

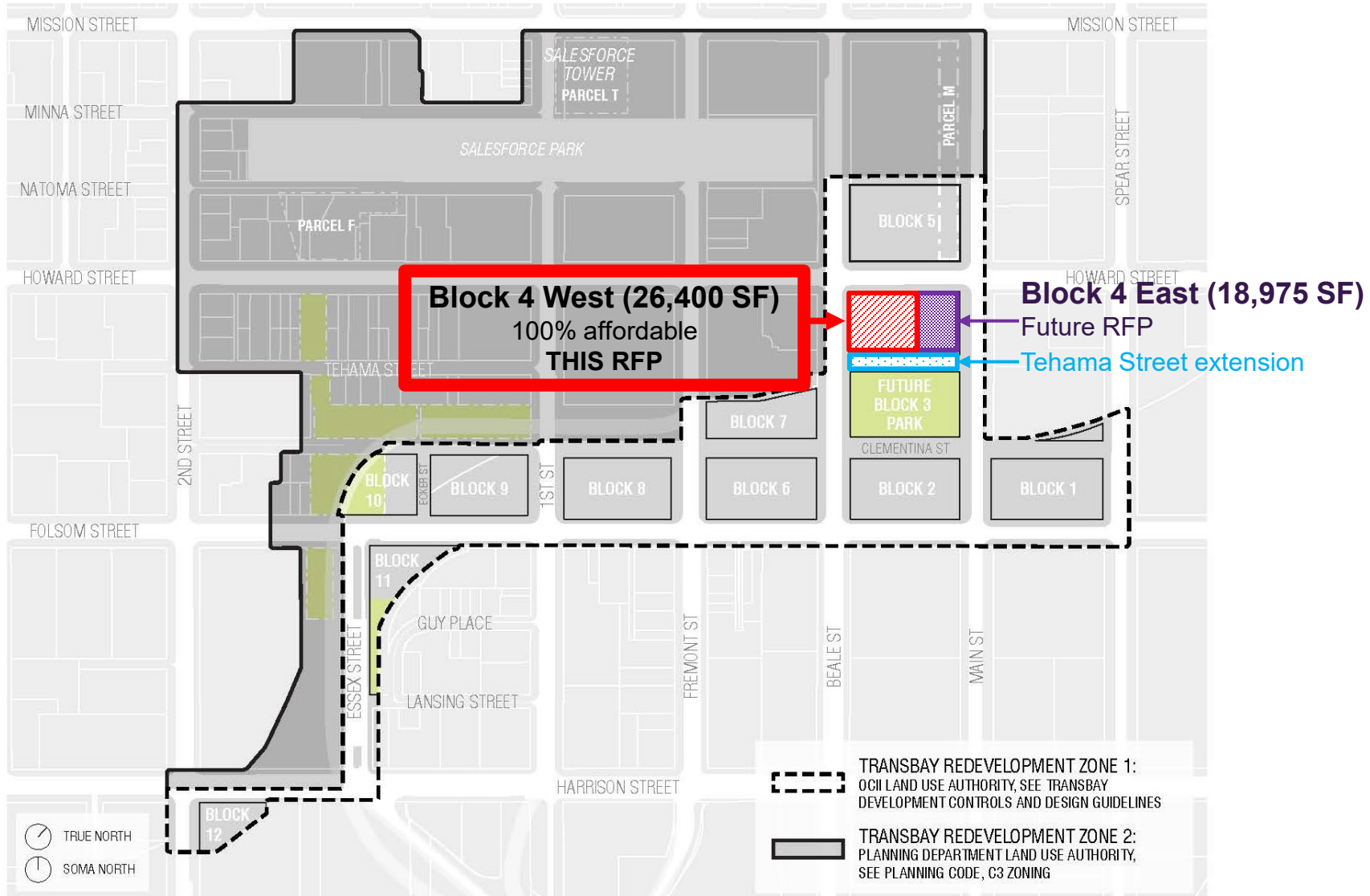


Transbay Block 4 West Affordable Housing with Supportive Services

Request for Proposals Evaluation Panel Selection Recommendation

Commission on Community Investment and Infrastructure
City Hall, Room 416
Tuesday, October 21, 2025, 1PM

Site Location





Request for Proposals

- **May 2025:** Info Memo to Commission and subsequent OCII issuance of a Request for Proposals (“RFP”) for Transbay Block 4 West
- **July 2025:** Submittals Due
- **August 2025:** Evaluation, Interview, and Scoring

RFP Program Summary

Residential Units	Target of approximately 300 to 325 total units
Populations Served	• Preference Holders • Families and Seniors • Households experiencing homelessness (approx. 20%)
Income Levels	Tiered income levels targeted to meet the needs of Preference Holders, at up to 60% AMI, provided that the average AMI will be at or below 50%
Unit Types	Family units with a target mix of: • 25% one-bedroom • 50% two-bedrooms • 25% three-bedrooms
	Senior units with a target mix of: • 90% one-bedroom • 10% studio
Commercial	Ground floor public benefit/community-serving retail at the corner of Howard Street and Beale Street
Parking	• For proposal purposes, assume no vehicular parking, however, Applicants to provide a plan for resident mobility and transportation strategies that may include on- or off-site parking • Class I bicycle parking
Streetscape Improvements	Howard Street, Beale Street, and Tehama Street sidewalks and streetscape improvements
Tehama Improvements	Roadway, crosswalks, sidewalks, and related streetscape improvements, designed and constructed in accordance with City standards.

Selection Criteria

Maximum Points	Criteria
60	Development Concept
20	Development Concept and Approach
10	Financing Plan
10	Community Engagement/Marketing Plan
5	Workforce and Contracting Action Plan
5	Supportive Services Plan
10	Design/Massing Concept
40	Team Experience and Capacity
10	Applicant Team Composition and Structure
10	Developer Experience and Capacity
5	Co-Developer Experience and Capacity
5	Architect Experience and Capacity
5	Supportive Services Provider Experience and Capacity
5	Property Manager Experience and Capacity
100	Maximum Total Points



Submittal Scoring

- Two (2) complete submittals received
- Each Applicant team interviewed and scored by an 8-person interdisciplinary Evaluation Panel on August 27, 2025
- Top ranking based on total scores

Developer	Score Ranking
Mercy Housing, Young Community Developers	1
Related California, San Francisco Housing Development Corporation	2

Basis of Panel Recommendation

Lead Developer	Mercy Housing
Co-Developer	Young Community Developers (YCD)
Architect	Kennerly Architecture & Planning / SCB (joint venture)
Services Provider	Mercy Housing, Episcopal Community Services
Property Manager	Mercy Housing
Workforce and Contracting Rep.	Mercy Housing and YCD
Vision	• 312 units for families and seniors across two buildings (mid-rise and high-rise), prioritizing Preference Holder needs • Intergenerational community with shared spaces • Promote resident well-being with thoughtful building amenities
Strengths	• Vision/Concept • Developer Experience • Preference Holder Outreach • Architectural Experience • Workforce and Contracting Action Plan • Resident Services



Schedule

Timeframe	Action
October 9, 2025	Transbay Citizens Advisory Committee – Recommended Developer update
October 21, 2025	OCII Commission – Recommended Developer update
Early 2026	OCII Commission – Pre-Development Loan and Exclusive Negotiations Agreement approval
Summer 2026	Concept Design/Schematic Design update

Thank you!