

# Office of Community Investment and Infrastructure

## Annual Housing Production Report

*Fiscal Year 2020-21*



**November 16, 2021**



# **Annual Housing Production Report**

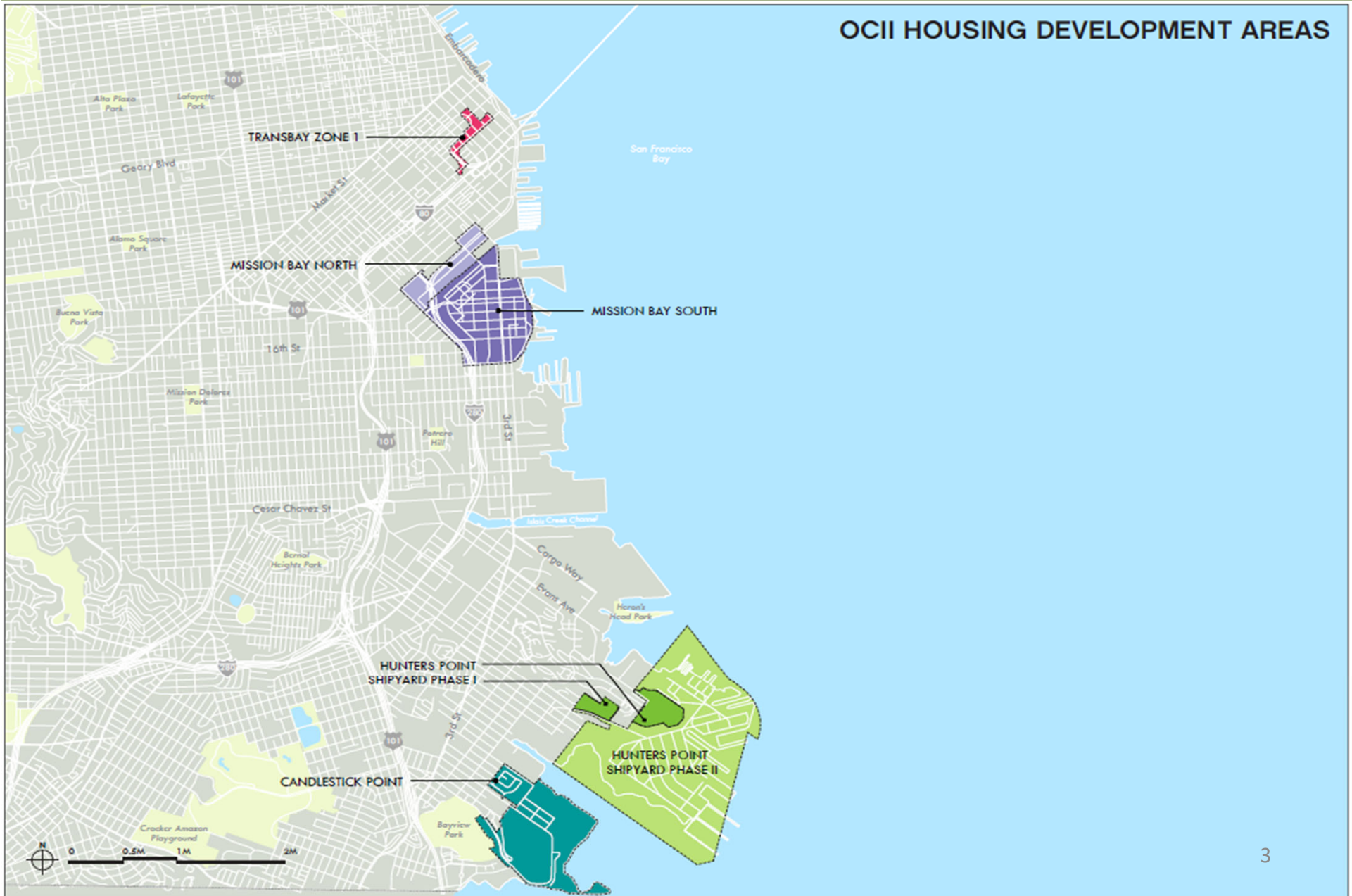
## ***FY20-21***

Office of Community Investment and Infrastructure

### **FY20-21 Results**

1. Housing Program
2. Completions, Starts and Funding Activity
3. Accomplishments
  - Completions
  - In-Construction
  - Marketing Outcomes
4. Occupancy Preferences, Outreach, and Marketing
5. SBE and Workforce Goals and Results

# Annual Housing Production Report



# Annual Housing Production Report

## Total Housing Production Obligations by Status

| TABLE 4B. HOUSING STATUS BY PROJECT AREA, AS OF JUNE 30, 2021 |                                |                                                    |                           |                 |               |
|---------------------------------------------------------------|--------------------------------|----------------------------------------------------|---------------------------|-----------------|---------------|
|                                                               | Hunters Point Shipyard Phase 1 | Hunters Point Shipyard Phase 2 & Candlestick Point | Mission Bay North & South | Transbay Zone 1 | Total         |
| Completed                                                     | 505                            | 337                                                | 6,060                     | 2,196           | 9,098         |
| In Construction                                               | 77                             | -                                                  | 141                       | -               | 218           |
| Predevelopment                                                | 813                            | 1,263                                              | 148                       | 935             | 3,159         |
| Preliminary Planning                                          | -                              | 1,225                                              | 186                       | -               | 1,411         |
| Future Development                                            | 33                             | 7,847                                              | -                         | 80              | 7,960         |
| <b>TOTAL</b>                                                  | <b>1,428</b>                   | <b>10,672</b>                                      | <b>6,535</b>              | <b>3,211</b>    | <b>21,846</b> |
| <i>% COMPLETE ALL UNITS</i>                                   | <i>35%</i>                     | <i>3%</i>                                          | <i>93%</i>                | <i>68%</i>      | <b>42%</b>    |

# Annual Housing Production Report

## Who does OCII affordable housing serve?

- San Francisco households with limited housing options
- Very low-, low, and moderate-incomes, 4-person household (2021)
  - < 50% Area Median Income = **very low-income**      \$66,600 (50% AMI)
  - > 51% -80% = **low-income**      \$106,550 (80% AMI)
  - > 81% -120% = **moderate income**      \$133,200 (100% AMI)

# Annual Housing Production Report

## Current funding environment

### – ***Typical affordable housing funding sources***

- Low Income Housing Tax Credits (TCAC)
- Tax exempt bonds (CDLAC)
- Housing and Community Development (MHP, AHSC, NPLH)
- OCII provides “gap”

### – ***Significant changes to CDLAC state allocation***

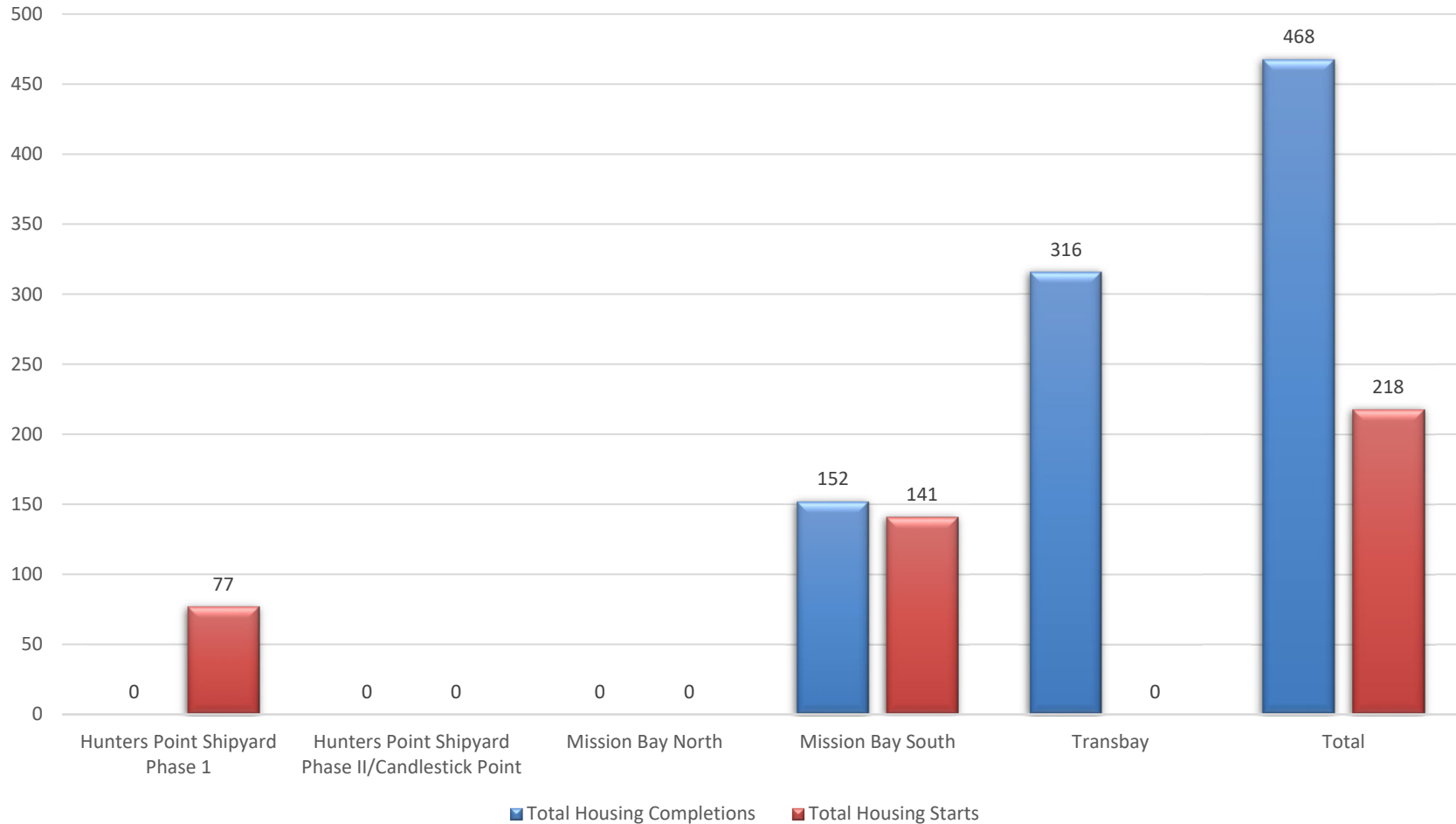
- Tax exempt multi-family bonds competitive as of January 2020
- Bonds come with 4% tax credits
- Current scoring includes factor for high cost, disadvantages San Francisco
- Ongoing advocacy with State
- Severe impact on our ability to deliver affordable housing
  - No San Francisco (MOHCD/OCII) projects in latest round recommendations, including HPS 52/54
  - HPS Block 56, TB 2E, TB 2W, and TB 4

# Annual Housing Production Report

| TABLE 4B. HOUSING STATUS BY PROJECT AREA, AS OF JUNE 30, 2021 |                                |                                                    |                           |                 |               |
|---------------------------------------------------------------|--------------------------------|----------------------------------------------------|---------------------------|-----------------|---------------|
|                                                               | Hunters Point Shipyard Phase 1 | Hunters Point Shipyard Phase 2 & Candlestick Point | Mission Bay North & South | Transbay Zone 1 | Total         |
| Completed                                                     | 505                            | 337                                                | 6,060                     | 2,196           | 9,098         |
| In Construction                                               | 77                             | -                                                  | 141                       | -               | 218           |
| Predevelopment                                                | 813                            | 1,263                                              | 148                       | 935             | 3,159         |
| Preliminary Planning                                          | -                              | 1,225                                              | 186                       | -               | 1,411         |
| Future Development                                            | 33                             | 7,847                                              | -                         | 80              | 7,960         |
| <b>TOTAL</b>                                                  | <b>1,428</b>                   | <b>10,672</b>                                      | <b>6,535</b>              | <b>3,211</b>    | <b>21,846</b> |
| <i>% AFFORDABLE</i>                                           | 29%                            | 31%                                                | 29%                       | 43%             | <b>32%</b>    |
| <i>% COMPLETE ALL UNITS</i>                                   | 35%                            | 3%                                                 | 93%                       | 68%             | <b>42%</b>    |

# Annual Housing Production Report

## FISCAL YEAR 2020-21 TOTAL HOUSING COMPLETIONS AND STARTS



# Annual Housing Production Report

## Fiscal Year 2020-21 Funding Activity

| Project Area                   | Project Name | Affordable Units | Type of Funding         | Amount Funded |
|--------------------------------|--------------|------------------|-------------------------|---------------|
| Hunters Point Shipyard Phase I | Block 52/54  | 112              | Predevelopment Assigned | \$3,650,000   |
| Transbay                       | Block 2 East | 101              | Predevelopment          | \$3,500,000   |
| Transbay                       | Block 2 West | 153              | Predevelopment          | \$3,500,000   |
| TOTAL                          |              | 366              |                         | \$10,650,000  |

# **Annual Housing Production Report**

## **Housing Completions FY20-21**

- 468 Total Housing Units
- 231 Total Affordable Units
- 575+ Low Income San Franciscans housed

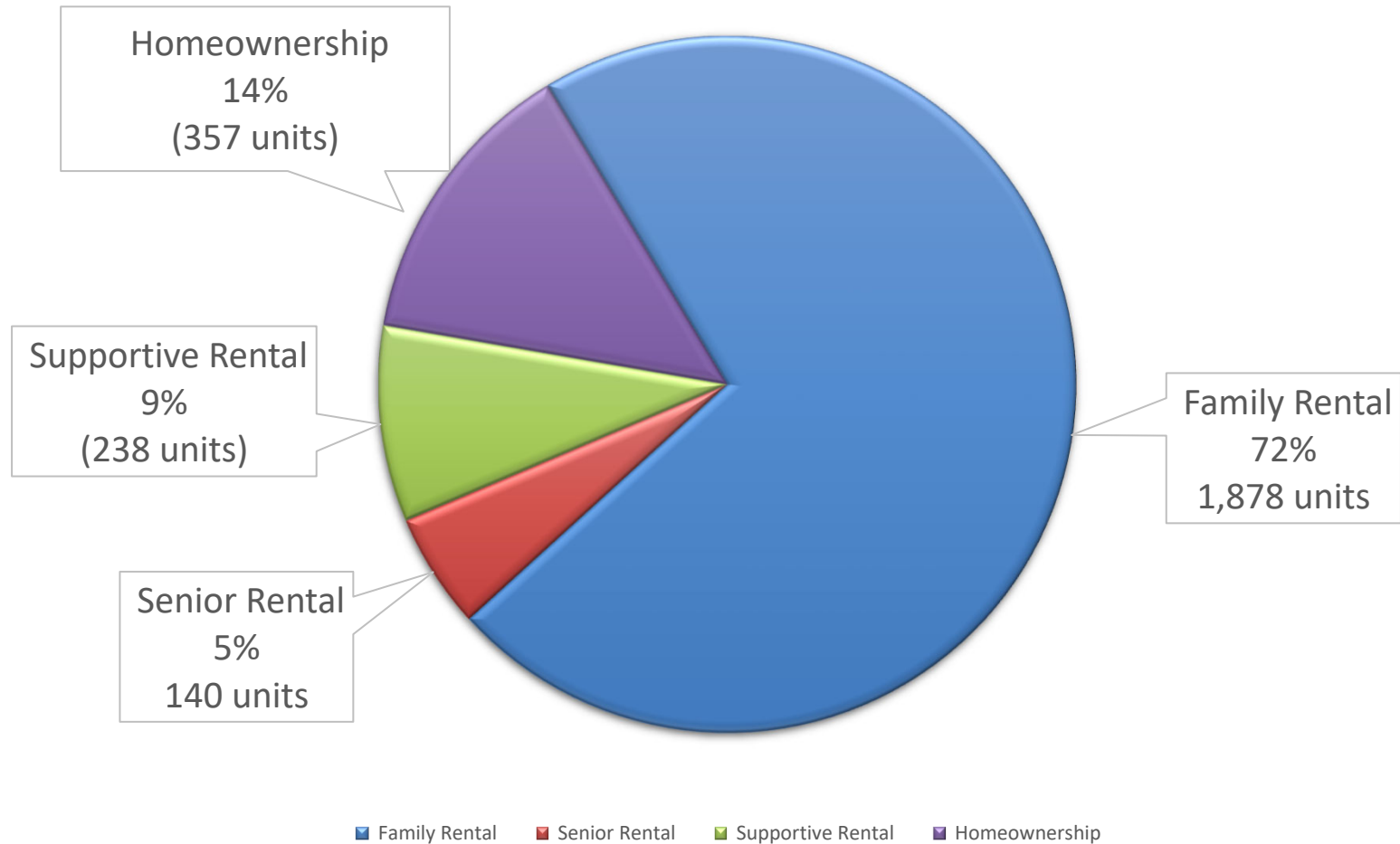
# Annual Housing Production Report

## Housing Completions FY20-21

| Project Area      | Project Name                   | Project Type                | Housing Type  | Total Units | Total Aff. Units* |
|-------------------|--------------------------------|-----------------------------|---------------|-------------|-------------------|
| Mission Bay South | Mission Bay South Block 6 West | 100% Affordable             | Family Rental | 152         | 151               |
| Transbay          | MIRA Transbay Block 1 (Tower)  | Market Rate w/ inclusionary | Homeownership | 316         | 80                |
| TOTAL             |                                |                             |               | 468         | 231               |

# Annual Housing Production Report

Completed Affordable Housing Units by Type  
through June 30, 2021



# Housing Completions FY20-21



## Mission Bay South Block 6 West: 691 China Basin St

|                             |                               |
|-----------------------------|-------------------------------|
| PROJECT AREA                | Mission Bay South             |
| SPONSOR/DEVELOPER           | Mercy Housing                 |
| ARCHITECT                   | Paulett Taggart               |
| PROJECT/HOUSING TYPE        | 100% Affordable Family Rental |
| TOTAL/AFFORDABLE UNITS      | 152/151                       |
| CONSTRUCTION COMPLETED      | March 2021                    |
| TOTAL OCII FUNDING          | \$40,726,827                  |
| AFFORDABLE UNITS TARGET AMI | 80% and below, averaging 60%  |



## Transbay Block 1 (Tower): 280 Spear St

|                             |                                             |
|-----------------------------|---------------------------------------------|
| PROJECT AREA                | Transbay                                    |
| SPONSOR/DEVELOPER           | Tishman Speyer                              |
| ARCHITECT                   | Studio Gang                                 |
| PROJECT/HOUSING TYPE        | Market Rate with Inclusionary/Homeownership |
| TOTAL/AFFORDABLE UNITS      | 316/80                                      |
| CONSTRUCTION COMPLETED      | September 2020                              |
| TOTAL OCII FUNDING          | \$0                                         |
| AFFORDABLE UNITS TARGET AMI | 120% and below                              |

# Annual Housing Production Report

## Housing Starts FY20-21

| Project Area | Project Name | Project Type               | Housing Type                        | Total Units | Total Aff. Units* |
|--------------|--------------|----------------------------|-------------------------------------|-------------|-------------------|
| HPSY-Phase I | Block 52     | Market Rate w/ Indusionary | Homeownership                       | 77          | 9                 |
| MBS          | Block 9      | 100% Affordable            | Supportive Formerly Unhoused Adults | 141         | 140               |
| TOTAL        |              |                            |                                     | 218         | 149               |

# Housing Starts FY20-21



## Block 52: 52 Kirkwood Ave

|                             |                                           |
|-----------------------------|-------------------------------------------|
| PROJECT AREA                | HPSY Phase 1                              |
| SPONSOR/DEVELOPER           | Lennar                                    |
| ARCHITECT                   | LPAS                                      |
| PROJECT/HOUSING TYPE        | Market Rate w/ Inclusionary/Homeownership |
| TOTAL/AFFORDABLE UNITS      | 77/9                                      |
| CONSTRUCTION START          | January 2021                              |
| TOTAL OCII FUNDING          | \$0                                       |
| AFFORDABLE UNITS TARGET AMI | 80% AMI                                   |



## Mission Bay South Block 9: 410 China Basin St

|                             |                                                       |
|-----------------------------|-------------------------------------------------------|
| PROJECT AREA                | Mission Bay                                           |
| SPONSOR/DEVELOPER           | BRIDGE Housing / HomeRise                             |
| ARCHITECT                   | Leddy Maytum Stacy / Lowney Architecture / YA Studios |
| PROJECT/HOUSING TYPE        | 100% Affordable / Adult Supportive Rental             |
| TOTAL/AFFORDABLE UNITS      | 141/140                                               |
| CONSTRUCTION START          | August 2020                                           |
| TOTAL OCII FUNDING          | \$37,245,760                                          |
| AFFORDABLE UNITS TARGET AMI | 30% AMI and below                                     |

# Annual Housing Production Report

## Marketing Outcomes in FY20-21

- ***OCII/MOHCD Memorandum of Understanding***
  - OCII contracts MOHCD to oversee marketing OCII affordable units
  - MOHCD leads and manages COP program
  - OCII Sr Development Specialist, Marketing
- ***Occupancy Preferences***
  - COP Certificate Holder always first preference
  - Displaced Tenants Housing Preference
  - Neighborhood Resident Housing Preference, April 16, 2019
  - San Francisco residents or workers

# Annual Housing Production Report

## Marketing Outcomes in FY20-21

- 108 affordable units occupied
- 250+ San Franciscans housed
- 6800+ applicants
- 0 COP holders housed
- COP/Marketing Workshop at next meeting (December 7, 2021)
  - Refresh and finding new COP eligible individuals
  - Deepening engagement with existing COP holders

# Annual Housing Production Report

## Marketing Outcomes in FY20-21

| PROJECT AREA | PROJECTS                              | Date 100% Occupied | Affordable Units by Lottery | COP Holders | Rent Burdened | Displaced Tenant Housing Preference | Neighborhood Resident Housing Preference | San Francisco Live or Work |
|--------------|---------------------------------------|--------------------|-----------------------------|-------------|---------------|-------------------------------------|------------------------------------------|----------------------------|
| Transbay     | Transbay Block 9<br>500 Folsom Street | Aug-20             | 108                         | -           | N/A           | 8                                   | 43                                       | 57                         |
| TOTAL        |                                       |                    | 108                         | 0           | N/A           | 8                                   | 43                                       | 57                         |

# Annual Housing Production Report

## COP Program Results 8 years ending FY20-21

- 0 COP holders housed
- 12 COP holders applied for housing

|                                       | FY20-21 | Total<br>Past 8 Years | FY19-20 | FY18-19 | FY 17-18 | FY16-17 | FY15-16 | FY14-15 | FY13-14 |
|---------------------------------------|---------|-----------------------|---------|---------|----------|---------|---------|---------|---------|
| COP Holders Housed                    | -       | 83                    | 3       | 13      | 18       | 38      | 6       | 3       | 2       |
| COP Holders Returned to San Francisco | -       | 30                    | 1       | 4       | 11       | 9       | 1       | 3       | 1       |
| COP Holders Applied for Housing       | 12      | 407                   | 20      | 59      | 61       | 86      | 13      | 95      | 61      |
| New Certificates Issued               | 34      | 457                   | 31      | 30      | 61       | 55      | 111     | 73      | 62      |
| Lottery Units Available               | 108     | 1,391                 | 216     | 247     | 350      | 186*    | 78      | 184     | 22      |

\*Of the 186 units in FY16-17, a total of 120 were senior units and had Project Based rental vouchers.

# Annual Housing Production Report

## Small Business Enterprise & Workforce Goals

- Developers work cooperatively with OCII to meet overall 50% goals
- 59% of FY20-21 contracts (or \$31 million) awarded to SBEs
- 78% SBE participation in professional services
- 75% SBE in construction
- 18.3% local construction workforce participation
- 461 San Francisco residents performed over 100,600 hours

# **Annual Housing Production Report**

**Thank you to the all OCII Staff!**

**And especially to the Housing Team!**

- Elizabeth Colomello, Senior Development Specialist
- Pam Sims, Senior Development Specialist-Marketing and COP Liaison
- Kim Obstfeld, Development Specialist
- Annie Wong, Development Specialist
- Jane Suskin, Assistant Development Specialist
- Jeff White, Housing Program Manager

# THANK YOU



*You are watching a Live meeting of the  
Commission on Community  
Investment and Infrastructure*

**PUBLIC COMMENT CALL-IN:**

Dial: 1(415) 655-0001 **Access Code:** 2486 866 6121

Press #, then press # again

- Press \*3 to submit your request to speak
- Wait for your line to be unmuted
- You will have 3 minutes to provide a comment

