



Mission Bay South Block 4 East Affordable Housing with Supportive Services

RFQ Panel Selection Recommendation

Mission Bay Citizens Advisory Committee

1 Warriors Way, Chase Center, State Room at Generation Thrive Space

Thursday, May 9, 2024

Site Location



Request for Qualifications

- November 2023 - OCII issued a Request for Qualifications (“RFQ”) for Mission Bay South Block 4 East
- Specified development program:
 - Up to 165 affordable housing units for preference holders, low-income families and households experiencing homelessness
 - Ground-floor Community or neighborhood serving commercial
 - Resident Vehicle Parking to extent financially feasible
 - Bicycle parking 1 space for every 2 units

Selection Criteria

Maximum Points	Criteria
30	Development Vision
10	Development Approach
5	Design Approach
5	Property Management Approach
5	Supportive Services Approach
5	Marketing Approach
70	Team Experience and Capacity
10	Applicant team composition and structure
10	Lead Developer experience & capacity
10	Co-Developer experience & capacity
10	Architect experience & capacity
10	Equal Opportunity Programs/Workforce and Contracting Action Plan
10	Services Provider experience & capacity
10	Property Manager experience & capacity, including retail operation
100	Maximum Total Points

Submittal Scoring

- Four (4) submittals
- Applicant Teams interviewed by the Evaluation Panel on February 21, 2024
- Evaluation Panel scored each submittal
- Top ranking based on total scores

Developer	Score Ranking
Curtis Development, Bayview Senior Services	1
Mercy Housing, Booker T. Washington Community Service Center, Tenderloin Neighborhood Development Corporation, and Young Community Developers	2
Related California, Bernal Heights Neighborhood Center	3
San Francisco Housing Development Corporation, MidPen	4

Curtis Dev./Bayview Senior Services Submittal

Architect	Y.A. studio
Services Provider	Bayview Senior Services
Property Manager	The John Stewart Company
Vision	<ul style="list-style-type: none">▪ Responsive to history of displacement of African American households from prior redevelopment actions▪ Create vibrant, multi-generational community via a “family village” concept responsive to the Preference Holder community▪ Two phases (mid- or high-rise buildings)▪ Prioritize resident well-being through thoughtful building amenities▪ Features and open spaces with elements serving a wide variety of ages and interests

Curtis Dev./Bayview Senior Services Submittal Strengths

- Vision/Concept
- Developer Partnership
- Developer Experience
- Financing Plan and Expedited Schedule
- Diversity, Equity and Inclusion
- Architectural Experience
- Preference Holder Outreach
- Workforce and Contracting Action Plan

Schedule

Timeframe	Action
May 21, 2024	OCII Commission – Recommended Developer Selection update
July 2024	OCII Commission - pre-development loan and exclusive negotiations agreement approval

Questions?

- Contact: Phillip C. Wong
 - Questions/comments/meeting requests
 - Email: Phillip.C.Wong@sfgov.org

Curtis Dev./Bayview Senior Services Team Introductions

- Curtis Development
 - Charmaine Curtis, Principal
- Bayview Senior Services
 - Cathy Davis, Executive Director

Thank you!



Mercy/BTWCSC/TNDC/YCD Submittal

(not recommended)

Architect	Kennerly Architecture & Planning
Services Providers	TNDC and Mercy
Property Manager	TNDC and Mercy
Vision	<ul style="list-style-type: none">• Provide safe/friendly housing for Preference Holders, formerly homeless and low-income families and create inclusive communities• Potential to provide Transitional Aged Youth and “step up” housing for those that have aged out• Provide the best housing amenities and neighborhood-serving commercial• 165-unit South Tower/TNDC-YCD and 254-unit North Tower/Mercy-BTWCSC (high rises) with 2-story building between• Prioritize relationship with surrounding block scale and big and small community gathering spaces

Related/BHNC Submittal

(not recommended)

Architect	Mithun
Services Providers	Lutheran Social Services
Property Manager	Related
Vision	<ul style="list-style-type: none">• Addressing homelessness and access to high quality affordable housing• Flexibility in design to balance number of units, speed of execution, and efficient use of public resources• Option A, 8-story, 165-unit building, or Option B: 3215 units in two phases, 105-unit 8-story mid-rise, and a 110-unit 12-story mid-rise• Tech Education Hub proposed for community-serving space

SFHDC/MidPen Submittal

(not recommended)

Architect	Kennerly Architecture & Planning, Inc.
Services Providers	SFHDC and MidPen
Property Manager	MidPen
Vision	<ul style="list-style-type: none">• Develop units beyond 165 units, if available, and focus on contributing to mixed-use and mixed-income neighborhood• Three building design, two family towers and one PSH mid-rise• Resident-first approach and various MidPen and SFHDC programs and local partnerships including COP Club, Financial Empowerment Center services, afterschool programs, and “STEAM Hub” computer literacy program