MARCH 15, 2018
HOUSING CAC SUBCOMMITTEE
CANDLESTICK POINT & HUNTERS POINT SHIPYARD
MASTER PLAN UPDATE
AGENDA

INTRODUCTION
WHAT’S NEW?
WHAT’S THE SAME?

AFFORDABLE HOUSING
PHASE 1 TRANSFER
SENIOR BMR

NEXT STEPS

QUESTIONS?
PROJECT TIMELINE

OUR HISTORY

1997
APPROVED!
Hunters Point Shipyard Redevelopment Plan approved

2004
First land transfer to the City

2007
APPROVED!
Board approves CPHPS2 conceptual framework

2010
APPROVED!
Candlestick Point & Hunters Shipyard Phase 2 approved

2015
Alice Griffith groundbreaking
Candlestick Point Stadium demolished

2016
Prop O passes
Northside Park design community outreach

2017
Updated Shipyard master plan community outreach commences

2008
Prop G passed

2013
Phase 1 groundbreaking

Over 250 Community Meetings

2005
APPROVED!
Shipyard Phase 1 approved

1997
APPROVED!
Hunters Point Shipyard Redevelopment Plan approved
CANDLESTICK POINT & HUNTERS POINT SHIPYARD MASTER PLAN

WHY ARE WE UPDATING THE PLAN?

01 Creating a more integrated community by providing a greater mix of uses

02 Re-imagining and providing more parks and open space

03 Increasing the number of historic buildings that could be retained at the Shipyard

04 Incorporating best practice green energy
Artist's renderings are conceptual only. There is no guarantee that the project will be approved, developed or built as shown.
WHAT WE ARE PROPOSING:

01 Opportunities for more:
- Schools
- Parks & open space
- Research & development space
- Retail/maker space
- Hotel space
- Adaptive re-use of existing buildings
- More robust bicycle network
- Complete network of transit-only lanes throughout the site

02 A more robust and diverse mix of uses that has the potential to create more local jobs and generate significantly more general fund revenues
WHAT WE ARE PROPOSING: CONT’D

03 To incorporate the new plan, authorizing an additional 2M square feet of commercial uses to align the DDA and the Redevelopment Plan

04 Rebalancing the number of homes over the Shipyards and Candlestick

05 Additional community benefits
WHAT'S THE SAME?

01 No increase in total square footage approved in the Redevelopment Plan

02 Commitment to affordable housing at ±32%

03 Backbone infrastructure

04 High quality transit service, active transportation options, and robust transportation demand management program
Artist’s rendering conceptual only. Proposed land use is conceptual only.

Legend:
- Residential Density I: Townhomes
- Residential Density II: Multi-Story Flats
- Residential Density II—OCII Housing: Multi-Story Flats
- Residential Density II—Workforce Housing: Multi-Story Flats
- Residential Density IV: High Rise
- Recommended Tower Locations
- Artist
- Commercial
- Includes R&D, Office and Hotel
- Commercial/Parking
- Community Use
- Utilities
- Recycled Water Treatment Plant

*Ground floor neighborhood retail/maker space/PDR space is allowed per redevelopment plan. To the extent permitted by the Hunters Point Shipyard Redevelopment Plan and underlying site conditions, institutional uses may be developed on any block within The Shipyard.
Approximately 4.25 million sq ft of planned office & R&D space

Approximately 400,000 sq ft of planned retail & maker space

Approximately 120,000 sq ft of planned hotel space

Approximately 255,000 sq ft planned for artist studios & gallery space

Approximately 50,000 sq ft of planned community facilities

Approximately 410K sq ft of planned institutional space

Approximately 240 acres of planned total parks & open space

Artist's rendering conceptual only. Proposed land use is conceptual only.
HOUSING
There are 172 entitled, but unconstructed dwelling units in Phase 1.

It is proposed to transfer these units to Phase 2.

The 172 units include 18 BMR units which will be delivered as part of Phase 2.

There is a total of 3,345 BMR units between Candlestick and the Shipyard. This is the same as 2010, which includes 18 units from Phase 1.
Artist's renderings are conceptual only. There is no guarantee that the project will be approved, developed or built as shown.
The Shipyard and Candlestick will provide housing opportunities to qualified low and moderate income households who otherwise would be unable to purchase a home in San Francisco. The program honors the commitment to sell or rent ±32% of homes to families with income levels from 0–160% area median income.
The proposed project is to allow the consolidation of 105 Inclusionary Units into a 100% affordable housing development targeted to low income senior residents:

01 The project would be located in Candlestick Point Sub-Phase CP-02, centrally located adjacent to the retail center, film and arts center, hotel and market rate housing.
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Current BMR Housing Plan requires the Developer to provide between 5%-20% of units on market rate blocks as inclusionary units serving 80%-120% AMI

Allows the Developer to pursue a standalone Senior BMR development (0-60%)

The proposed plan accelerates the delivery of affordable housing units, and provides a deeper level of affordability by consolidating 105 inclusionary units into one building
Approximately 105 units would be provided for senior BMR residents:
• 1 Bedrooms, Junior 1 Bedrooms and some 2 Bedroom
• Amenities provided to serve seniors, including storage lockers, a fitness room, a lounge, a multi-purpose room, a library, an additional private open space and a roof top deck for exclusive use by residents
• Approximately 52 parking stalls provided at no charge

The proposal does not change the total number of BMR units at Candlestick and Hunters Point Shipyards.
2010 & 2018

3,345 BELOW MARKET RATE homes at Candlestick and The Shipyard, including 18 units from Phase 1

LEGEND

- Alice Griffith Replacement
- Agency
- Workforce
- Market Rate
- Proposed Senior BMR Housing
- Hunters Point Phase 1 Project Boundary
- Hunters Point Phase 2 & Candlestick Project Boundary

Artist’s renderings are conceptual only. There is no guarantee that the project will be approved, developed or built as shown.
## CURRENT CPHPS2 BMR TABLE

<table>
<thead>
<tr>
<th>AMI PERCENTAGE</th>
<th>TYPE OF BMR UNIT</th>
<th>PERCENTAGE OF TOTAL UNITS</th>
<th>NUMBER OF BMR UNITS¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-60%</td>
<td>Alice Griffith Replacement Units</td>
<td>Alice Griffith Percentage</td>
<td>256</td>
</tr>
<tr>
<td>0-60%</td>
<td>Agency Affordable Units</td>
<td>Agency Percentage</td>
<td>1,388</td>
</tr>
<tr>
<td>80-100%²</td>
<td>Inclusionary Units</td>
<td>3.45%</td>
<td>363</td>
</tr>
<tr>
<td>120%</td>
<td>Inclusionary Units</td>
<td>4.25%</td>
<td>446</td>
</tr>
<tr>
<td>140%</td>
<td>Workforce Units</td>
<td>4.25%</td>
<td>446</td>
</tr>
<tr>
<td>141%-160%³</td>
<td>Workforce Units</td>
<td>4.25%</td>
<td>446</td>
</tr>
</tbody>
</table>

**TOTAL BMR UNITS:** 31.86% 3,345

¹Assuming 10,500 Units
²Units in this tier must be on average Affordable with an AMI Percentage equal to ninety percent (90%).
³Units in this tier must be on average Affordable with an AMI Percentage equal to one hundred fifty percent (150%).
# CANDLESTICK POINT & HUNTERS POINT SHIPYARD MASTER PLAN

## PROPOSED CPHPS2

### BMR TABLE

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<td>Agency Percentage</td>
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</tr>
<tr>
<td>0‒60%</td>
<td>Senior BMR Units⁴</td>
<td>Senior BMR Percentage</td>
<td>105</td>
</tr>
<tr>
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<td>Inclusionary Units</td>
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<td>446</td>
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<tr>
<td><strong>TOTAL BMR UNITS:</strong></td>
<td></td>
<td><strong>31.86%</strong></td>
<td><strong>3,345</strong></td>
</tr>
<tr>
<td>80%</td>
<td>Phase 1 Units</td>
<td>10.5%⁵</td>
<td>18</td>
</tr>
</tbody>
</table>

¹Assuming 10,500 Units

²Units in this tier must be on average Affordable with an AMI Percentage equal to ninety percent (90%).

³Units in this tier must be on average Affordable with an AMI Percentage equal to one hundred fifty percent (150%).

⁴In the event that the Developer elects not to pursue the Senior BMR option, the 105 Units allocated to that project are to be constructed as 80%-100% AMI Inclusionary Units

⁵Assuming 172 Units transferred from Phase 1
NEXT STEPS
AGREEMENTS TO BE AMENDED

01
2010 HPS REDEVELOPMENT PLAN
Establishes legal authority and permitted land uses
Conforming amendments will also be made to the BVHP Redevelopment Plan

02
2010 DISPOSITION & DEVELOPMENT AGREEMENT (DDA)
Grants development rights to FivePoint and requires certain obligations regarding public facilities and community benefits

03
PROJECT DOCUMENTS
Conforming amendments to the DDA Exhibits and D4D to reflect the updated master plan
PROJECT TIMELINE

OUR FUTURE

FALL 2017
AUGUST:
PD&F CAC Subcommittee:
Shipyard Master Plan Update

OCTOBER:
Full CAC:
Shipyard Master Plan Update & Community Open House

NOVEMBER:
PD&F Subcommittee & Full CAC:
Updated Shipyard Parks & Open Space

SPRING 2018
REQUESTING APPROVAL BY OCII COMMISSION, PLANNING COMMISSION, & BOARD OF SUPERVISORS:
Redevelopment Plan
DDA & Associated Exhibits

WINTER 2017
JANUARY:
Community Open House

Formal CAC Subcommittee Presentations
Formal Full CAC Presentation

WINTER 2018/19
REQUESTING APPROVAL BY OCII COMMISSION:
Sub-Phase Application
Start Infrastructure Construction

FALL 2018
REQUESTING APPROVAL BY OCII COMMISSION:
Major Phase Application
Streetscape Master Plan
Signage Master Plan
The Housing Map approved in 2014 included the block numbers from the Vesting Tentative Subdivision Map at Candlestick Point. Block numbers at Candlestick Point in the 2016 Housing Map have been changed to be consistent with the block numbers in the Candlestick Point Design for Development.
Note: The unit counts per block may be adjusted at the time of development, but the total number of Subsidized Agency Affordable Units, Alice Griffith Replacement Units and Workforce Units will not change.
### AMI Levels 2017

<table>
<thead>
<tr>
<th>AMI Percentage</th>
<th>Type of BMR Unit</th>
<th>Maximum Household Income (Approximate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0‒60%</td>
<td>Alice Griffith Agency</td>
<td>1 Person: Up to $48k</td>
</tr>
<tr>
<td></td>
<td>Senior BMR Units</td>
<td>2 Person: Up to $55k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 Person: Up to $62k</td>
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<tr>
<td></td>
<td></td>
<td>4 Person: Up to $69k</td>
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<td></td>
<td></td>
<td>5 Person: Up to $74k</td>
</tr>
<tr>
<td>80‒100%</td>
<td>Inclusionary Units</td>
<td>1 Person: $64k‒$80k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 Person: $73k‒$92k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 Person: $83k‒$103k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4 Person: $92k‒$115k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5 Person: $99k‒$124k</td>
</tr>
<tr>
<td>120%</td>
<td>Inclusionary Units</td>
<td>1 Person: $96k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 Person: $110k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 Person: $124k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4 Person: $138k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5 Person: $149k</td>
</tr>
<tr>
<td>140%</td>
<td>Workforce Units</td>
<td>1 Person: $113k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 Person: $129k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 Person: $145k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4 Person: $161k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5 Person: $174k</td>
</tr>
<tr>
<td>140‒160%</td>
<td>Workforce Units</td>
<td>1 Person: $113k‒$129k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 Person: $129k‒$147k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 Person: $145k‒$166k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4 Person: $161k‒$184k</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5 Person: $174k‒$199k</td>
</tr>
</tbody>
</table>

Source: 2017 MAXIMUM INCOME BY HOUSEHOLD SIZE derived from the Unadjusted Area Median Income (AMI) for HUD Metro Fair Market Rent Area (HMFA) that Contains San Francisco http://sfmohcd.org/sites/default/files/Documents/MOH/Asset%20Management/2017%20AMI-IncomeLimits-HMFA_04-21-17.pdf