



Hunters Point Shipyard Phase 1 Blocks 52 & 54

Affordable Family Housing

New Lead Developer Recommendation

OCII Commission

April 6, 2021

Current Request

Approval of HPS Phase 1, Blocks 52/54:

- Exclusive Negotiations Agreement with new lead developer
- Amended and Restated Predevelopment Loan Agreement

Background

- In HPS Phase 1, OCII will fund 218 units on 5 designated stand-alone affordable housing sites
- OCII-sponsored units will be subsidized through bonded tax increment funds
- RFP for Blocks 52/54 was the first offering for OCII-sponsored units to be developed in Phase 1

HUNTERS POINT SHIPYARD

BLOCKS 52 & 54



Developer Team

Co-Developers	The Jonathan Rose Companies (Lead Developer) & Bayview Hunters Point Multi-Purpose Senior Services ("BHPMSS", Co-Developer)
Architect	Mithun Solomon
Associate Architect	Kerman Morris
Property Manager	John Stewart Company
Services Provider	BHPMSS
General Contractor	Baines Nibbi JV

Blocks 52/54 Project Background

Date	Event
Sep 2017	Original RFP Issued
Feb 2018	MBS/BHPMSS team recommended, endorsed by HPS CAC
Mar 2018	Commission approval of MBS/BHPMSS as Development Team
Aug 2018	Commission approval of ENA and Predev Loan Agreement
July 2019	Commission approval of Schematic Design
July 2020	MBS withdraws from Project as Lead Developer
Oct 2020	RFQ seeking new Lead Developer Issued

Development Program

Unit Size	Block 52	Block 54	Total	Avg SF
1 Bedroom	31	18	49	589
2 Bedroom	16	15	31	823
3 Bedroom	12	11	23	1081
4 Bedroom	8	0	8	1357
5 Bedroom	0	1	1	1660
TOTAL	67*	45	112	

*Includes 1 Manager's unit

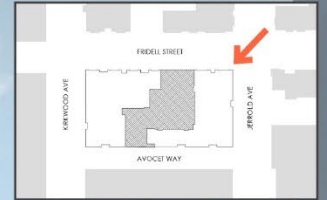
- Units will range from 30% AMI-50% AMI
- 2 Family Childcare Units
- 62 Parking Spaces (parking ratio: ~.6/1, exceeds OCII practice of .25/1)

Contracting and Workforce Compliance

- Professional services:
 - 87% Small Business Enterprise (“SBE”)
 - 81% San Francisco SBE
- Developer selected Baines Nibbi as general contractor, a joint venture including Baines Group an SBE and MBE
- Workforce
 - Baines Nibbi partnering with SBEs for key scopes of work
 - Establish plan for meeting local hiring goals

BLOCK 52

STREET VIEWS CORNER OF FRIEDEL & JERROLD



BLOCK 54

STREET VIEWS FRIEDEL & INNES



RFQ Selection Criteria

<u>SELECTION CRITERIA</u>
Lead Developer Experience and Capacity
Developer experience marketing affordable housing comparable to the housing proposed in this RFQ <i>and in accordance and in good standing with current OCII/MOHCD standards related to marketing and tenant selection</i>
Demonstrated experience in and/or ability to successfully: ➤ Complete projects on time and on budget ➤ Maximize leverage through multiple local, state and federal financing sources ➤ Develop Type V/I or III/I construction ➤ Develop affordable family housing ➤ Work in District 10 ➤ Build community support through outreach
Experience implementing Workforce and Contracting Action Plan
Input of the Development Team members (BHPMSS, Mithun)

RFQ Submittal Ranking

- Submittals: Four proposals, all complete
- Evaluation Panel: OCII, MOHCD, HPS CAC
- Team Interviews: on January 11, 2021
- Top ranking based on total scores

Developer	Score Ranking
Jonathan Rose Companies (JRC)	1
Freebird Development Company	2
The John Stewart Company	3
San Francisco Housing Development Corporation and Tableau Development	4

JRC Strengths

- Team member development experience on AG 1, 2, and 3, and Dr Davis Senior Community
- Team member marketing experience and working with COP holders
- Robust project staffing, including construction management staffing with focus on cost control
- Track record, creativity and ability to secure financing with favorable terms
- Team member assembled existing development team and demonstrated ability to work together
- Performance with OCII's contracting/workforce program

Exclusive Negotiations Agreement

- Performance Deposit of \$10,000
- Term: 12 months, may extend up to additional 12 months
- Milestones:
 - Submission of an updated cost estimate
 - Submission of an updated financing plan
 - Execution of Ground Lease

Amended and Restated Predevelopment Loan Agreement

- Total New Loan amount = \$3.65M, \$2.1M to be disbursed
- Terms include: 3% simple interest rate, conversion to a permanent loan at construction closing
- Loan conditions include:
 - Revised financing plan within 90 days
 - Prioritizing cost containment during all phases of the Project
 - Continue to utilize services of all SBE consultants and contractors
 - Outreaching to the Hunters Point Shipyard community

Community Outreach To Date

Hunters Point Shipyard CAC Meetings

Jun 2017	Housing Subcommittee – Present RFP
Jul 2017	Full Committee – Present RFP
Jan 2018	Housing Subcommittee – Update on RFP
Feb 2018	Full Committee – MBS/BHPMSS Recommended
Mar 2019	Housing Subcommittee – Schematic Design
Apr 2019	Full Committee – Schematic Design
Oct 2020	Full Committee – Announce New Developer RFQ
Feb 2021	Full Committee – JRC Recommended as New Lead

Community Outreach To Date

Hilltop Homeowner Meetings

Sep 2017	Evening Meeting with Hilltop Homeowners and OCII staff – Provide RFP and proposed Project information and seek input
March 2019	Evening Meeting with Hilltop Homeowners – OCII and developer staff, to review and seek input on schematic design
August 2019	Affordable Housing Tour for Hilltop Homeowners – OCII staff hosted tours of OCII-funded affordable housing in Mission Bay
December 2020	Hilltop Homeowner Association Meeting – OCII staff provided Project update

Estimated Development Timeline

Timeframe	Action
2021	Design and Permitting; Funding Applications
Late 2021/ Early 2022	OCII Construction Funding Approval
2022	Construction Start
2024	Construction Completion

Hunters Point Shipyard Phase 1 - Blocks 52 & 54

Questions/Comments

*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:** 187 349 8587

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