ANNUAL HOUSING PRODUCTION REPORT
OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE
FISCAL YEAR 2019-2020

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Housing Funding Activity 01

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EXECUTIVE SUMMARY

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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. Beginning under the leadership of the San Francisco Redevelopment Agency Commission and now under the Commission on Community Investment and Infrastructure, 21,806 new housing units are being created in its major development project areas as summarized below.

• Hunters Point Shipyard Phase I
• Hunters Point Shipyard Phase II/Candlestick Point
• Mission Bay North
• Mission Bay South
• Transbay

As of the end of Fiscal Year 2019-2020 (“FY19-20”), 8,630 units (2,382 affordable units and 6,248 market rate units) have been completed in these project areas.

Of the 21,806 units, 32% (7,036 housing units) will be affordable. Affordable units are defined as being restricted to and priced for households earning up to 120% of the Area Median Income (AMI). Affordable rental projects typically serve low or very-low income households (up to 60% or 50% of AMI), while affordable homeownership units are designated for first-time low to moderate income buyers earning between 80%-120% AMI.

This Annual Housing Production Report for Fiscal Year 2019-2020 provides a summary and status of OCII’s housing goals, and accomplishments from FY19-20 as of June 30, 2020, including the following:

• Housing construction completions
• Housing construction starts
• Housing funding activity
• Affordable housing marketing outcomes including Certificate of Preference results
• Small Business Enterprise and Workforce results
• An appendix with additional housing project details

Total Housing Completions and Starts

In FY19-20, 798 housing units were completed, and no housing units started construction as shown in Table 1.

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 FY19-20, the OCII Commission approved two predevelopment loans and one construction loan, for a total of $44.2 million in loans as shown in Table 2.

This Annual Housing Production Report for Fiscal Year 2019-2020 provides a summary and status of OCII’s housing goals, and accomplishments from FY19-20 as of June 30, 2020, including the following:

• Housing construction completions
• Housing construction starts
• Housing funding activity
• Affordable housing marketing outcomes including Certificate of Preference results
• Small Business Enterprise and Workforce results
• An appendix with additional housing project details

When I was first approved, I had to get my credit cleared. Q Foundation was supportive of my move and they put my name in different places, I had a wonderful experience with them. I feel peace of mind, I do believe I will live longer. I don’t really entertain, but if I could, I would go to the 30th floor to entertain for the Super Bowl. I have Warriors and 49er players for neighbors. I am permanently disabled and a professional athlete that lives next door offered to be my personal trainer. I have a beautiful Yorkie who frequents Avery Lane a dog walking section. It feels peaceful and beautiful. I want to tell COP holders to use your certificate, put in applications, and do not be afraid. All you could lose is me, I am blessed and thankful, and my kids are so happy for me. I am going to live longer here.

Certificate of Preference holder now residing at the Avery, 250 Fremont Street, a 100% affordable rental community in Transbay.
HOUSING PROGRAM & GOALS

Housing Types:
- Hunters Point Shipyard Phase I
- Hunters Point Shipyard Phase II / Candlestick Point
- Mission Bay North and South
- Transbay

TABLES:
- Table 1: Total Units by Housing Type
- Table 4: Housing Production Goal and Status by Project Area
  - Table 4A: Total of All Areas
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  - Table 4E: Mission Bay North
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  - Table 4G.1 & 4G.2: Transbay Block 9, 500 Folsom Street, Image: Shotzr
Housing Program and Goals

OCII became the Successor Agency to the San Francisco Redevelopment Agency ("SFRA") after SFRA was dissolved in 2012 pursuant to state law. As Successor Agency, OCII's work activities are focused on enforceable obligations that have been approved by the State Department of Finance ("DOF"). OCII's "Retained Housing Obligations" include ensuring the development of affordable housing in OCII's approved projects areas. OCII directly carries out affordable housing development design review, entitling, underwriting and funding. In addition, OCII procures services from the Mayor's Office of Housing and Community Development (MOHCD) through a Memorandum of Understanding for outreach and marketing for both inclusionary and OCII funded projects, implementing the Certificate of Preference program, assisting with the fiscal management and disbursement of OCII’s funds, some construction monitoring, and other ancillary tasks as needed. Upon completion of the projects, OCII transfers the affordable housing assets such as land, funding agreements, ground leases, and affordability restrictions for each completed project to MOHCD, which is then responsible for all asset management responsibilities.

Table 3 reflects all OCII housing obligations and production goals as of June 30, 2020. Of OCII’s 21,806 planned total housing units, 7,036 (32% of the total) will be affordable. At the end of FY19-20, a total of 8,630 housing units (40% of the total) have been completed. Of these completed units, 2,382 are affordable units and 6,248 are market rate units. The total affordable units comprise both 100% OCII funded projects and inclusionary units in market rate projects.

More information on OCII’s project areas can be found on OCII’s website: https://sfocii.org/project-areas

Rental housing in OCII’s projects include Family Rental (generally a mix of bedroom sizes, with no other population restrictions), Senior Rental (for those 55 years or older, or those 62 years or older depending on the project’s funding source), and Supportive Rental (for formerly homeless households or other special needs). Rental units in 100% affordable developments typically offer services programming along with affordable rents. Homeownership units are typically condos in multi-family buildings or townhomes. Affordable homeownership units are offered to first time homeowners through a limited equity program. Table 3 shows that 60% of completed units are for family rental and 35% of completed units are for homeownership.

Housing Types

Table 3. Status of total units by housing type as of June 30, 2020

<table>
<thead>
<tr>
<th>TYPE</th>
<th>Completed</th>
<th>% Completed</th>
<th>% Affordable Units Completed</th>
<th>In Construction</th>
<th>Pending Approval</th>
<th>Preliminary Planning</th>
<th>Post-Development</th>
<th>Future Development</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Rental</td>
<td>5,334</td>
<td>60%</td>
<td>1,727</td>
<td>152</td>
<td>1,049</td>
<td>827</td>
<td>7,252</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior Rental</td>
<td>140</td>
<td>2%</td>
<td>140</td>
<td>405</td>
<td>80</td>
<td>382</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supportive Rental</td>
<td>238</td>
<td>3%</td>
<td>238</td>
<td>141</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homeownership</td>
<td>3,827</td>
<td>35%</td>
<td>277</td>
<td>316</td>
<td>1,037</td>
<td>50</td>
<td>5,090</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBD</td>
<td>579</td>
<td>0%</td>
<td>579</td>
<td>7,080</td>
<td>8,459</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>8,630</td>
<td>100%</td>
<td>2,382</td>
<td>468</td>
<td>2,887</td>
<td>1,881</td>
<td>7,960</td>
<td>21,806</td>
<td></td>
</tr>
</tbody>
</table>

Table 3 shows that 60% of completed units are for family rental and 35% of completed units are for homeownership.
Hunters Point Shipyard Phase I

For Hunters Point Shipyard Phase I (HPSY Phase I), the total housing production goal at full build-out is 1,428 units, of which 29% (or 407 units) will be affordable. HPSY Phase I is divided into two areas, the "Hilltop", where no affordable housing development to date has occurred, and the "Hillside", which has not yet started development. Table 4C shows that in HPSY Phase I, housing production at the end of FY19-20 was 3% complete. Those completed units are all part of the new housing in Candlestick Point for the HOPE SF revitalization of the Alice Griffith public housing development. The three market rate units represent the onsite property manager’s units, which are not complete. The land in HPSY Phase II is an environmental “Superfund” site that requires cleanup by the Navy. Portions of HPSY Phase II are the subject of an investigation regarding the testing that was performed after the Navy had completed certain clean up and remediation activities. No construction is currently occurring on any of the HPSY Phase II parcels, and OCII will not accept any land or begin any development on HPSY Phase II until each parcel is tested and determined by regulatory agencies to be safe.

Mission Bay North and South

Together, the Mission Bay North (MBN) and South (MBS) total housing production goal at full build-out is 6,514 units, of which 29% (or 1,880 units) will be affordable. Housing construction in the two project areas combined was 91% complete, for a total of 5,898 units. Table 4F reflects housing completions in MBS, which was fully complete in FY16-17, and has provided 2,260 market rate units and 698 affordable units (24% of the total units). Table 4F shows that in MBS, the project area was 85% complete at the end of FY19-20, with 2,944 units completed out of 3,550. As of FY19-20, market rate units were 100% complete, and 50% of the OCII affordable units were completed. The two market rate units shown in each of the Predetermination and Preliminary Planning categories in MBS are onsite property manager’s units, which are not income restricted. At full build-out, the housing in MBS will be 34% affordable.

Transbay

In Transbay Zone 1 for which OCII has land use and zoning jurisdiction, the total housing production goal at full build-out is 3,192 units, of which 43% (or 1,381 units) will be affordable. Table 4G.1 shows that in Transbay Zone 1, housing production at the end of FY19-20 was 59% complete with 1,880 units. Of these completed units in Zone 1,463 were affordable units in OCII funded, 100% affordable housing developments. Construction was active in FY19-20, with a total 316 units underway during the fiscal year. Overall, 35% of all new housing in Zones 1 and 2 combined must be affordable. Transbay Zone 2 is under the jurisdiction of the City’s Planning Department, and not a subject of this report. However, Table 4G.2 is presented to show Transbay Zones 1 and 2 combined, and that given the high percentage of affordability in Zone 1, OCII is on track to meet the 35% goal.

Office of Community Investment and Infrastructure

Annual Housing Production Report FY19-20

OCII HOUSING DEVELOPMENT AREAS
### TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA

#### TABLE 4A. HOUSING STATUS FOR ALL AREAS, AS OF JUNE 30, 2020

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Total Units</th>
<th>Market Rate</th>
<th>Inclusionary Affordable</th>
<th>OCI Affordable</th>
<th>Total Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed as of 6/30/20</td>
<td>8,630</td>
<td>6,248</td>
<td>571</td>
<td>1,811</td>
<td>2,382</td>
</tr>
<tr>
<td>In Construction</td>
<td>468</td>
<td>237</td>
<td>80</td>
<td>151</td>
<td>231</td>
</tr>
<tr>
<td>Predevelopment</td>
<td>2,814</td>
<td>1,625</td>
<td>460</td>
<td>801</td>
<td>1,281</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>1,934</td>
<td>1,043</td>
<td>186</td>
<td>613</td>
<td>819</td>
</tr>
<tr>
<td>Future Development</td>
<td>7,960</td>
<td>5,617</td>
<td>1,490</td>
<td>813</td>
<td>2,343</td>
</tr>
<tr>
<td>TOTAL</td>
<td>21,820</td>
<td>14,770</td>
<td>2,787</td>
<td>6,249</td>
<td>7,038</td>
</tr>
</tbody>
</table>

- **% AFFORDABLE OF TOTAL HOUSING GOAL:** 32%
- **AFFORDABLE UNITS AS % OF TOTAL COMPLETED:** 28%
- **% COMPLETE, ALL UNITS:** 40%

*OCI affordable does not include manager’s units*

### TABLE 4B. HOUSING STATUS BY PROJECT AREA, AS OF JUNE 30, 2020

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Completed</th>
<th>In Construction</th>
<th>Predevelopment</th>
<th>Preliminary Planning</th>
<th>Future Development</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hunters Point</td>
<td>505</td>
<td>152</td>
<td>666</td>
<td>224</td>
<td>31</td>
<td>1,428</td>
</tr>
<tr>
<td>Shipyard Phase I</td>
<td>337</td>
<td>312</td>
<td>1,263</td>
<td>1,225</td>
<td>165</td>
<td>6,514</td>
</tr>
<tr>
<td>Shipyard Phase II &amp; Candlestick Point</td>
<td>1,880</td>
<td>289</td>
<td>289</td>
<td>165</td>
<td>247</td>
<td>3,192</td>
</tr>
<tr>
<td>Mission Bay North &amp; South</td>
<td>1,080</td>
<td>603</td>
<td>603</td>
<td>247</td>
<td>3,011</td>
<td>21,606</td>
</tr>
<tr>
<td>Transbay</td>
<td>468</td>
<td>468</td>
<td>468</td>
<td>3,011</td>
<td>21,606</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>8,630</td>
<td>2,382</td>
<td>2,382</td>
<td>4,249</td>
<td>7,038</td>
<td></td>
</tr>
</tbody>
</table>

- **% COMPLETE:** 35%
- **% COMPLETE, ALL UNITS:** 40%
### TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA

#### TABLE 4C. HUNTERS POINT SHIPYARD PHASE I STATUS, AS OF JUNE 30, 2020

<table>
<thead>
<tr>
<th></th>
<th>Total Units</th>
<th>Market Rate</th>
<th>Inclusionary Affordable</th>
<th>OCII Affordable</th>
<th>Total Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed</td>
<td>505</td>
<td>403</td>
<td>102</td>
<td>102</td>
<td>102</td>
</tr>
<tr>
<td>In Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Predevelopment</td>
<td>593</td>
<td>417</td>
<td>65</td>
<td>183</td>
<td>248</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>294</td>
<td>201</td>
<td>24</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td>Future Development</td>
<td>36</td>
<td>33</td>
<td>33</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,428</strong></td>
<td><strong>1,021</strong></td>
<td><strong>191</strong></td>
<td><strong>216</strong></td>
<td><strong>407</strong></td>
</tr>
<tr>
<td><strong>% COMPLETE AS OF JUNE 30, 2020</strong></td>
<td><strong>35%</strong></td>
<td><strong>39%</strong></td>
<td><strong>53%</strong></td>
<td><strong>0%</strong></td>
<td><strong>25%</strong></td>
</tr>
</tbody>
</table>

*OCII affordable does not include manager's units

#### TABLE 4D. HUNTERS POINT SHIPYARD PHASE II / CANDLESTICK POINT STATUS, AS OF JUNE 30, 2020

<table>
<thead>
<tr>
<th></th>
<th>Total Units</th>
<th>Market Rate</th>
<th>Inclusionary Affordable</th>
<th>OCII Affordable</th>
<th>Total Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed</td>
<td>337</td>
<td>3</td>
<td>334</td>
<td>334</td>
<td>334</td>
</tr>
<tr>
<td>In Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Predevelopment</td>
<td>1,263</td>
<td>866</td>
<td>67</td>
<td>330</td>
<td>397</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>1,225</td>
<td>839</td>
<td>162</td>
<td>224</td>
<td>386</td>
</tr>
<tr>
<td>Future Development</td>
<td>7,847</td>
<td>5,616</td>
<td>1,490</td>
<td>741</td>
<td>2,231</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>10,672</strong></td>
<td><strong>7,324</strong></td>
<td><strong>1,719</strong></td>
<td><strong>1,629</strong></td>
<td><strong>3,348</strong></td>
</tr>
<tr>
<td><strong>% COMPLETE AS OF JUNE 30, 2020</strong></td>
<td><strong>3%</strong></td>
<td><strong>0%</strong></td>
<td><strong>0%</strong></td>
<td><strong>21%</strong></td>
<td><strong>10%</strong></td>
</tr>
</tbody>
</table>

*OCII affordable does not include manager's units

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**Annual Housing Production Report FY19-20**

**Office of Community Investment and Infrastructure**
### TABLE 4: HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA

#### TABLE 4E. MISSION BAY NORTH STATUS, AS OF JUNE 30, 2020

<table>
<thead>
<tr>
<th></th>
<th>Total Units</th>
<th>Market Rate</th>
<th>Inclusionary Affordable</th>
<th>OCI Affordable</th>
<th>Total Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed</td>
<td>2,964</td>
<td>2,266</td>
<td>291</td>
<td>407</td>
<td>698</td>
</tr>
<tr>
<td>In Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Future Development</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,964</td>
<td>2,266</td>
<td>291</td>
<td>407</td>
<td>698</td>
</tr>
<tr>
<td>% COMPLETE AS OF JUNE 30, 2020</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 24%

*OCI affordable does not include manager’s units

#### TABLE 4F. MISSION BAY SOUTH STATUS, AS OF JUNE 30, 2020

<table>
<thead>
<tr>
<th></th>
<th>Total Units</th>
<th>Market Rate</th>
<th>Inclusionary Affordable</th>
<th>OCI Affordable</th>
<th>Total Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed</td>
<td>2,944</td>
<td>2,340</td>
<td>607</td>
<td>607</td>
<td>1,210</td>
</tr>
<tr>
<td>In Construction</td>
<td>152</td>
<td>1</td>
<td>151</td>
<td>151</td>
<td></td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>289</td>
<td>1</td>
<td>288</td>
<td>288</td>
<td></td>
</tr>
<tr>
<td>Future Development</td>
<td>165</td>
<td>1</td>
<td>164</td>
<td>164</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>3,550</td>
<td>2,340</td>
<td>1,210</td>
<td>1,210</td>
<td></td>
</tr>
<tr>
<td>% COMPLETE AS OF JUNE 30, 2020</td>
<td>83%</td>
<td>100%</td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
</tr>
</tbody>
</table>

AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 34%

*OCI affordable does not include manager’s units
TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA

TABLE 4G.1 TRANSBAY STATUS, ZONE 1 ONLY, AS OF JUNE 30, 2020

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Total Units</th>
<th>Market Rate</th>
<th>Inclusionary Affordable</th>
<th>OCII Affordable</th>
<th>Total Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed</td>
<td>1,880</td>
<td>1,239</td>
<td>178</td>
<td>463</td>
<td>547</td>
</tr>
<tr>
<td>In Construction</td>
<td>316</td>
<td>236</td>
<td>80</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>Predevelopment</td>
<td>603</td>
<td>341</td>
<td>328</td>
<td>328</td>
<td>328</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>247</td>
<td>2</td>
<td>245</td>
<td>245</td>
<td>245</td>
</tr>
<tr>
<td>Future Development</td>
<td>60</td>
<td>1</td>
<td>79</td>
<td>79</td>
<td>79</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3,192</strong></td>
<td><strong>1,819</strong></td>
<td><strong>586</strong></td>
<td><strong>461</strong></td>
<td><strong>1,373</strong></td>
</tr>
</tbody>
</table>

% COMPLETE AS OF JUNE 30, 2020: 59%

AT FINAL BUILD OUT OF ZONE 1, % AFFORDABLE OF TOTAL UNITS: 43%

*OCII affordable does not include manager’s units

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TABLE 4G.2 TRANSBAY STATUS, ZONES 1 AND 2 COMBINED, AS OF JUNE 30, 2020

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Total Units</th>
<th>Market Rate</th>
<th>Inclusionary Affordable</th>
<th>OCII Affordable</th>
<th>Total Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed</td>
<td>2,310</td>
<td>1,619</td>
<td>208</td>
<td>463</td>
<td>671</td>
</tr>
<tr>
<td>In Construction</td>
<td>316</td>
<td>236</td>
<td>80</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>Predevelopment</td>
<td>660</td>
<td>730</td>
<td>378</td>
<td>378</td>
<td>378</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>746</td>
<td>2</td>
<td>245</td>
<td>245</td>
<td>245</td>
</tr>
<tr>
<td>Future Development</td>
<td>80</td>
<td>1</td>
<td>79</td>
<td>79</td>
<td>79</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>4,161</strong></td>
<td><strong>2,708</strong></td>
<td><strong>666</strong></td>
<td><strong>787</strong></td>
<td><strong>1,452</strong></td>
</tr>
</tbody>
</table>

% COMPLETE AS OF JUNE 30, 2020: 59%

AT FINAL BUILD OUT OF ZONES 1 AND 2, % AFFORDABLE OF TOTAL UNITS: 35%

*OCII affordable does not include manager’s units

**Zone 2, although not in OCII’s jurisdiction, is included above to reflect the 35% affordable requirement in Zones 1 and 2 combined
03

Housing Accomplishments

- Housing Completions & Project Summaries
- Housing Starts & Project Summaries
- Housing in Construction & Project Summaries
- Marketing Accomplishments

Tables:
- Table 5: Housing Completions
- Table 6: Housing Starts
- Table 7: Housing in Construction
- Table 8: Marketing Outcomes Summary

Transbay Block 1, MIRA: 280 Spear Street (Tower), 285 Main Street (Podium), Image: Studio Gang
Housing Accomplishments

This section summarizes OCII housing accomplishments for FY19-20, including information on construction completions, construction starts, projects in construction, and marketing outcomes.

Housing Completions

In FY19-20, 798 units completed construction of which 305 units are affordable. These units were in three 100% OCII-funded developments and one phase of a market rate project with a total of 3 inclusionary units. See Table 5 for area summaries of these projects, and project specific details on the following pages, including developer, architect, and the Area Median Income (AMI) for the affordable units. Further project data, such as the percentage of contract funding awarded to Small Business Enterprises and local workforce hiring accomplishments can be found in Chapter 6, Appendix.

### TABLE 5. HOUSING COMPLETIONS

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Project Name</th>
<th>Project Type</th>
<th>Housing Type</th>
<th>Total Units</th>
<th>Total Aff. Units*</th>
</tr>
</thead>
<tbody>
<tr>
<td>HPSY Phase I</td>
<td>HPS Block 55</td>
<td>Market Rate w/ inclusionary</td>
<td>Homeownership</td>
<td>66</td>
<td>3</td>
</tr>
<tr>
<td>Mission Bay South</td>
<td>Mission Bay South Block 3 East</td>
<td>100% Affordable</td>
<td>Supportive</td>
<td>119</td>
<td>118</td>
</tr>
<tr>
<td>Transbay</td>
<td>Transbay Block 9</td>
<td>Market Rate w/ inclusionary</td>
<td>Family Rental</td>
<td>537</td>
<td>508</td>
</tr>
<tr>
<td>Transbay</td>
<td>Transbay Block 1 (Podium)</td>
<td>100% Affordable</td>
<td>Homeownership</td>
<td>76</td>
<td>76</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td>798</td>
<td>305</td>
</tr>
</tbody>
</table>

*OCII affordable does not include manager’s units.
Housing Accomplishments

Mission Bay South Block 3 East: 1150 3rd St

**PROJECT AREA**
Mission Bay South

**SPONSOR/DEVELOPER**
Chinatown CDC with Swords to Plowshares

**ARCHITECT**
Leddy Maytum Stacy Architects + Saida + Sullivan Design Partners

**PROJECT/HOUSING TYPE**
100% Affordable/Family Rental, Supportive Veterans Rental

**TOTAL/AFFORDABLE UNITS**
119/118

**CONSTRUCTION COMPLETED**
January 2020

**TOTAL OCII FUNDING**
$23,993,800

**AFFORDABLE UNITS**
68% and below

**TARGET AMI**
60% and below

---

Transbay Block 9: 500 Folsom St

**PROJECT AREA**
Transbay

**SPONSOR/DEVELOPER**
Essex/BRIDGE Housing

**ARCHITECT**
Skidmore Owings & Merrill/Soung

**PROJECT/HOUSING TYPE**
Market Rate with Inclusionary/Family Inclusionary Rental

**TOTAL/AFFORABLE UNITS**
7/7

**CONSTRUCTION COMPLETED**
February 2020

**TOTAL OCII FUNDING**
$0

**AFFORDABLE UNITS**
50% and below

**TARGET AMI**
80%

---

Transbay Block 1 (Podium): 285 Main St

**PROJECT AREA**
Transbay

**SPONSOR/DEVELOPER**
Tishman Speyer

**ARCHITECT**
Studio Gang/Barette Jang

**PROJECT/HOUSING TYPE**
Market Rate with Inclusionary Homeownership

**TOTAL/AFFORABLE UNITS**
76/76

**CONSTRUCTION COMPLETED**
June 2020

**TOTAL OCII FUNDING**
$19,180,000

**AFFORDABLE UNITS**
50% and below

**TARGET AMI**
50% and below

---

Mission Bay South Block 3 East: 1150 3rd St

**PROJECT AREA**
Mission Bay South

**SPONSOR/DEVELOPER**
Chinatown CDC with Swords to Plowshares

**ARCHITECT**
Leddy Maytum Stacy Architects + Saida + Sullivan Design Partners

**PROJECT/HOUSING TYPE**
100% Affordable/Family Rental, Supportive Veterans Rental

**TOTAL/AFFORDABLE UNITS**
119/118

**CONSTRUCTION COMPLETED**
January 2020

**TOTAL OCII FUNDING**
$23,993,800

**AFFORDABLE UNITS**
68% and below

**TARGET AMI**
60% and below

---

Transbay Block 9: 500 Folsom St

**PROJECT AREA**
Transbay

**SPONSOR/DEVELOPER**
Essex/BRIDGE Housing

**ARCHITECT**
Skidmore Owings & Merrill/Soung

**PROJECT/HOUSING TYPE**
Market Rate with Inclusionary/Family Inclusionary Rental

**TOTAL/AFFORABLE UNITS**
7/7

**CONSTRUCTION COMPLETED**
February 2020

**TOTAL OCII FUNDING**
$0

**AFFORDABLE UNITS**
50% and below

**TARGET AMI**
80%

---

Transbay Block 1 (Podium): 285 Main St

**PROJECT AREA**
Transbay

**SPONSOR/DEVELOPER**
Tishman Speyer

**ARCHITECT**
Studio Gang/Barette Jang

**PROJECT/HOUSING TYPE**
Market Rate with Inclusionary Homeownership

**TOTAL/AFFORABLE UNITS**
76/76

**CONSTRUCTION COMPLETED**
June 2020

**TOTAL OCII FUNDING**
$19,180,000

**AFFORDABLE UNITS**
50% and below

**TARGET AMI**
50% and below
23
FY19-20 Completions

24
Housing Accomplishments
**Housing Starts**

In FY19-20, no housing units started construction.

TABLE 6. INTENTIONALLY OMITTED

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Project Name</th>
<th>Project Type</th>
<th>Housing Type</th>
<th>Total Units</th>
<th>Total Aff. Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mission Bay South</td>
<td>Mission Bay South</td>
<td>Block 6W</td>
<td>100% Affordable</td>
<td>152</td>
<td>151</td>
</tr>
<tr>
<td>Transbay</td>
<td>MIRA, Transbay Block 1 (Tower)</td>
<td>Market Rate w/ inclusionary Homeownership</td>
<td>316</td>
<td>80</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>468</strong></td>
<td><strong>231</strong></td>
<td></td>
</tr>
</tbody>
</table>

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Housing in Construction

While no new units started construction in FY19-20, there was a significant amount of housing that had started construction in prior years and was still underway. In total, in-construction housing projects include 468 total housing units, of which 231 will be affordable. Of the affordable units, 151 units are in OCII-funded projects and 80 units are inclusionary. Refer to Table 7 for details. See the following pages for project specific details, and Chapter 6, Appendix for other project details.

**TABLE 7. HOUSING IN CONSTRUCTION**

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Project Name</th>
<th>Project Type</th>
<th>Housing Type</th>
<th>Total Units</th>
<th>Total Aff. Units*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mission Bay South</td>
<td>Mission Bay South</td>
<td>100% Affordable</td>
<td>Family Rental</td>
<td>152</td>
<td>151</td>
</tr>
<tr>
<td></td>
<td>Block 6W</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transbay</td>
<td>MIRA, Transbay Tower</td>
<td>Market Rate w/ inclusionary</td>
<td>Homeownership</td>
<td>316</td>
<td>81</td>
</tr>
<tr>
<td></td>
<td>Block 1 (Tower)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>468</strong></td>
<td><strong>231</strong></td>
</tr>
</tbody>
</table>

*OCII affordable does not include manager’s units.
Housing in Construction

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**: 152/80
- **ESTIMATED COMPLETION**: March 2021
- **TOTAL OCII FUNDING**: N/A
- **AFFORDABLE UNITS TARGET AMI**: 80% and below, averaging 60%

Misson Bay South Block 6 West, 691 China Basin Street, Image: Paulett Taggart

Transbay Block 1 (Tower): 280 Spear St

- **PROJECT AREA**: Mission Bay South
- **SPONSOR/DEVELOPER**: Tishman Speyer
- **ARCHITECT**: Studio Gang
- **PROJECT/HOUSING TYPE**: Market Rate with Indusrialory/Homeownership
- **TOTAL/AFFORDABLE UNITS**: N/A
- **ESTIMATED COMPLETION**: September 2020
- **TOTAL OCII FUNDING**: N/A
- **AFFORDABLE UNITS TARGET AMI**: 120% and below

Transbay Block 1, MIRA Tower, 280 Spear Street, Image: Studio Gang

FY19-20 Housing In Construction

Mission Bay South Block 6W: 691 China Basin St. Image: Paulett Taggart

Mission Bay South Block 6W: 691 China Basin St. Image: Studio Gang
Marketing Accomplishments

In FY19-20, 216 affordable units became occupied across three projects, according to project specific occupancy preferences required by OCII. OCII and MOHCD staff prepare a Marketing Outcomes Report for each project that is presented to the OCII Commission after full occupancy has been achieved (copies of which can be found on OCII’s website at [https://sfocii.org/]). Table 8 summarizes occupancy outcomes by housing preference for each project that achieved 100% occupancy in FY19-20.

FY19-20 Occupancy Process

Units that are set aside for direct referral by a housing agency, such as supportive housing units for homeless households or HOPE SF public housing units, do not go through a lottery process. All other units are advertised through a proactive outreach and marketing plan that emphasizes early outreach to Certificate of Preference (COP) holders. After the application period has closed, a lottery is held to determine the order in which applications will be processed, and required occupancy preferences are applied. Below are brief summaries of the applicable preferences during this reporting period:

- COP: always receives first preference across all OCII projects.
- Rent-Burdened: required only in the HPSY Phase I (inclusionary units) and HPSY Phase II/CP project areas; provides preference to households spending more than 50% of their income on rent or live in housing receiving project-based operating subsidies.
- Displaced Tenant Housing Preference: for those evicted through the Ellis Act or owner move-in, or for tenants displaced by fire damage.
- Neighborhood Resident Housing Preference (NRHP): applies to 40% of the units subject to lottery (25% if the project includes funding from a state source) in newly constructed housing for those applicants living within a Supervisorial District where the new affordable housing project is located, or if the applicant lives within 1/2 mile of the newly constructed project.

Edwin M. Lee Apartments is the first OCII project with NRHP applied to occupancy due to the timing of the OCII Commission’s adoption of NRHP in April 2019. NRHP was not applied to project prior to that time. OCII is applying NRHP to housing development projects going forward.

### TABLE 8. MARKETING OUTCOMES SUMMARY

<table>
<thead>
<tr>
<th>PROJECT AREA</th>
<th>PROJECTS</th>
<th>Date 100% Occupied</th>
<th>Affordable Units</th>
<th>COP Holders</th>
<th>Rent Burdened</th>
<th>Displaced Tenant Housing Preference</th>
<th>Neighborhood Resident Housing Preference</th>
<th>Units Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transbay</td>
<td>Avery Transbay Block B (Podium)</td>
<td>Oct-19</td>
<td>79</td>
<td>2</td>
<td>N/A</td>
<td>5</td>
<td>N/A</td>
<td>72</td>
</tr>
<tr>
<td>Transbay</td>
<td>Avery Transbay Block B (Tower)</td>
<td>Dec-19</td>
<td>70</td>
<td>0</td>
<td>N/A</td>
<td>7</td>
<td>N/A</td>
<td>63</td>
</tr>
<tr>
<td>HPS Phase I</td>
<td>The Landing at the San Francisco Shipyard</td>
<td>Feb-20</td>
<td>11</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>N/A</td>
<td>9</td>
</tr>
<tr>
<td>Mission Bay South</td>
<td>Edwin M. Lee Apartments</td>
<td>Jun-20</td>
<td>16</td>
<td>1</td>
<td>N/A</td>
<td>6</td>
<td>14</td>
<td>35</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>216</strong></td>
<td><strong>3</strong></td>
<td><strong>1</strong></td>
<td><strong>19</strong></td>
<td><strong>14</strong></td>
<td><strong>179</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Annual Housing Production Report FY19-20
Certificate of Preference Program

During the 1960s and 1970s, SFRA, as part of the federal urban renewal program, displaced many residents and businesses from its project areas. In 1967, the SFRA initiated the COP program to residents of housing who were displaced by its activities.

The COP does not guarantee a certificate holder any particular housing unit but provides the holder with a preference over other applicants of affordable housing sponsored by OCII, provided that 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 resident was displaced. The COP program 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.

At the direction of the OCII Commission in FY13-14, OCII staff initiated a more robust early outreach and marketing protocol to ensure that as many COP holders as possible obtain housing, and to maximize the number of COP holders who live outside of San Francisco but want to return.

Table 9 shows success, over the past seven years, as measured by the increased number of COP holders housed, COP holders who applied for housing, and those returning to San Francisco.

OCII contracts with MOHCD to assist with marketing our affordable units, and MOHCD manages the COP program for both OCII and MOHCD projects. Importantly, MOHCD staff works with COP holders to navigate through the marketing and lease-up process.

MOHCD provides an annual report to the OCII Commission describing the COP program for OCII sponsored projects, accomplishments, and next steps in greater detail.

COP program highlights for OCII sponsored projects over the past seven fiscal years are shown in Table 9.

**Marketing Requirements**

OCII relies on an early outreach plan and tenant selection plan ("Marketing Plan") for each OCII sponsored project as tools to guide marketing. 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 outreach to COP holders and connect them to rental and homebuyer readiness workshops. MOHCD uses its web-based application system, the Database of Affordable Housing Listings, Information and Applications ("DAHLIA") for all OCII sponsored affordable housing, to streamline the application process to make it easier for COP holders and others seeking affordable rental or homeownership housing opportunities. MOHCD partners with several non-profit agencies to support rental readiness and eviction prevention programs targeting Bayview Hunters Point and Western Addition residents as well as applicants to assist in using DAHLIA and to prepare residents for successful tenancy/occupancies.
SMALL BUSINESS ENTERPRISE & WORKFORCE GOALS
Equal Opportunity Programs & Affordable Housing
Small Business Enterprise
Workforce Development
Small Business Enterprise and Workforce Goals

Equal Opportunity Programs and Affordable Housing

The Office of Community Investment and Infrastructure is committed to social and economic equity that 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. All contracts for construction are also subject to OCII’s Prevailing Wages Policy, which requires the payment of prevailing, livable 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 hold valid certifications and fall within certain revenue 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 to the City’s Small LBE revenue thresholds, 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 FY19-20, OCII’s developer partners awarded professional services and construction contracts on 9 affordable and inclusionary housing-related projects totaling more than $82 million. Nearly $39 million (or 47%) were awarded to small businesses, many of whom are LBEs certified by the City’s Contract Monitoring Division. Notably, small businesses were awarded $3 million (88%) of professional services contracts and nearly $36 million (45%) of construction contracts (See Chart 1). Reflecting the gender and ethnic diversity of San Francisco, minority and women owned firms received $7 million (9%) of professional services and construction contracts. To ensure inclusion of small businesses in OCII-administered projects, OCII encourages larger and established firms to pair with SBEs by forming associations and joint ventures (JV). These partnerships help Prime Contractors comply with SBE goals, while giving smaller firms access to large-scale projects and an opportunity to acquire greater footing and visibility within their trade. OCII recognizes JVs and Associations between SBE firms and non-SBE firms, where the SBE partner performs 35% or more of the work and receives a proportionate share of the profits. Both professional service and construction firms have benefited from OCII’s JV policy.

Chart 1 provides SBE data on affordable housing contracts.

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>SBE</th>
<th>Non-SBE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional Services</td>
<td>47%</td>
<td>53%</td>
<td>100%</td>
</tr>
<tr>
<td>Construction</td>
<td>47%</td>
<td>53%</td>
<td>100%</td>
</tr>
<tr>
<td>47% Overall SBE Participation</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Chart 1: SBE Participation on Affordable Housing Contracts FY19-20
Workforce Development

Construction

Prior to the City and County of San Francisco’s adoption of its local hiring policy for construction, the former SFRA and current OCII (as successor agency to SFRA) had a long history of implementing a local workforce requirement on agency-assisted construction projects. OCII’s local workforce policy is aggressive and unique in that it establishes 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. OCII’s wage policies are demonstrative of the agency’s commitment to livable wages for San Franciscans.

The San Francisco Office of Economic and Workforce Development, through its CityBuild Division, assists OCII with its workforce development program. Contractors and subcontractors are required to submit certified payroll reports through a web-based monitoring and reporting system, which tracks hours by trade, residency, and other relevant demographic information of employees. CityBuild and Contract Compliance staff closely monitors payroll submissions to ensure adherence to OCII’s policies, and to allow for “real time” and actionable remedies for deficiencies.

On OCII-sponsored affordable and inclusionary housing projects in FY19-20, OCII’s Local Construction Workforce Hiring Program created 5,574 construction jobs, of which 752 were filled by San Francisco residents, yielding an overall local workforce participation rate of 16.6%, as measured by work hours. Although the percentage is below the goal, OCII-sponsored projects have one of the highest number of CityBuild worker placements. In addition, the figures represent 275,130 hours of work performed by San Francisco residents and $13 million in wages paid to local residents (See Chart 2).
### TABLE 10: CONSTRUCTION COMPLETIONS IN FY19-20

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Project Name</th>
<th>Address</th>
<th>Supervisor District</th>
<th>Project Sponsor</th>
<th>Type of Project/Inclusionary</th>
<th>Type of Housing</th>
<th>Total Units</th>
<th>Market Rate Units</th>
<th>Affordable Units</th>
<th>OCII Affordable Units</th>
<th>Total Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>HPSY Phase I</td>
<td>HPSYI Block 55</td>
<td>528 Hudson Ave, 32, 34/46 Kirkwood Ave</td>
<td>10 Lenear</td>
<td>Lennar</td>
<td>Market Rate w/ Inclusionary</td>
<td>Homeownership</td>
<td>66</td>
<td>63</td>
<td>3</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Mission Bay South</td>
<td>Block 3 East</td>
<td>115E 3rd St</td>
<td>6</td>
<td>Chinatown CDC/Shared Streets</td>
<td>OCI Affordable</td>
<td>Veterans Assisted Family Rental</td>
<td>199</td>
<td>1</td>
<td>0</td>
<td>118</td>
<td>118</td>
</tr>
<tr>
<td>Transbay</td>
<td>Block 9</td>
<td>500 Folsom St</td>
<td>6</td>
<td>Essex/BRIDGE</td>
<td>Market Rate w/ Inclusionary</td>
<td>Family Rental</td>
<td>537</td>
<td>429</td>
<td>108</td>
<td>0</td>
<td>108</td>
</tr>
<tr>
<td>Transbay</td>
<td>Transbay Block 1 (Pud)</td>
<td>265 Main St</td>
<td>6</td>
<td>Tishman Spyer</td>
<td>OCI Affordable</td>
<td>Homeownership</td>
<td>76</td>
<td>8</td>
<td>0</td>
<td>76</td>
<td>76</td>
</tr>
</tbody>
</table>

**AMI Targeting**

<table>
<thead>
<tr>
<th>AMI Targeting</th>
<th>Total Affordable Units</th>
<th># Affordable Spaces</th>
<th># Construction Completed</th>
<th>Architect</th>
<th>Construction Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>80% AMI</td>
<td>n/a</td>
<td>121</td>
<td>n/a</td>
<td>Feb-20</td>
<td>NC2 Studios Build Group</td>
</tr>
<tr>
<td>60% AMI and below</td>
<td>62 Formerly Homeless units</td>
<td>$20,093,600</td>
<td>Jan-20</td>
<td>Leddy Maytum Shainy &amp; Gold - Sullivan Design Partners</td>
<td>N/A</td>
</tr>
<tr>
<td>50% AMI and below</td>
<td>n/a</td>
<td>283</td>
<td>n/a</td>
<td>Feb-20</td>
<td>Skidmore Owings &amp; Merrill - Brigham</td>
</tr>
<tr>
<td>100% AMI and below</td>
<td>19</td>
<td>$19,180,000</td>
<td>Jun-20</td>
<td>Studio Gang/Barcelon Lang</td>
<td>Landress</td>
</tr>
</tbody>
</table>
# TABLE 10: IN CONSTRUCTION THROUGHOUT FY19-20

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Project Name</th>
<th>Address</th>
<th>Supervisor District</th>
<th>Project Sponsor</th>
<th>Type of Project</th>
<th>Type of Housing</th>
<th>Total Units</th>
<th>Market Rate Units</th>
<th>Affordable Units</th>
<th>OCII Affordable Units</th>
<th>Total Affordable Units</th>
<th>AMI Targeting</th>
<th>Set-Aside Units</th>
<th>Parking Spaces</th>
<th>OCII Actual Funding to Date</th>
<th>Estimated Construction Completion</th>
<th>Architect</th>
<th>General Contractor</th>
<th>SBE Professional (completed projects only)</th>
<th>SBE Construction (completed projects only)</th>
<th>SF Workforce (completed projects only)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mission Bay South</td>
<td>Block 6 West</td>
<td>691 China Basin St</td>
<td>6</td>
<td>Mercy Housing</td>
<td>OCSI Affordable</td>
<td>Family Rental</td>
<td>152</td>
<td>1</td>
<td>0</td>
<td>151</td>
<td>151</td>
<td>80% AMI and below, averaging 60%</td>
<td>26</td>
<td>$47,361,690</td>
<td>Mar-21</td>
<td>Paulett Taggart</td>
<td>Cahill</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Transbay</td>
<td>Transbay Block 1 (Tower)</td>
<td>268 Spear St</td>
<td>6</td>
<td>Tishman Speyer</td>
<td>Market Rate with Inclusionary</td>
<td>Homeownership</td>
<td>316</td>
<td>236</td>
<td>60</td>
<td>8</td>
<td>80</td>
<td>100% and 120% AMI</td>
<td>316</td>
<td>$0</td>
<td>Sep-20</td>
<td>Studio Gang</td>
<td>Landlease</td>
<td>89.2%</td>
<td>17.5%</td>
<td>15.9%</td>
<td></td>
</tr>
</tbody>
</table>
Acknowledgments

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In Collaboration with the Following City Family and Stakeholders:
OGI Commissioners
Miguel Bustos, Chair; Mara Rosales, Vice Chair; Bivett Brackett; and Dr. Carolyn Ransom-Scott
Hunters Point Shipyard Citizens Advisory Committee
Mission Bay Citizens Advisory Committee
Transbay Citizens Advisory Committee
Director of Housing Delivery, Judson True and his team
Director of the Mayor’s Office of Housing and Community Development, Eric Shaw and his team