforce Participation	TBD

410 CHINA BASIN STREET – MISSION BAY SOUTH, BLOCK 9



Project Area	Mission Bay South
Project Owner	TBD
Project Sponsor	Community Housing Partnership / Bridge Housing
Project Architect	Leddy Maytum Stacy
Project Contractor	TBD
Project Tenure	Rental
Population Type	Formerly homeless
Total Units	141
Total Affordable Units	140
Parking	0
Affordability Levels	Restricted at 50% AMI
Non-Residential Uses	N/A
Total Development Cost	TBD
Total OCII Funding	TBD
OCII or Inclusionary	OCII
Construction Start Date	February 2019
Construction Completion Date	December 2020
SBE Contracting Participation	TBD
Workforce Participation	TBD

PROJECTS IN ACTIVE PREDEVELOPMENT OCII INCLUSIONARY

OCII Sponsored Projects with Inclusionary Affordable Housing Units that were either already in active predevelopment or started predevelopment during the reporting period:

Project Area	Project Name	Major Predev. Activity	Construction Start Date*	Estimated Completion Date*	Type of Housing	Max. Income Level**	Market Rate Units	Affordable Units
In Active Predevelopment for all of FY 16/17								
Shipyard & Candlestick	Shipyard I - Block 52	Design Review	May 2018	May 2019	For Sale	80% AMI	65	9
Shipyard & Candlestick	Shipyard I - Block 48 Ph1A	Design Review	October 2018	March 2020	For Sale	80% AMI	42	5
Shipyard & Candlestick	Shipyard I - Block 48 Ph2A	Design Review	October 2018	March 2020	For Sale	80% AMI	140	24
Shipyard & Candlestick	Shipyard I - Block 48 Ph1B	Design Review	October 2018	March 2020	For Sale	80% AMI	43	7
Shipyard & Candlestick	Shipyard I - Block 48 Ph3A	Design Review	October 2018	March 2020	For Sale	80% AMI	35	5
Shipyard & Candlestick	Shipyard I - Block 48 Ph2B	Design Review	October 2018	March 2020	For Sale	80% AMI	45	7
Shipyard & Candlestick	Shipyard I - Block 48 Ph3B	Design Review	October 2018	March 2020	For Sale	80% AMI	43	8
Subtotal							413	65
Started Predevelopment in FY 16/17								
Shipyard & Candlestick	CPS 6A	Design Review	March 2018	January 2023	For Sale	80% AMI	115	13
Shipyard & Candlestick	CPS 8A	Design Review	May 2018	June 2022	For Sale	80% AMI	114	13
Shipyard & Candlestick	CPS 9A	Design Review	May 2018	November 2021	For Sale	80% AMI	111	13
Shipyard & Candlestick	CPN 2A	Design Review	September 2018	December 2021	For Sale	80% AMI	123	7
Transbay	Transbay Block 4	Term Sheet Negotiations	TBD	TBD	TBD	TBD	274	299
Subtotal							737	345
Totals							1273	410

*All construction start and completion dates are estimates, and subject to change.

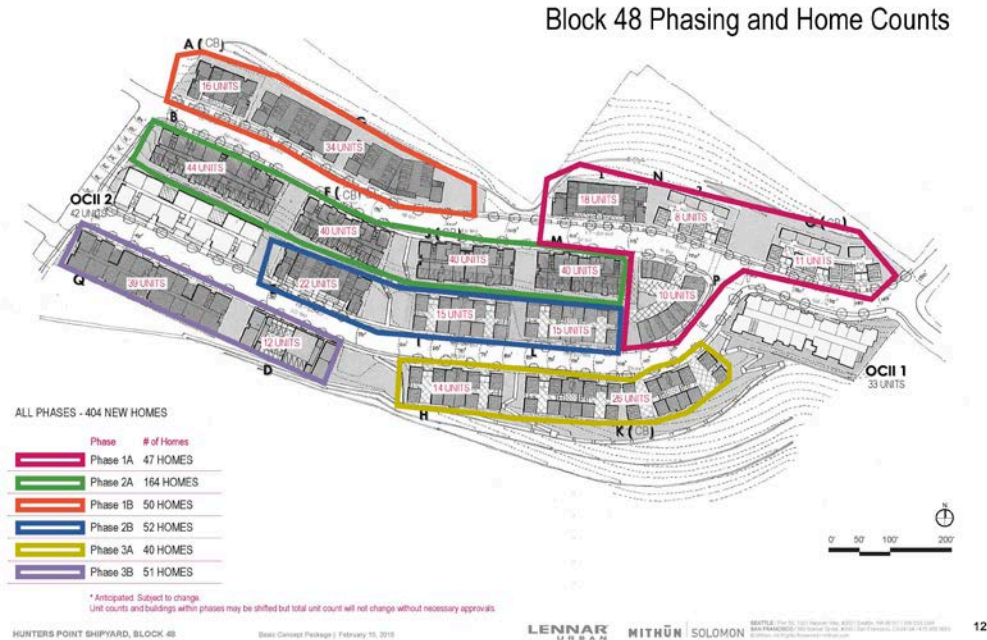
**Max Income Level refers to Affordable Units only

HUNTERS POINT SHIPYARD, BLOCK 52



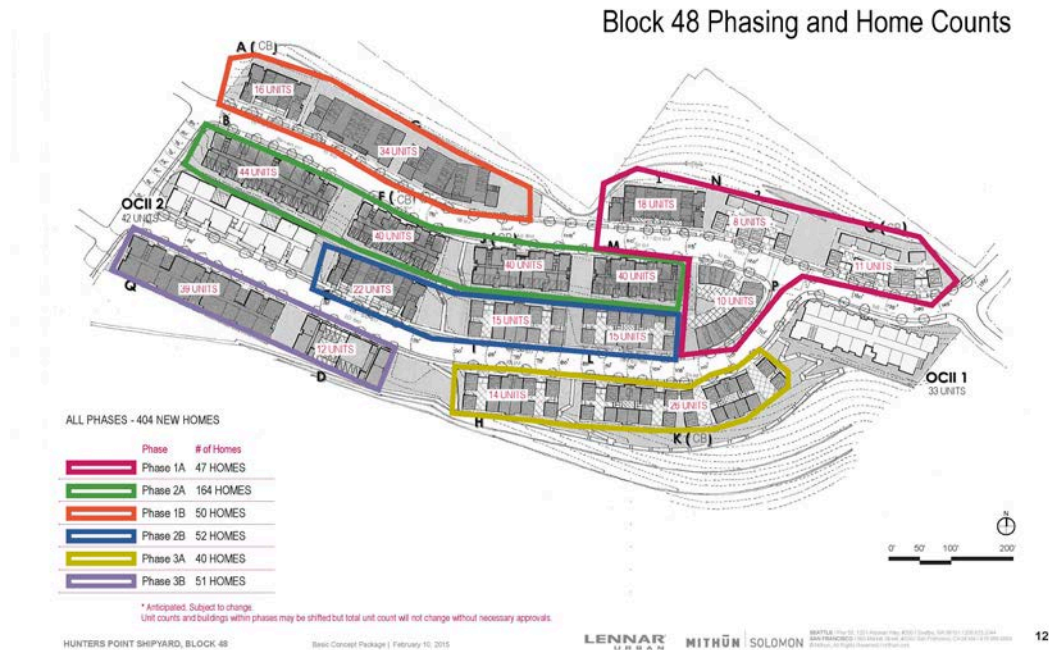
Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 52, LLC
Project Sponsor	Lennar Urban
Project Architect	Ignition Architecture
Project Tenure	For Sale
Population Type	Families
Total Units	74
Total Affordable Units	9
Parking	86 (1.2:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	1,000 sf retail
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	May 2018
Construction Completion Date	May 2019
SBE Contracting Participation	Professional: SBE 76.8%; SF SBE 68.63%; MBE 14.1%; WBE 58.1%
Workforce Participation	Construction pending.

HUNTERS POINT SHIPYARD, BLOCK 48, PHASE 1A (BLOCKS N1, N2, O, P)



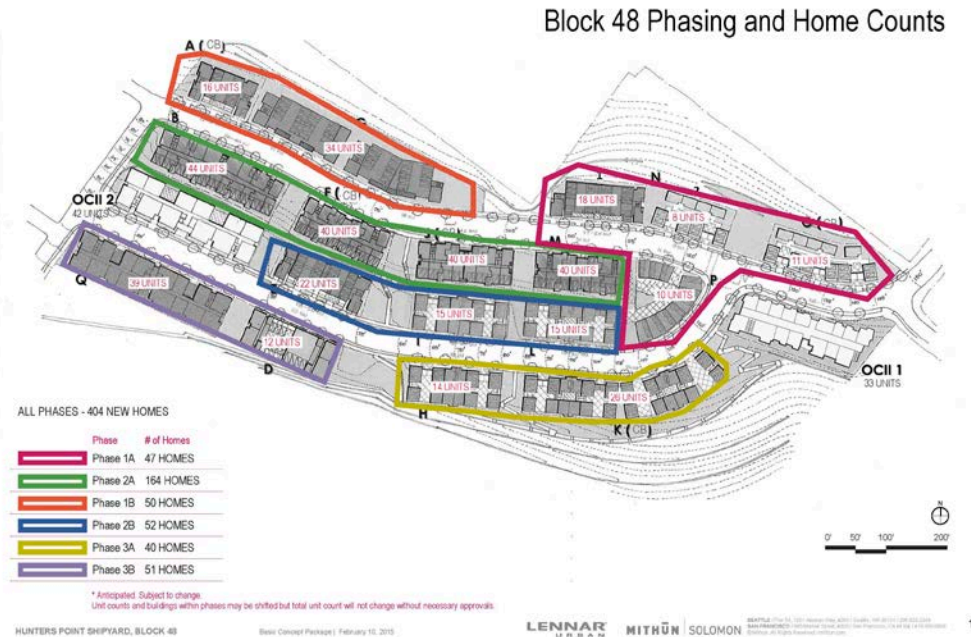
Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 48-1A, LLC
Project Sponsor	Lennar Urban
Project Architect	Mithun Solomon
Project Tenure	For Sale
Population Type	Families
Total Units	47
Total Affordable Units	5
Parking	47 (1:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	October 2018
Construction Completion Date	March 2020
SBE Contracting Participation	Professional: SBE 31.5%; SF SBE 28.7%; MBE 20.5%; WBE 1.2%
Workforce Participation	Construction pending

HUNTERS POINT SHIPYARD, BLOCK 48, PHASE 2A (BLOCKS B, F, J, M)



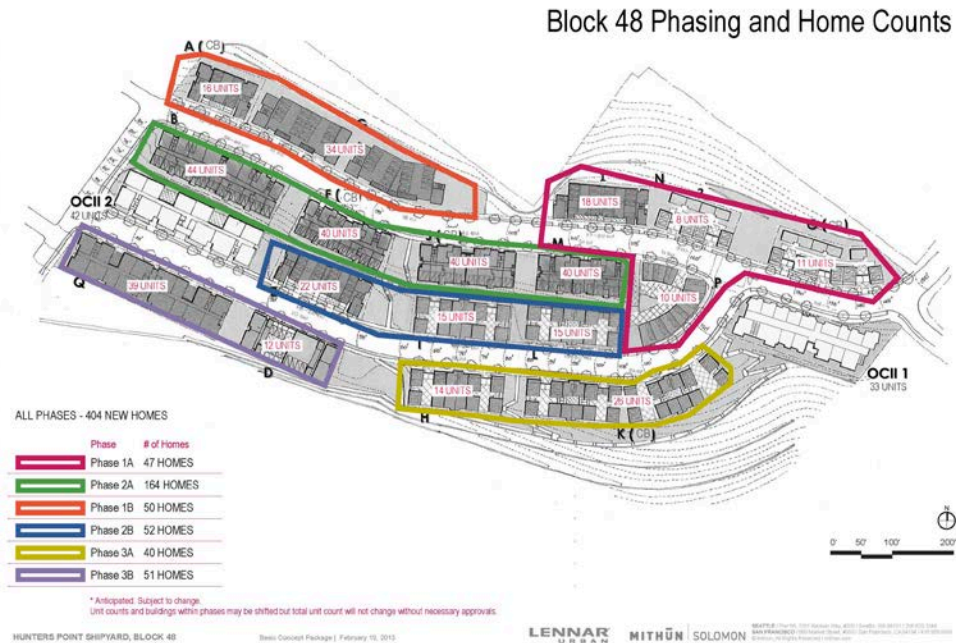
Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 48-2A, LLC
Project Sponsor	Lennar Urban
Project Architect	Mithun Solomon
Project Tenure	For Sale
Population Type	Families
Total Units	164
Total Affordable Units	24
Parking	164 (1:1 parking ratio)
Affordability Levels	80-120% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	October 2018
Construction Completion Date	March 2020
SBE Contracting Participation	Professional: SBE 86.7%; SF SBE 82.2%; MBE 3.3%; WBE 62.6%
Workforce Participation	Construction pending.

HUNTERS POINT SHIPYARD, BLOCK 48, PHASE 1B (BLOCKS A and G)



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 48-1B, LLC
Project Sponsor	Lennar Urban
Project Architect	Mithun Solomon
Project Tenure	For Sale
Population Type	Families
Total Units	50
Total Affordable Units	7
Parking	50 (1:1 parking ratio)
Affordability Levels	80-120% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	October 2018
Construction Completion Date	March 2019
SBE Contracting Participation	Professional: SBE 78.9%; SF SBE 75.2%; MBE 62.7%; WBE 1.8%
Workforce Participation	Construction pending.

HUNTERS POINT SHIPYARD, BLOCK 48, PHASE 3A (BLOCKS H and K)



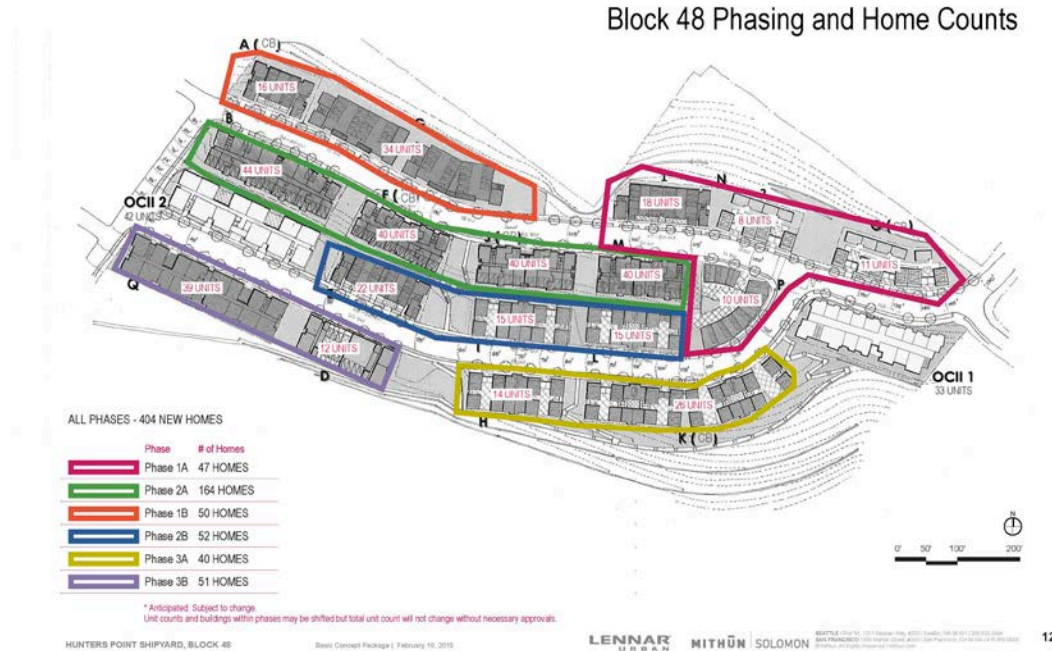
Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 48-3A, LLC
Project Sponsor	Lennar Urban
Project Architect	Mithun Solomon
Project Tenure	For Sale
Population Type	Families
Total Units	40
Total Affordable Units	5
Parking	40 (1:1 parking ratio)
Affordability Levels	80 - 120% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	October 2018
Construction Completion Date	March 2020
SBE Contracting Participation	Professional: SBE 27.8%; SF SBE 22.8%; MBE 4.1%; WBE 2.2%
Workforce Participation	Construction pending.

Block 18 Phasing and Home Counts



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 48-2B, LLC
Project Sponsor	Lennar Urban
Project Architect	Mithun Solomon
Project Tenure	For Sale
Population Type	Families
Total Units	52
Total Affordable Units	7
Parking	52 (1:1 parking ratio)
Affordability Levels	80 - 120% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	October 2018
Construction Completion Date	March 2020
SBE Contracting Participation	Professional: SBE 27.6%; SF SBE 23.2%; MBE 3.41%; WBE 1.8%
Workforce Participation	Construction pending.

HUNTERS POINT SHIPYARD, BLOCK 48, PHASE 3B (BLOCKS D and Q)



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 48-3B, LLC
Project Sponsor	Lennar Urban
Project Architect	Mithun Solomon
Project Tenure	For Sale
Population Type	Families
Total Units	51
Total Affordable Units	8
Parking	51 (1:1 parking ratio)
Affordability Levels	80 - 120% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	October 2018
Construction Completion Date	March 2020
SBE Contracting Participation	Professional: SBE 32.2%; SF SBE 29.1%; MBE4.3%; WBE 2.3%
Workforce Participation	Construction pending.

CANDLESTICK POINT SOUTH, BLOCK 6A



Project Area	Hunters Point Shipyard, Phase II Candlestick Point
Project Owner	TBD
Project Sponsor	Lennar
Project Architect	BAK Architects / Dilworth Eliot Studios
Project Contractor	TBD
Project Tenure	For Sale
Population Type	Families
Total Units	128
Total Affordable Units	13
Parking	128
Affordability Levels	80 - 120% AMI
Non-Residential Uses	Ground floor commercial
Total Development Cost	TBD
Total OCII Funding	None
OCII or Inclusionary	Inclusionary
Construction Start Date	February 2020
Construction Completion Date	February 2022
SBE Contracting Participation	81.8%
Workforce Participation	TBD

CANDLESTICK POINT SOUTH, BLOCK 8A



Project Area	Hunters Point Shipyard, Phase II Candlestick Point
Project Owner	TBD
Project Sponsor	Lennar
Project Architect	BAK Architects / Dilworth Eliot Studio
Project Contractor	TBD
Project Tenure	For Sale
Population Type	Families
Total Units	127
Total Affordable Units	13
Parking	127
Affordability Levels	80 - 120% AMI
Non-Residential Uses	Ground floor commercial
Total Development Cost	TBD
Total OCII Funding	None
OCII or Inclusionary	Inclusionary
Construction Start Date	August 2019
Construction Completion Date	August 2021
SBE Contracting Participation	81.8%
Workforce Participation	TBD

CANDLESTICK POINT SOUTH, BLOCK 9A



Project Area	Hunters Point Shipyard, Phase II Candlestick Point
Project Owner	TBD
Project Sponsor	Lennar
Project Architect	LPAS Architecture + Design / Van Meter Williams Pollack
Project Contractor	TBD
Project Tenure	For Sale
Population Type	Families
Total Units	124
Total Affordable Units	13
Parking	124
Affordability Levels	80 - 120% AMI
Non-Residential Uses	Ground floor commercial
Total Development Cost	TBD
Total OCII Funding	None
OCII or Inclusionary	Inclusionary
Construction Start Date	February 2019
Construction Completion Date	February 2021
SBE Contracting Participation	47.6%
Workforce Participation	TBD

CANDLESTICK POINT NORTH, BLOCK 2A



Project Area	Hunters Point Shipyard, Phase II Candlestick Point
Project Owner	TBD
Project Sponsor	Lennar
Project Architect	LPAS Architecture + Design / William Duff Architects
Project Contractor	TBD
Project Tenure	For Sale
Population Type	Families
Total Units	130
Total Affordable Units	7
Parking	94 residential spaces; 50 commercial spaces
Affordability Levels	80 - 120% AMI
Non-Residential Uses	Ground floor commercial
Total Development Cost	TBD
Total OCII Funding	None
OCII or Inclusionary	Inclusionary
Construction Start Date	January 2020
Construction Completion Date	January 2022
SBE Contracting Participation	TBD
Workforce Participation	TBD

410 MAIN STREET – TRANSBAY BLOCK 4



Project Area	Transbay
Project Owner	F4 Transbay Partners LLC
Project Sponsor	Urban Pacific; Hines
Project Architect	Solomon Cordwell Buenz
Project Contractor	TBD
Project Tenure	Rental and sale
Population Type	Families
Total Units	573
Total Affordable Units	299
Parking	TBD
Affordability Levels	TBD
Non-Residential Uses	Ground floor retail and TBD
Total Development Cost	TBD
Total OCII Funding	N/A
OCII or Inclusionary	Inclusionary
Construction Start Date	TBD
Construction Completion Date	TBD
SBE Contracting Participation	TBD
Workforce Participation	TBD

PROJECTS IN PRELIMINARY PLANNING

OCII FUNDED

OCII Funded projects for which active predevelopment is estimated to begin in the next one to two years.

Project Area	Project Name	Type of Housing	Total Affordable Units	AMI Targeting	Construction Completion Date
HPSY-I	HPSY I – Blocks 52 & 54	Family Rental	99	50-60% AMI	December 2022
HPSY II/CP	Alice Griffith Phase 5	Family Rental	35	50-60% AMI	December 2022
HPSY II/CP	Alice Griffith Phase 6	TBD	130	50-60% AMI	December 2022
Mission Bay	Mission Bay South - Block 9A	TBD	68	80-100% AMI	January 2023
Transbay	Transbay Block 2 – East	TBD	169	60% AMI	December 2022
Transbay	Transbay Block 2 - West	Family Rental	77	60% AMI	December 2022
		Total	578		

PROJECTS IN PRELIMINARY PLANNING

OCII INCLUSIONARY

OCII Inclusionary projects for which active predevelopment is estimated to begin in the next one to two years.

Project Area	Project Name	Type of Housing	Total Units	Total Affordable Units	AMI Targeting*	Construction Completion Date
HPSY-I	HPSY Block 1, Hilltop	For Sale	240	24	80% AMI	TBD
HPSY II/CP	HPSY II/CP, CP-02	For Sale	570	58	80-120% AMI	TBD
HPSY II/CP	HPSY II/CP, CPN Block 11	For Sale	910	92	80-120% AMI	TBD
HPSY II/CP	HPSY II/CP, Parcel B (HP02/HP03)	For Sale & Rental	1,420	149	80-120% AMI	TBD
		TOTAL	3,140	323		

* Maximum income level refers only to Affordable Units.

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