



Mission Bay South Block 4 East Affordable Housing with Supportive Services

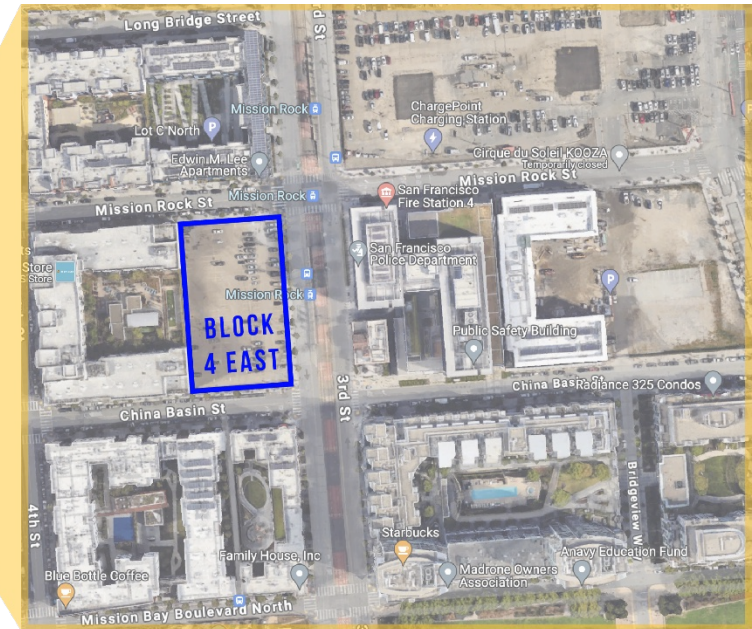
Request for Qualifications Evaluation Panel Selection Recommendation

Commission on Community Investment and Infrastructure

City Hall, Room 416

Tuesday, May 21, 2024, 1PM

Site Location



- 1 acre site
- At Third Street between Mission Rock and China Basin Streets
- Adjacent to southbound Mission Rock T-Third Stop

Request for Qualifications

- **November 2023:** Info Memo to Commission and subsequent OCII issuance of a Request for Qualifications (“RFQ”) for Mission Bay South Block 4 East
- **January 2024:** Submittals Due
- **February 2024:** Evaluation, Interviews and Scoring
- **RFQ Program Summary:**

Populations Served	• Preference Holders • Families • Households experiencing homelessness (<i>approx. 20% of units</i>)
Unit Types	Family units with a target mix of: • 25% one-bedroom • 50% two-bedrooms • 25% three-bedrooms
Commercial	Ground-floor community or neighborhood-serving commercial use(s)
Parking	Maximize parking to the extent financially feasible Class I bicycle parking (1 space for every 2 units)

Selection Criteria

Max. Points	Criteria
30	Development Vision
10	Development Approach
5	Design Approach
5	Property Management Approach
5	Supportive Services Approach
5	Marketing Approach
70	Team Experience and Capacity
10	Applicant team composition and structure
10	Lead Developer experience & capacity
10	Co-Developer experience & capacity
10	Architect experience & capacity
10	Equal Opportunity Programs/Workforce and Contracting Action Plan
10	Services Provider experience & capacity
10	Property Manager experience & capacity, including retail operation
100	Maximum Total Points

Submittal Scoring

- Four (4) submittals received
- Each Applicant Team interviewed and scored by an 8-person, interdisciplinary Evaluation Panel on February 21-22, 2024
- Top ranking based on total scores:

Developer	Score Ranking	Avg. Score
Curtis Development and Bayview Senior Services	1	78
Mercy Housing, Booker T. Washington Community Service Center, Tenderloin Neighborhood Development Corporation, and Young Community Developers	2	73
Related California and Bernal Heights Neighborhood Center	3	68
San Francisco Housing Development Corporation and MidPen	4	67

Basis of Panel Recommendation

Lead Developer *	Curtis Development (<i>for-profit</i>)
Lead Architect	Y.A. studio
Services Provider	Bayview Senior Services (<i>also non-profit co-developer</i>)
Property Manager	The John Stewart Company
Workforce and Contracting Rep.	Davis & Associates Communications, Inc.
Vision	▪ Responsive to history of displacement of African American households from prior redevelopment actions ▪ “Village” concept focused on Preference Holders needs ▪ Two phases (mid- or high-rise buildings) ▪ Prioritize resident well-being with thoughtful building amenities
Strengths	▪ Vision/Concept ▪ Developer Partnership and Experience ▪ Preference Holder Outreach Experience ▪ Financing Plan and Expedited Schedule ▪ Diversity, Equity and Inclusion ▪ Architectural Experience ▪ Workforce and Contracting Action Plan

** Lead developer must meet the definition of Qualified Housing Developer under the Mission Bay South Housing Program Owner Participation Agreement, and OCII staff determined that Curtis Development met those requirements.*

Schedule

Timeframe	Action
May 9, 2024	Mission Bay Citizens Advisory Committee – Recommended Developer Selection update
May 21, 2024	OCII Commission – Recommended Developer Selection update
July 2024	OCII Commission - pre-development loan and exclusive negotiations agreement approval
Winter 2025	Concept Design/Schematic Design update

Thank you!



View of Mission Bay South Block 4 East from Third and China Basin Streets looking northwest

Mercy/BTWCSC/TNDC/YCD Submittal

(not recommended)

Architect	Kennerly Architecture & Planning, Inc.
Services Providers	TNDC and Mercy
Property Manager	TNDC and Mercy
Vision	• Provide safe/friendly housing for Preference Holders, formerly homeless and low-income families and create inclusive communities • Potential to provide Transitional Aged Youth and “step up” housing for those that have aged out • Provide the best housing amenities and neighborhood-serving commercial • 165-unit South Tower/TNDC-YCD and 254-unit North Tower/Mercy-BTWCSC (high rises) with 2-story building between • Prioritize relationship with surrounding block scale and big and small community gathering spaces

SFHDC/MidPen Submittal

(not recommended)

Architect	Kennerly Architecture & Planning, Inc.
Services Providers	SFHDC and MidPen
Property Manager	MidPen
Vision	• Develop units beyond 165 units, if available, and focus on contributing to mixed-use and mixed-income neighborhood • Three building design, two family towers and one PSH mid-rise • Resident-first approach and various MidPen and SFHDC programs and local partnerships including COP Club, Financial Empowerment Center services, afterschool programs, and “STEAM Hub” computer literacy program

Related/BHNC Submittal

(not recommended)

Architect	Mithun
Services Providers	Lutheran Social Services
Property Manager	Related
Vision	• Addressing homelessness and access to high quality affordable housing • Flexibility in design to balance number of units, speed of execution, and efficient use of public resources • Option A, 8-story, 165-unit building, or Option B: 3215 units in two phases, 105-unit 8-story mid-rise, and a 110-unit 12-story mid-rise • Tech Education Hub proposed for community-serving space