Office of Community Investment and Infrastructure

Annual Housing Production Report

Fiscal Year 2021-22

April 18, 2023

Annual Housing Production Report

FY 21-22

Office of Community Investment and Infrastructure

FY21-22 Results

1. Housing Program
2. Accomplishments
   - Housing Funding Activity
   - Projects in Construction
   - Marketing Outcomes
3. Occupancy Preferences, Outreach, and Marketing
4. SBE and Workforce Goals and Results

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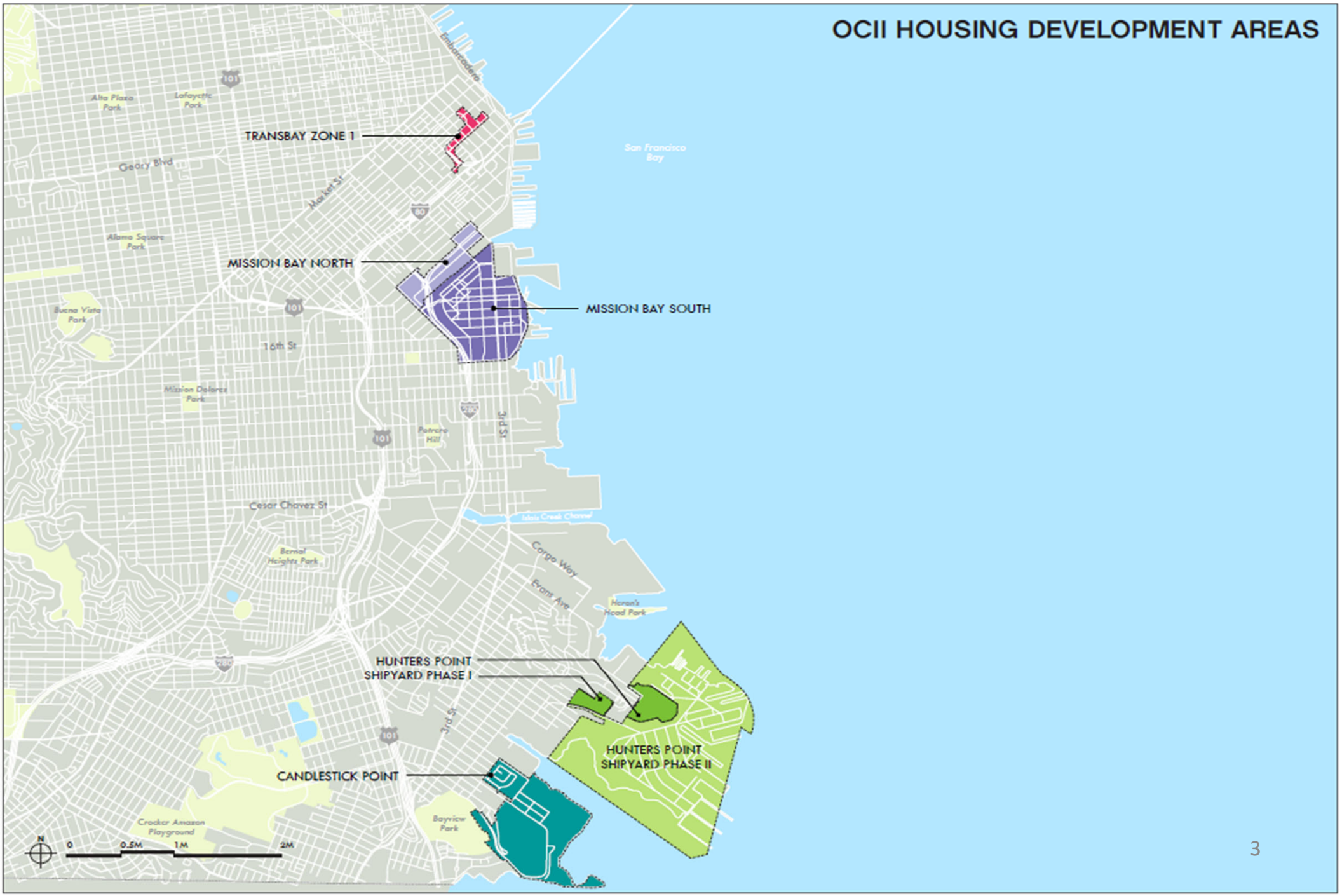

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FY 21-22 Status: Enforceable Obligations

AFFORDABLE AND MARKET RATE HOUSING STATUS BY ENFORCEABLE OBLIGATION, AS OF JUNE 30, 2022					
	Hunters Point Shipyard Phase I	Hunters Point Shipyard Phase II & Candlestick Point	Mission Bay North & South	Transbay	Total
Completed	505	337	6,060	2,196	9,098
In Construction	77		141		218
Predevelopment	813	1,263	148	1,003	3,227
Preliminary Planning		1,225	186		1,411
Future Development	33	7,847		80	7,960
TOTAL	**1,428**	**10,672**	**6,535**	**3,279**	**21,914**
% COMPLETE ALL UNITS	**35%**	**3%**	**93%**	**67%**	**42%**

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Who does OCII affordable housing serve?

- San Francisco households with limited housing options

- Very low-, low, and moderate-incomes, 4-person household (2022)

< 50% Area Median Income = ***very low-income***	$69,300 (50% AMI)
> 51% -80% = ***low-income***	$110,850 (80% AMI)
> 81% -120% = ***moderate income***	$138,550 (100% AMI)

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Current funding environment

- ***Typical affordable housing funding sources***
  - Low Income Housing Tax Credits (TCAC)
  - Tax exempt bonds (CDLAC)
  - Housing and Community Development (MHP, AHSC, IIG, 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
  - Original scoring heavily favored low-cost jurisdictions, disadvantages San Francisco.
  - OCII is structuring recent project financing to maximize competitiveness for CDLAC/TCAC
  - After ongoing advocacy with State, deep affordability also favored in scoring
  - Updated scoring, along with OCII project financing changes resulted in more San Francisco projects, including both OCII HPSY 100% affordable projects, being awarded funds
  - Timing of projects will continue to be affected

- ***Overall market changes***
  - Rising interest rates, increased construction costs

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Fiscal Year 2021-22 Funding Activity

HOUSING FUNDING ACTIVITY FISCAL YEAR 2021-22				
	Project Name	Affordable Units	Type of Funding	Amount Funded
Hunters Point Shipyard Phase I	Blocks 52 & 54	112	Construction	$59,200,732
Mission Bay South	Block 9A	148	Construction	$75,184,522
TOTALS		260		$134,385,254

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Image: Mithun

MBS Block 9A, 400 China Basin Street

Construction Start – July 2022 Construction Complete – May 2024

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Image: Mithun

HPS Phase 1 Block 52 351 Friedell Street

Construction Start – May 2023 Construction Complete – May 2025

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Image: Mithun

HPS Phase 1 Block 54, 151 Friedell Street

Construction Start – May 2023 Construction Complete – May 2025

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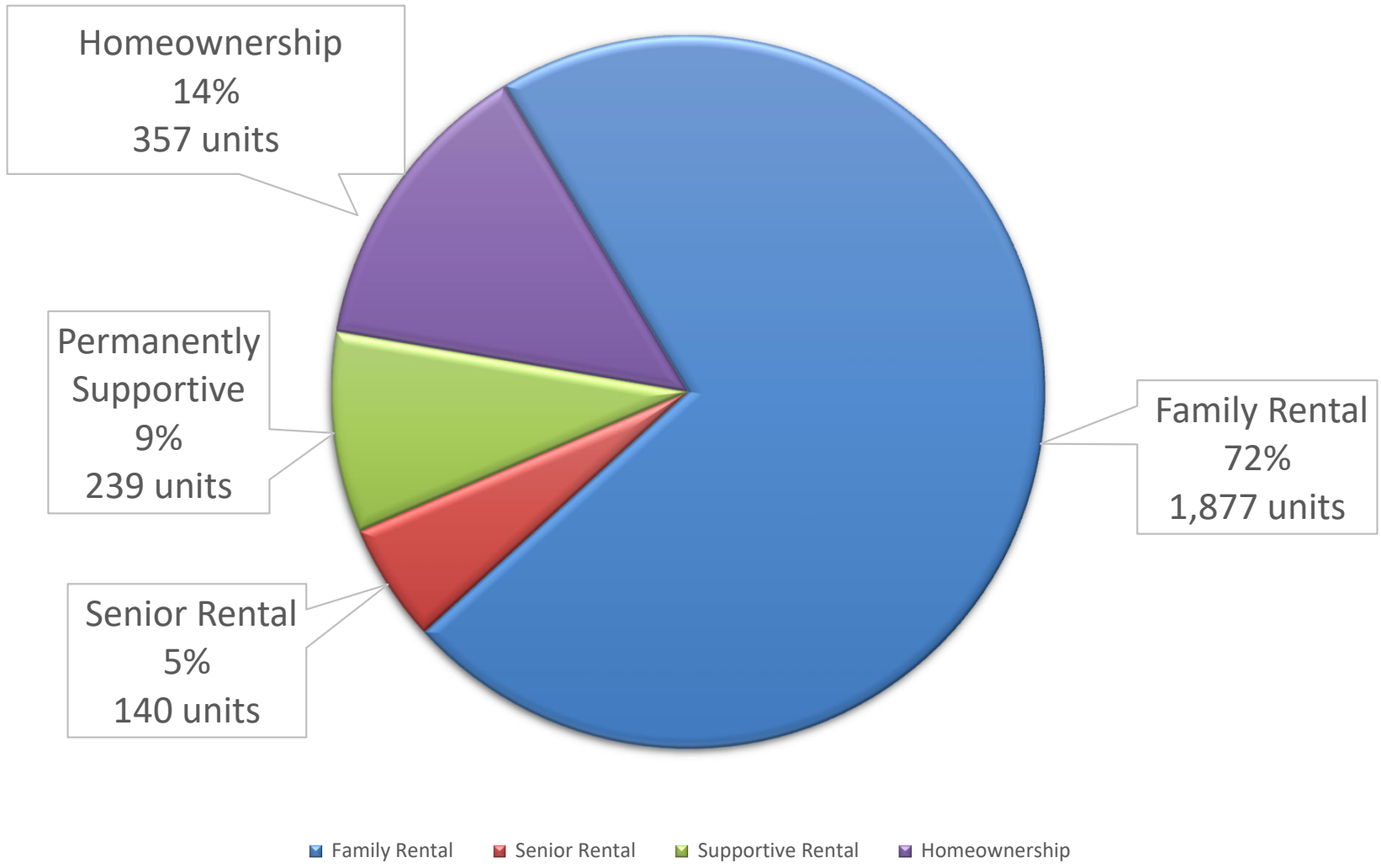
Completed Affordable Housing Units by Type through June 30, 2022



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FY 21-22 Housing Under Construction

Image: LPAS

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 COMPLETION	July 2023
TOTAL OCII FUNDING	$0
AFFORDABLE UNITS TARGET AMI	80% AMI

Image: OCII

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 COMPLETION	March 2023
TOTAL OCII FUNDING	$37,245,760
AFFORDABLE UNITS TARGET AMI	30% AMI and below

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FY 21-22 Housing In Construction

HPSY Block 52, 52 Kirkwood Avenue Image: LPAS Architecture + Design

HPSY Block 52, 52 Kirkwood Avenue Image: LPAS Architecture + Design

Mission Bay South Block 9, 410 China Basin Street Image: Allicia Andrews

Mission Bay South Block 9, 410 China Basin Street Image: OCII

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Marketing Outcomes in FY 21-22

- ***OCII/MOHCD Memorandum of Understanding***
  - OCII contracts MOHCD to oversee marketing OCII affordable units
  - MOHCD leads and manages COP program administration
  - OCII Sr Development Specialist, Marketing

- ***Occupancy Preferences***
  - COP Certificate Holder always first preference
  - Displaced Tenants Housing Preference
  - Neighborhood Resident Housing Preference
  - San Francisco residents or workers

Marketing Outcomes in FY 21-22

- 113 affordable units occupied
- 336 San Franciscans housed (including 112 children and 32 seniors)
- 7,997+ applicants
- 4 COP holders housed

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Marketing Outcomes in FY 21-22

MARKETING OUTCOMES SUMMARY								
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
MBS	Sister Lillian Murphy Community (Mission Bay South 6 West) 691 China Basin Street	Sep-21	113	4	N/A	7	28	74

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COP Program Results 9 years ending FY 21-22

- 4 COP holders housed
  - 2 COP Holders returned to SF
- 20 COP holders applied for housing

COP PROGRAM HIGHLIGHTS NINE YEARS ENDING FY 21-22										
	Total Past 9 Years	FY 21-22	FY 20-21	FY 19-20	FY 18-19	FY 17-18	FY 16-17	FY 15-16	FY 14-15	FY13-14
COP Holders Housed	87	4	-	3	13	18	38	6	3	2
COP Holders Returned to San Francisco	32	2	-	1	4	11	9	1	3	1
COP Holders Applied for Housing	427	20	12	20	59	61	86	13	95	61
New Certificates Issued	521	64	34	31	30	61	55	111	73	62
Lottery Units Available	*1504*	*113*	*108*	*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.*

Small Business Enterprise & Workforce Goals

- Developers work cooperatively with OCII to meet overall 50% goals
- 53% of FY21-22 contracts (or $58 million) awarded to SBEs
- 79% SBE participation in professional services
- 49% SBE in construction
- 25.1% local construction workforce participation
- 150 San Francisco residents performed over 40,106 hours

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Other Housing Work:

- Transbay Block 2 East and West
- Transbay Block 4
- Hunters Point Shipyard Phase 1 Block 56
- Lynx Insights and Investigations COP Contract
- Replacement Housing Legislation
- Mission Bay South 12W and 4E

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Thank you to all OCII Staff!

And especially to the Housing Team!

- Pam Sims, Senior Development Specialist-Marketing and COP Liaison
- Kim Obstfeld, Senior Development Specialist
- Marie Munson, Senior Development Specialist
- Jasmine Kuo, Development Specialist
- Jane Suskin, Assistant Development Specialist
- Alicia Andrews, Housing Construction Specialist
- Elizabeth Colomello, Housing Program Manager

THANK YOU

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

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Press #, 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

OCII