



118-0102023-002

Agenda Item **No. 5(b)**
Meeting of April 18, 2023

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Thor Kaslofsky, Executive Director

SUBJECT: Workshop on Annual Housing Production Report Fiscal Year 2021-22

EXECUTIVE SUMMARY

The Office of Community Investment and Infrastructure (“OCII”) is the driving force in creating four vibrant and inclusive neighborhoods in San Francisco. Beginning under the leadership of the San Francisco Redevelopment Agency Commission, and now under the Commission of Community Investment and Infrastructure (“Commission”), 21,846 new housing units will ultimately be created through the build out of these four major Project Areas:

- Hunters Point Shipyard Phase I
- Hunters Point Shipyard Phase II/Candlestick Point
- Mission Bay North and South
- Transbay Zone 1

OCII staff have prepared an Annual Housing Production Report (“Report”) for Fiscal Year 2021-22 (FY21-22), a draft of which is attached for discussion and comment. In summary, 9,098 housing units, or approximately 42% of the OCII’s total housing obligation, had been completed by the end of FY21-22. Of those completed units, 2,612 were affordable housing units serving very low- to moderate-income households. These housing units represent many different types of housing and project types, and include OCII funded affordable housing, inclusionary affordable housing, and market rate unrestricted housing. The Report also provides data on key milestones achieved during FY20-21, such as that shown in Table 1, on the next page.

London N. Breed
MAYOR

Thor Kaslofsky
EXECUTIVE DIRECTOR

Bivett Brackett
CHAIR

Alex Ludlum
Tamsen Drew
Dr. Carolyn Ransom-Scott
COMMISSIONERS

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TABLE 1: FY21-22 Accomplishments

Milestone	Outcome
OCII Affordable Housing Funding Approved	\$134.4 M
Affordable Housing Units Under Construction	218
Certificate of Preference Holders Housed	4

113 Affordable Housing Units Achieved 100% Occupancy during FY21-22

DISCUSSION

The Report provides a description of OCII's housing program and goals, and a description of housing types such as family rental, senior rental, supportive rental and homeownership housing. OCII's housing production status for our four major Project Areas are shown both combined and by project area. While no projects started or completed construction in FY21-22, housing milestones include project financing approvals, projects already in construction, and marketing outcomes by projects that reached 100% occupancy. The Report also provides an update of OCII's marketing process and accomplishments, including the lease up of Sister Lillian Murphy Community (Mission Bay South Block 6 West, 691 China Basin Street). An overview of Certificate of Preference Program ("COP") for the past eight years shows the increased impact of our marketing efforts compared to nine years ago. The application of the Small Business Enterprise and workforce goals in our affordable housing is also presented. The Report includes an appendix with additional detail on a project-by-project basis. Below are examples of some of the data included in the Report.

At full build out, the four major Project Areas will ultimately deliver 21,914 housing units, of which approximately 32% will be below market rate, serving a wide range of Area Median Incomes. Table 2 provides a breakdown of OCII's total housing obligation by housing type, while Table 3 specifies where these housing units are, or will be, located.

As of June 30, 2022
TABLE 2. Status of OCII Total Housing Production Obligation Across All Project Areas*

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable*
Completed	9,098	6,486	651	1,961	2,612
In Construction	218	69	9	140	149
Predevelopment	3,227	1,793	453	981	1,434
Preliminary Planning	1,411	861	162	388	550
Future Development	7,960	5,601	1,506	853	2,359
TOTAL	21,914	14,810	2,781	4,323	7,104
Affordable Units as % of Total Housing Obligation					32%

* HP Shipyard Phase I, HP Shipyard Phase II/Candlestick Point, Mission Bay North & South, Transbay Zone 1

** OCII Affordable does not include on-site property managers' units, which are not income restricted

By the end of FY21-22, approximately 42% of all housing had been completed, as shown below in Table3.

As of June 30, 2022					
TABLE 3. Total Housing Status by Project Area					
Status	Hunters Point Shipyard Phase 1	Hunters Point Shipyard Phase 2 & Candlestick Point	Mission Bay North & South	Transbay Zone 1	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	3,211	21,914
% AFFORDABLE	29%	31%	29%	43%	32%
% COMPLETE ALL UNITS	35%	3%	93%	68%	42%

During this period, the Commission approved funding for another 260 units in stand-alone 100% affordable developments for either predevelopment or construction activities, as shown in Table 4.

TABLE 4. FY 21-22 Affordable Housing Funding Approvals				
Project Area	Project Name	Affordable Units	Type of Funding	Amount Funded
HPSY Phase I	Blocks 52/54	112	Permanent	\$ 59,200,732
Mission Bay South	Block 9A	148	Permanent	\$ 75,184,522
TOTAL		260		\$ 134,385,254

In FY 21-22, in addition to the funding approvals noted above, OCII Housing staff and developers were actively working on various other projects including the following:

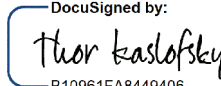
- Mission Bay South, Block 9 (a 141-unit permanent supportive housing project) - was under construction and has since been completed;
- Transbay Block 2 East and West (a 184-unit affordable family and 151-unit senior development, respectively) - development teams made significant progress on schematic designs, which were approved in the first part of FY 22-23;
- Transbay Block 4 (a 324-unit mixed income tower with a 202-unit stand-alone affordable component) - a Disposition and Development Agreement and related actions were approved by Commission;
- Hunters Point Shipyard Phase 1 Block 56 (a 73-unit affordable family project) – the development team moved through the design development and permitting process in preparation for a FY22-23 construction start.

- Commission approved a personal services contract with Lynx Insights and Investigations to locate and provide current contact information for individuals who were displaced from their residences several decades ago by actions of the former San Francisco Redevelopment Agency, and who may be income-eligible for a preference in affordable housing in San Francisco (also known as a COP).

NEXT STEPS

Staff will present the draft Report at the April 18, 2023 Commission meeting for comment. After incorporating any suggested revisions, OCII will finalize the Report and make it available to the public via the OCII website and distribute it to interested parties.

(Originated by Elizabeth Colomello, Housing Program Manager)

DocuSigned by:

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Thor Kaslofsky
Executive Director

Attachment 1: Draft Annual Housing Production Report FY21-22

ANNUAL HOUSING PRODUCTION REPORT

OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE

FISCAL YEAR 2021-2022

MAYOR: LONDON BREED

EXECUTIVE DIRECTOR: THOR KASLOFSKY

COMMISSIONERS:

Bivett Brackett, Chair

Alex Ludlum, Vice Chair

Tamsen Drew

Dr. Carolyn Ransom-Scott

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



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office of

COMMUNITY INVESTMENT
and INFRASTRUCTURE

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EXECUTIVE SUMMARY

Summary of Report
Housing Completions and Starts
Housing Funding Activity

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Table 1:
Housing Funding Activity

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 (“CCII”, or “Commission”), 21,914 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 2021-2022 (“FY 21-22”), 9,098 units (2,612 affordable units and 6,486 market rate units) have been completed in these Project Areas.

Of the 21,914 total units, 32% (7,104 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 2021-2022 provides a summary and status of OCII’s housing goals, and accomplishments from FY 21-22 as of June 30, 2022, 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

Although there were neither housing completions nor starts during FY 21-22, in Q1 of FY 22-23 construction began on one project and construction was substantially completed on one project. Both of these Projects are in Mission Bay South - Block 9A where 148 units of affordable homeownership began construction, and Block 9 where 141 units of permanent supportive housing substantially completed construction

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 FY 21-22, the CCII approved two construction loans for a total of \$134,385,254 as shown in **Table 1**.

The sources of funding for OCII’s affordable housing include taxable housing bonds authorized under Redevelopment Dissolution law, “pay-go” tax increment, and developer fees such as jobs-housing linkage fees.

TABLE 1. 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
TOTAL		260		\$134,385,254

02



MBS Block 9A, 400 China Basin Street Image: Mithun

HOUSING PROGRAM & GOALS

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

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MBS Block 9, 410 China Basin Street Image: © OCII

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 Project 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.

Tables 3A-G reflect all OCII housing obligations and production goals as of June 30, 2022.

Of OCII's 21,914 planned total housing units, 7,104 (32% of the total) will be affordable. As of the end of FY 21-22, a total of 9,098 housing units (42% of the total goal) have been completed. Of these completed units, 2,612 are affordable units and 6,486 are market rate units. The total affordable units comprise both 100% OCII funded affordable 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/projects>

Housing Types

Rental housing in OCII's projects include Family Rental (generally a mix of bedroom sizes, with no other population restrictions), Senior Rental (for those 62 years or older), 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 towers. Affordable homeownership units are offered to first time homebuyers through a limited equity program.

Table 2 reflects that 59% of completed units are for family rental and 37% of completed units are for homeownership.

TABLE 2. STATUS OF TOTAL UNITS BY HOUSING TYPE AS OF JUNE 30, 2022

TYPE	Completed	% Completed Units by Housing Type	Affordable Units Completed	In Construction	Predevelopment	Preliminary Planning	Future Development	Grand Total Planned by Housing Type
Family Rental	5,376	59%	1,877		1,393	575		7,344
Senior Rental	140	2%	140		150	236	80	606
Supportive Rental	239	3%	238	141				380
Homeownership	3,343	36%	357	77	1,684	21		5,125
TBD		0%				579	7,880	8,459
TOTAL	9,098	100%	2,612	218	3,227	1,411	7,960	21,914

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 all the housing development to date has occurred, and the “Hillside”, which has not yet started development. **Table 3C** shows that in HPSY Phase I, housing production at the end of FY 21-22 was 35% complete with 505 units completed. Of those completed units, 102 were affordable housing units including 43 homeownership units within market rate buildings, on multiple blocks within the Hilltop, and another 59 inclusionary rental units in a 100% affordable project.

HPSY Phase I is not a part of the Navy’s retesting efforts described below, and has been confirmed by the U.S. Environmental Protection Agency to be safe for people to live and work there.

In July through November of 2018, in response to public concerns and at the request of the City and U.S. House of Representatives Speaker, Nancy Pelosi, the California Department of Public Health (“CDPH”) performed a phased-approach radiological survey to assess the health and safety of the public and the environment at Parcel A of the Shipyard.

CDPH completed a Final Report for Hunters Point Shipyard Parcel A-1 on February 5, 2019 followed by a Final Report for Parcel A-2 on April 24, 2019. Both CDPH reports concluded that no residents, workers, or visitors are being exposed to

radiological health and safety hazards at Parcel A.

To address continued concerns and questions from the community regarding testing conducted at the Shipyard, Mayor Breed, then-City Attorney Herrera, and Supervisor Walton asked experts from UC San Francisco and UC Berkeley to conduct an impartial analysis of CDPH’s procedures for Parcel A. Their report concluded that CDPH’s health and safety scan on Parcel A was appropriate as a health and safety survey.

Out of an abundance of caution, OCII worked with the developers to establish a scope of additional radiological soil testing at OCII’s stand-alone affordable sites at Blocks 52 & 54, and Block 56 to be conducted along with the standard Phase II environmental testing.

In 2021, OCII and the developers’ environmental consultant, Langan Engineering and Environmental Services, collected soil borings from Blocks 52, 54 and 56 for that testing. These radiological testing results indicate no contamination and no risk to construction workers, the public or future residents.

Hunters Point Shipyard Phase II/Candlestick Point

For Hunters Point Shipyard Phase II/Candlestick Point (HPSY Phase II/CP), the total housing production goal at full build-out is 10,672 units, of which approximately 32% or 3,363 units will be affordable. The affordable housing program in HPSY Phase II/CP is unique in that it includes the broadest range of affordability, providing typical affordable units serving households ranging from

very low-income households up to those at 120% of AMI, as well as “workforce” housing that will serve slightly higher incomes of 140% to 160% of AMI.

Table 3D shows that in HPSY Phase II/CP housing production at the end of FY 21-22 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 managers’ units, which are not income restricted.

The land in HPSY Phase II is an environmental “Superfund” site that requires clean-up 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 6,535 units, of which 29% (or 1,908 units) will be affordable. Planned housing construction in the two Project Areas combined was 93% complete, for a total of 6,060 units. **Table 3E** reflects housing completions in MBN, which was fully complete in FY 16-17, providing 2,266 market rate units and 698 affordable units (24% of the total units). **Table 3F** shows that in MBS, the Project Area was 87%

complete at the end of FY 21-22, with 3,096 units completed out of 3,571. As of FY 21-22, market rate units were 99% complete, and 63% of the OCII affordable units were completed. The two market rate units shown in each of the Predevelopment 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.

OCII is exploring approaches that will increase the density of the remaining 2 affordable housing parcels in MBS by up to 815 units (for a total of 980).

Increasing density will require state and local approvals, including an amendment of the redevelopment plan and associated governing documents.

Transbay

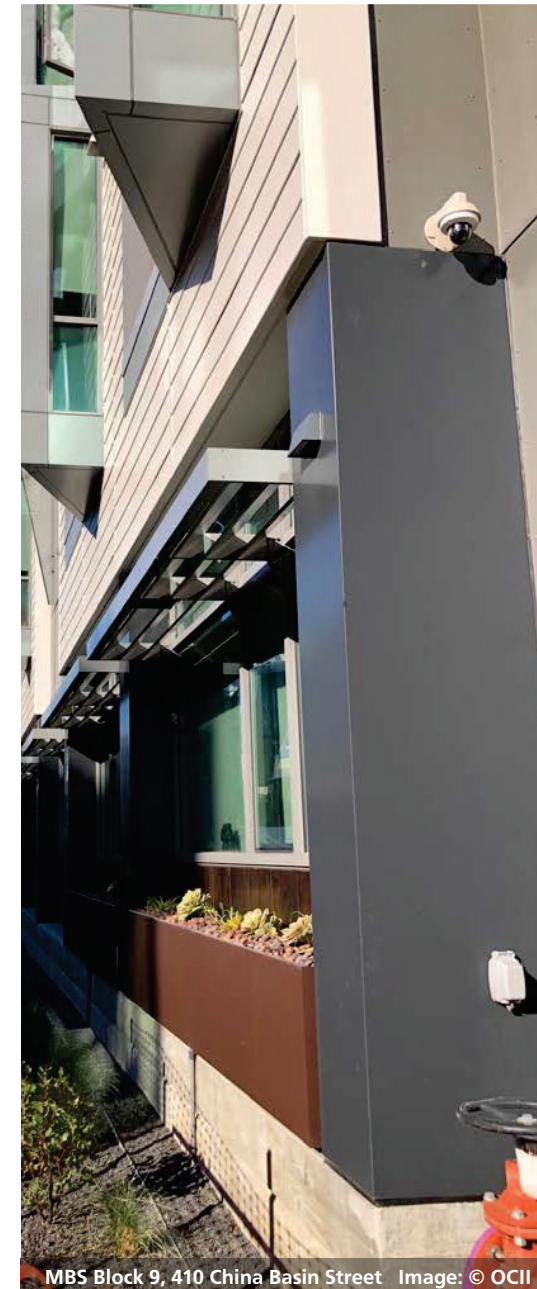
Overall, 35% of all new housing in Zones 1 and 2 combined must be affordable. OCII must achieve this goal by the expiration of the Transbay Redevelopment Plan in 2035.

In Transbay Zone 1 for which OCII has land use and zoning jurisdiction, the total housing production goal at full build-out is 3,279 units, of which 43% (or 1,426 units) will be affordable.

Table 3G.1 shows that in Transbay Zone 1, housing production at the end of FY 21-22 was 68% complete with 2,196 units. Of these completed units in Zone 1, 463 were affordable units in OCII funded, 100% affordable housing developments.

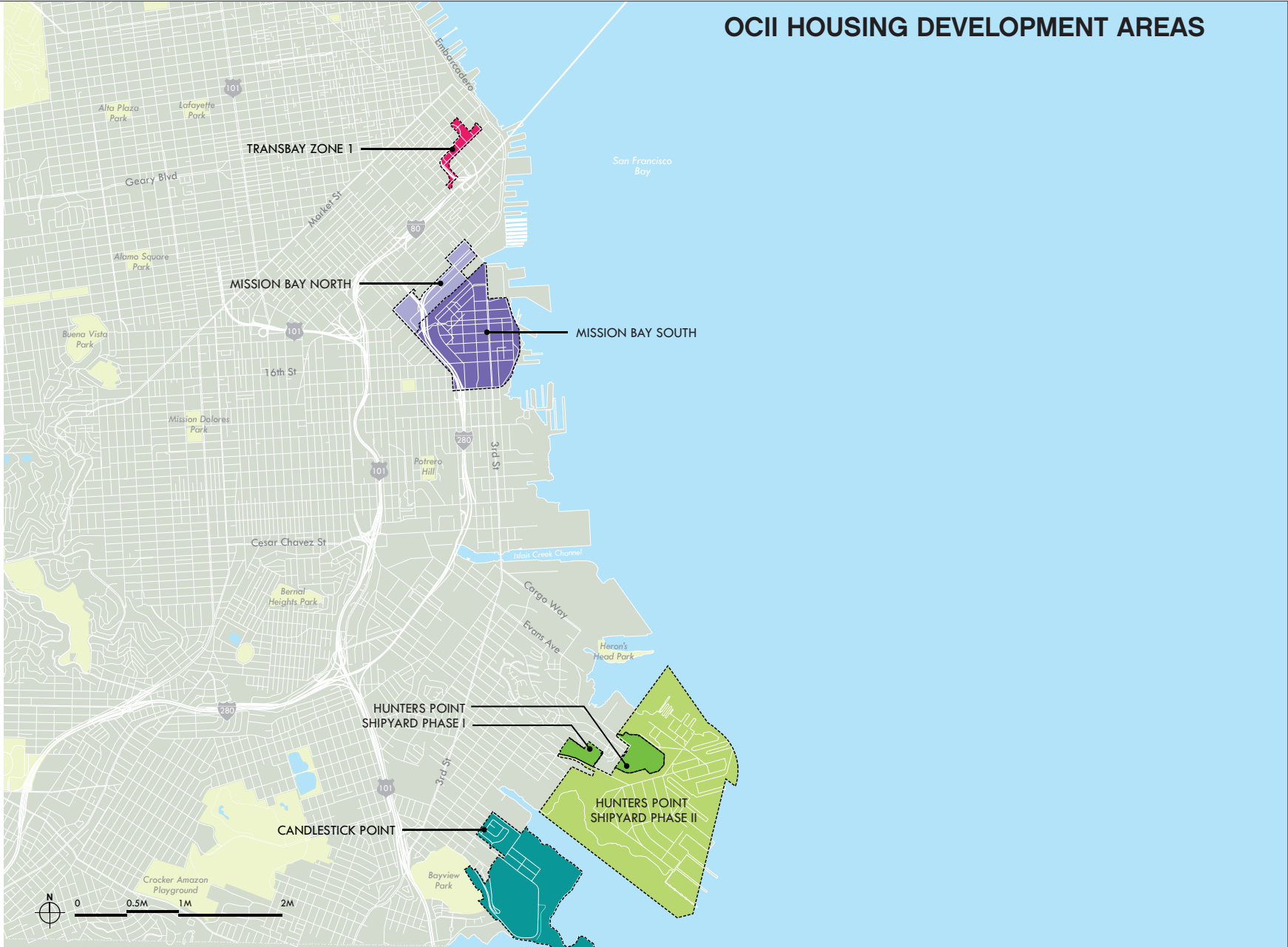
Transbay Zone 2 is under the jurisdiction of the City's Planning Department, and not a subject of this

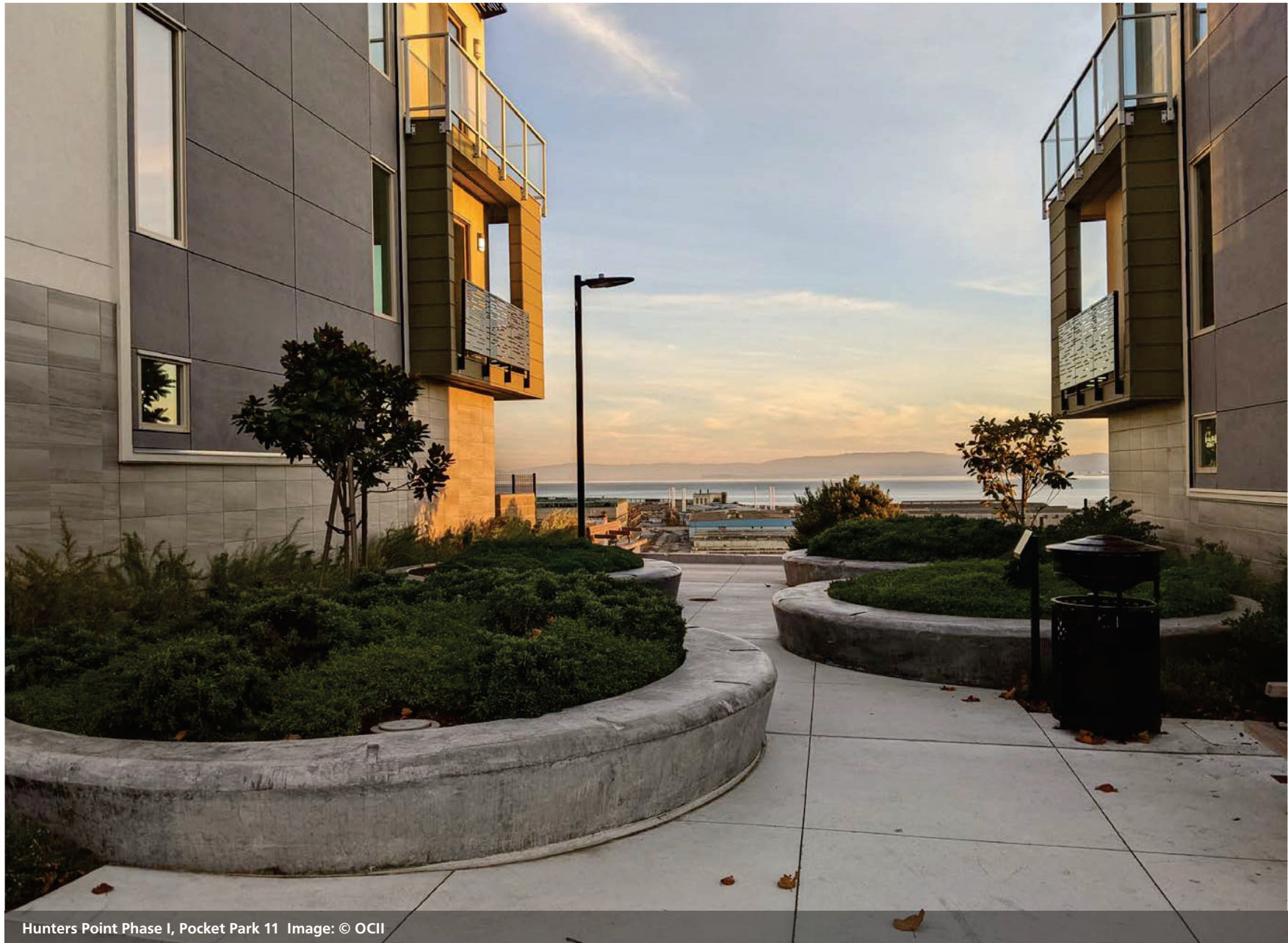
report. However, Table **3G.2** is presented to show Transbay Zones 1 and 2 combined, and that given the high percentage of affordability in Zone 1, OCII is on track to meet the 35% goal.



MBS Block 9, 410 China Basin Street Image: © OCII

OCII HOUSING DEVELOPMENT AREAS





Hunters Point Phase I, Pocket Park 11 Image: © OCII

TABLE 3. HOUSING PRODUCTION GOALS AND STATUS BY ENFORCEABLE OBLIGATION**TABLE 3A. HOUSING STATUS FOR ALL AREAS, AS OF JUNE 30, 2022**

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed as of 6/30/22	9,098	6,486	651	1,961	2,612
In Construction	218	69	9	140	149
Predevelopment	3,227	1,793	453	981	1,434
Preliminary Planning	1,411	861	162	388	550
Future Development	7,960	5,601	1,506	853	2,359
TOTAL	21,914	14,810	2,781	4,323	7,104
% AFFORDABLE AT TOTAL BUILD OUT					32%
AFFORDABLE UNITS AS % OF TOTAL COMPLETED					29%
% COMPLETE, ALL UNITS					42%

* OCII affordable does not include manager's units

**TABLE 3B. 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%

TABLE 3. HOUSING PRODUCTION GOALS AND STATUS BY ENFORCEABLE OBLIGATION

TABLE 3C. HUNTERS POINT SHIPYARD PHASE I STATUS, AS OF JUNE 30, 2022

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	505	403	102		102
In Construction	77	68	9		9
Predevelopment	813	550	80	183	263
Preliminary Planning					
Future Development	33			33	33
TOTAL	1,428	1,021	191	216	407
% COMPLETE AS OF JUNE 30, 2022	35%	39%	53%	0%	25%
AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 29%					

* OCII affordable does not include manager's units

TABLE 3D. HUNTERS POINT SHIPYARD PHASE II / CANDLESTICK POINT STATUS, AS OF JUNE 30, 2022

	Total Units	Market Rate	Inclusionary Affordable **	OCII Affordable	Total Affordable
Completed	337	4		333	333
In Construction					
Predevelopment	1,263	866	67	330	397
Preliminary Planning	1,225	839	162	224	386
Future Development	7,847	5,600	1,506	741	2,247
TOTAL	10,672	7,309	1,735	1,628	3,363
% COMPLETE AS OF JUNE 30, 2022	3%	0%	0%	21%	10%
AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 32%					

* OCII affordable does not include manager's units

** This number includes 892 Workforc units targeting households with AMI's at 121% - 160%. These units do not have long term affordability restrictions.

TABLE 3. HOUSING PRODUCTION GOALS AND STATUS BY ENFORCEABLE OBLIGATION**TABLE 3E. MISSION BAY NORTH STATUS, AS OF JUNE 30, 2022**

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	2,964	2,266	291	407	698
In Construction					
Predevelopment					
Preliminary Planning					
Future Development					
TOTAL	2,964	2,266	291	407	698
% COMPLETE AS OF JUNE 30, 2022	100%	100%	100%	100%	100%

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

* OCII affordable does not include manager's units

**TABLE 3F. MISSION BAY SOUTH STATUS, AS OF JUNE 30, 2022**

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	3,096	2,338		758	758
In Construction	141	1		140	140
Predevelopment	148			148	148
Preliminary Planning	186	22		164	164
Future Development					
TOTAL	3,571	2,361		1,210	1,210
% COMPLETE AS OF JUNE 30, 2022	87%	99%		63%	63%
AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 34%					

* OCII affordable does not include manager's units

TABLE 3. HOUSING PRODUCTION GOALS AND STATUS BY ENFORCEABLE OBLIGATION

TABLE 3G.1 TRANSBAY STATUS, ZONE 1 ONLY, AS OF JUNE 30, 2022

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	2,196	1,475	258	463	721
In Construction					
Predevelopment	1,003	377	306	320	626
Preliminary Planning					
Future Development	80	1		79	79
TOTAL	3,279	1,853	564	862	1,426
% COMPLETE AS OF JUNE 30, 2022	67%	80%	46%	54%	51%

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

AT FINAL BUILD OUT OF ZONE 1, INCLUDING ESTIMATED ZONE 2 UNITS (STATE LAW REQUIREMENT) % AFFORDABLE: 36%

* OCII affordable does not include manager's units

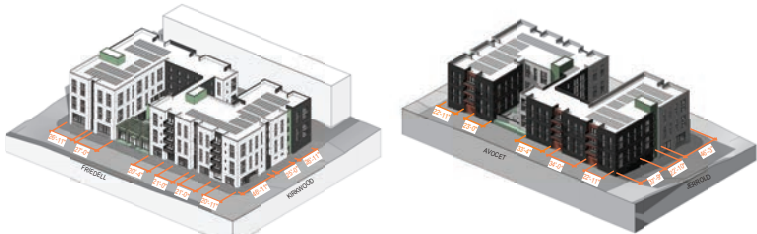
TABLE 3G.2 TRANSBAY STATUS, ZONES 1 AND 2 COMBINED, AS OF JUNE 30, 2022

	Total Units	Market Rate	Inclusionary Affordable	OCII Affordable	Total Affordable
Completed	2,666	1,885	318	463	781
In Construction					
Predevelopment	1,168	542	306	320	626
Preliminary Planning					
Future Development	80	1		79	79
TOTAL	3,914	2,428	624	862	1,486
% COMPLETE AS OF JUNE 30, 2022	68%	78%	51%	54%	53%
AT FINAL BUILD OUT OF ZONES 1 AND 2, % AFFORDABLE OF TOTAL UNITS: 35%					

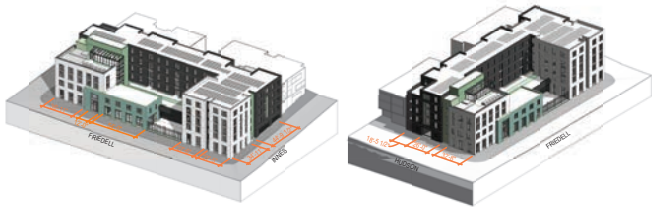
* OCII affordable does not include manager's units

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

03



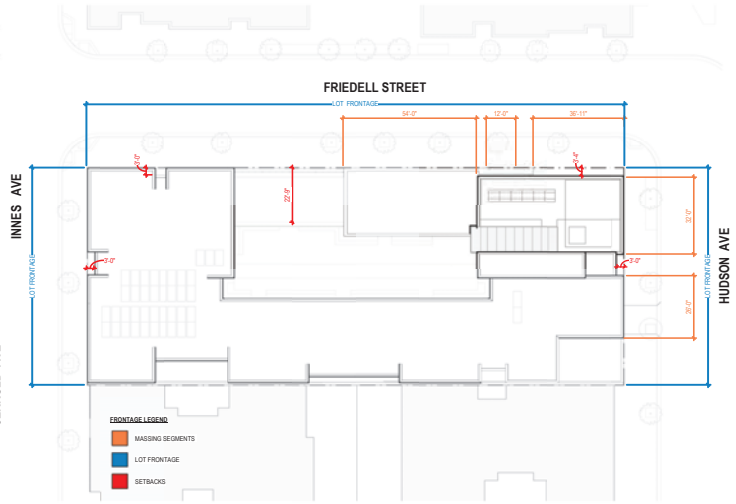
BLOCK 52 - STREET MODULATION & MASSING - 3D VIEWS



BLOCK 54 - STREET MODULATION & MASSING - 3D VIEWS



BLOCK 52 - STREET MODULATION
1/8" = 1'-0"



BLOCK 54 - STREET MODULATION
1/8" = 1'-0"

300 PLYMOUTH ST., 1ST FLOOR, SAN FRANCISCO, CA 94103
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MCCORMACK
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PROJECT
HUNTERS POINT
SHIPYARD - BLOCKS 52 &
54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
MCCORMACK
BARON
SALAZAR

Hunters Point Shipyard Blocks 52 & 54, 351 and 151 Friedell St Rendering: Mithun

HOUSING ACCOMPLISHMENTS

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

TABLES:

Table 4
Housing in Construction

Table 5:
Marketing Outcomes Summary

Housing Accomplishments

This section summarizes OCII housing accomplishments for FY 21-22, including information on construction completions, construction starts, projects in construction, and marketing outcomes.

Housing Starts and Housing Completions

Although no housing construction began during FY 21-22, in Q1 of FY 22-23 construction began on one project, and construction was substantially completed on one project. Both of these Projects are in Mission Bay South - Block 9A where 148 units of affordable homeownership began construction, and Block 9 where 140 units of permanent supportive housing (plus 1 manager’s unit) substantially completed construction with 100% lease-up.

We will report on the above projects more fully in the FY 22-23 Annual Housing Production Report.

Housing in Construction

During FY 21-22, construction of units in 2 projects continued, Mission Bay South Block 9 at 410 China Basin Street, a 100% OCII-funded development; and Hunters Point Shipyard Block 52 at 52 Kirkwood Avenue, a development with

TABLE 4. HOUSING IN CONSTRUCTION					
Project Area	Project Name	Project Type	Housing Type	Total Units	Total Aff. Units*
HPSY Phase I	Block 52	Market Rate w/ Inclusionary	Homeownership	77	9
MBS	Block 9	100% Affordable	Supportive Formerly Unhoused Adults	141	140
TOTAL				218	149

* OCII affordable does not include manager’s units

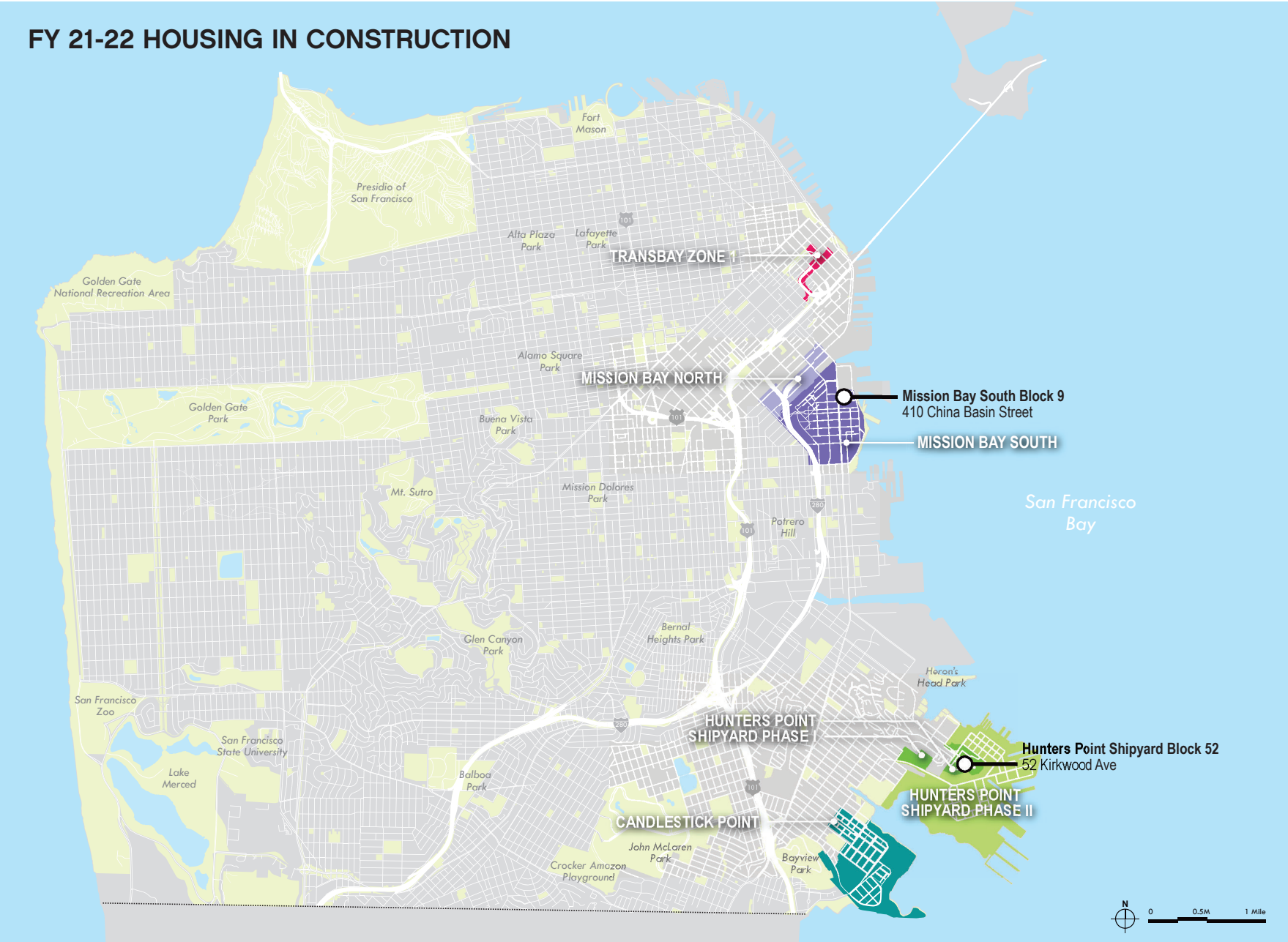


Mission Bay South Block 9A, 400 China Basin Street Image: Nibbi

market rate plus inclusionary units. The total unit count over both of these projects will be 218 units, of which 149 units will be affordable.

See **Table 4** for a summary of these projects. There are project-specific details on the following pages and in **Chapter 6, Appendix**.

FY 21-22 HOUSING IN CONSTRUCTION



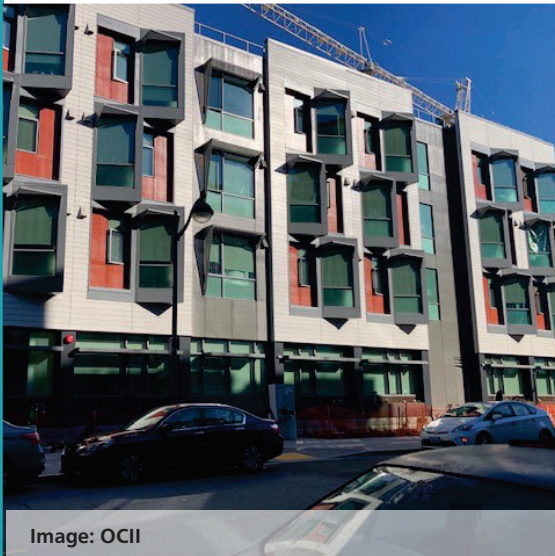
Housing in Construction

Housing Accomplishments



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



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

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: Alicia Andrews



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

Marketing Accomplishments

In FY 21-22, 152 affordable units became occupied at the Sister Lillian Murphy Community, located at 691 China Basin Street, 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 5 summarizes occupancy outcomes by housing preference for Sister Lillian Murphy Community which achieved 100% occupancy in FY 21-22.

FY 21-22 Occupancy Process

Units that are set aside for direct referral by a housing agency, such as supportive housing units for homeless households or off-site 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:

- **Rent-Burdened:** required only in HPSY Phase I (inclusionary units) and HPSY Phase II/CP (HPSY Project Area); 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:** applies to 20% of the units subject to the lottery for those evicted through the Ellis Act or owner move-ins, 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. OCII is applying NHRP to OCII sponsored affordable housing developments going forward.
- **COP:** always receives first preference across all OCII projects.

TABLE 5. 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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Mission Bay South Block 9 410 china Basin Street mage: © Bruce Damonte

**CERTIFICATE OF
PREFERENCE PROGRAM &
MARKETING REQUIREMENTS**

Certificate of Preference Program
Marketing Requirements

TABLE:
Table 6:
COP Program Highlights Nine Years
Ending FY 21-22

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 and MOHCD, provided that the Certificate Holder meets the financial and other qualifications of the unit.

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. Cal. Health & Safety Code § 33411.3. In 2022, the state legislature expanded this preference to include the descendants of displaced persons and authorized housing successors (i.e. MOHCD) to implement the expanded preference. The preference only applies to housing that is affordable to low- and moderate-income households.

At the direction of the Commission in FY13-14, OCII staff initiated a more robust early outreach and marketing protocol to ensure 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 6** shows success, over the past nine 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 and housing counseling agencies work 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 nine fiscal years are shown in **Table 6**.

TABLE 6. 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.

Table 6 reflects COP program highlights from the past nine fiscal years for OCII sponsored projects.

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 that the Early Outreach Plan includes 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 readiness programs. OCII also requires developers to outreach to COP holders and connect them to rental and homebuyer readiness workshops.

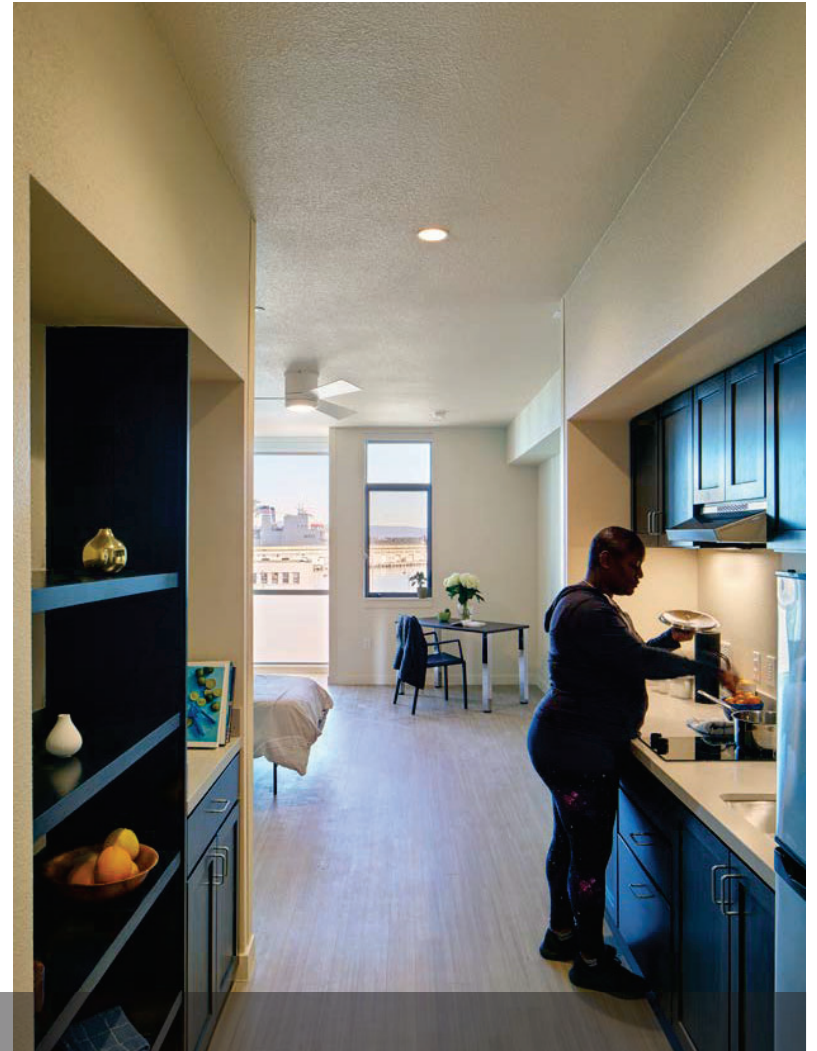
MOHCD uses its web-based application system, the Database of Affordable Housing Listings, Information and Applications ("DAHLIA") for all OCII sponsored affordable housing, to streamline the application process to make it easier for COP holders and others seeking affordable rental or homeownership housing opportunities (<https://housing.sfgov.org>). MOHCD partners with

several non-profit agencies to support rental readiness and eviction prevention programs to assist applicants in using DAHLIA and to prepare individuals for successful tenancies/occupancies.

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Mission Bay South Block 9, 410 China Basin Street Images: © Bruce Damonte



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 LBEs 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.

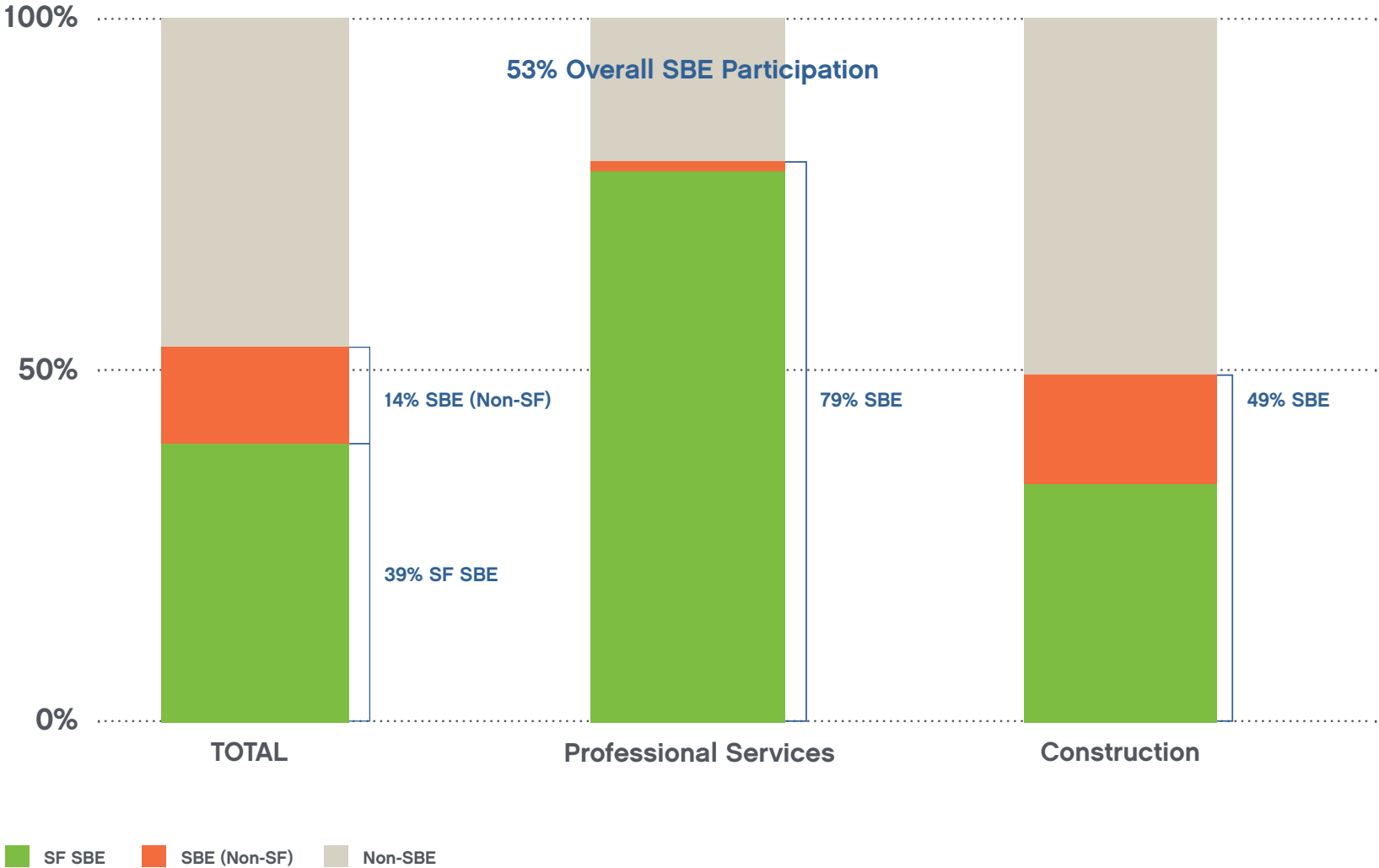
In FY 21-22, OCII’s developer partners awarded professional services and construction contracts on 2 affordable and inclusionary housing-related projects totaling nearly \$109 million. Over \$58 million (or 53%) were awarded to small businesses, and of the total, 39% are LBEs certified by the City’s Contract Monitoring Division.

Notably, small businesses were awarded \$11 million (79%) of professional services contracts and over \$47 million (49%) of construction contracts (See **Chart 1**). Reflecting the gender and ethnic diversity of San Francisco, minority and women owned firms received nearly \$40 million (36%) of professional services and construction contracts. Of the total, Black firms received credit for 24.5%, Latinx firms 2.9%, Asian firms 2.3% and .1% for other.

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 by incentivizing them to break up scopes of work when feasible to give 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

CHART 1: SBE Participation on Affordable Housing Contracts
FY 21-22



have benefited from OCII's JV policy.

Chart 1 provides SBE data on affordable housing contracts.

Workforce Development

Construction

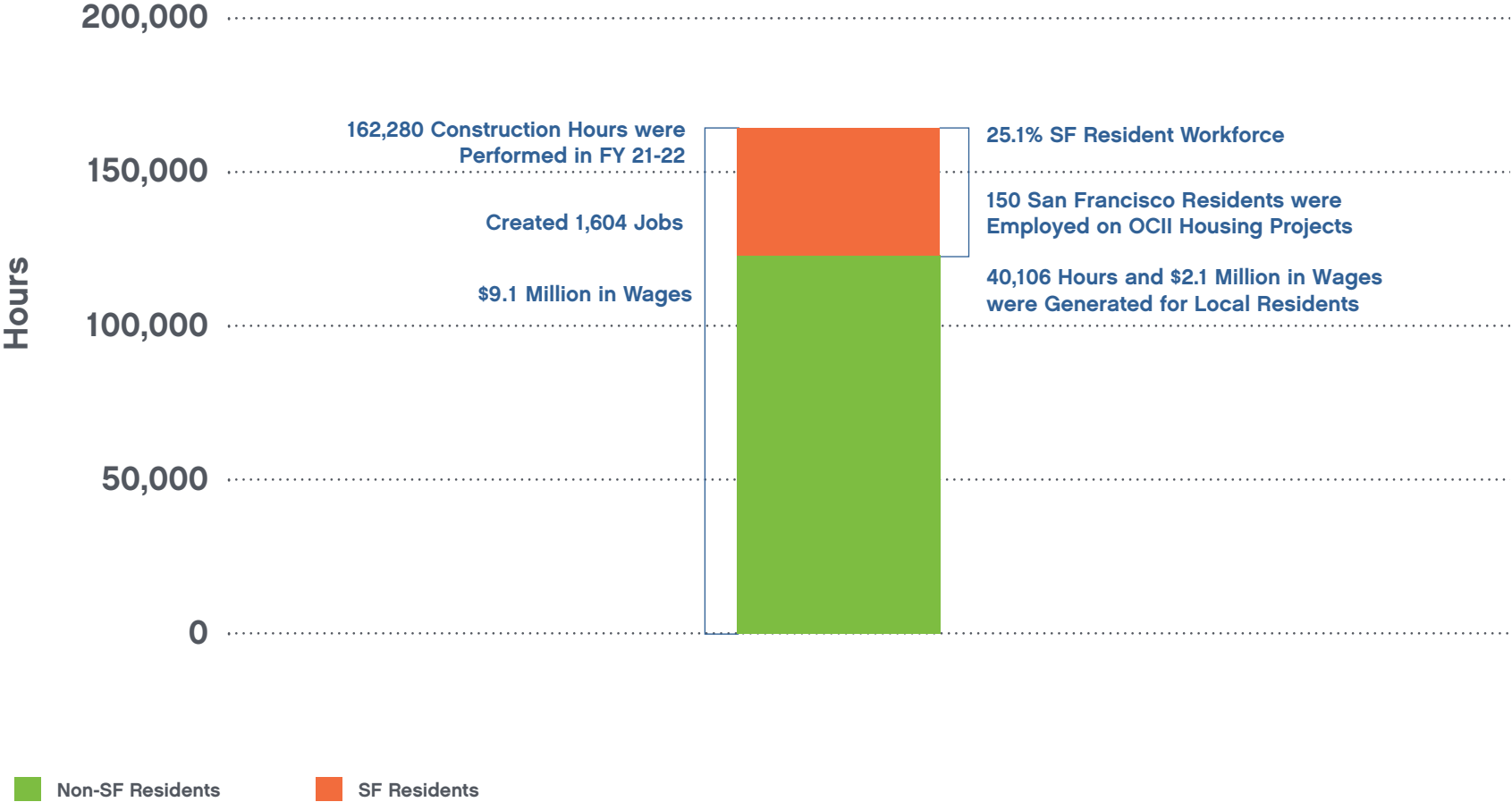
Prior to the City and County of San Francisco's adoption of its local hiring policy for construction, the former San Francisco Redevelopment Agency had a long history of implementing a local workforce requirement on agency-assisted construction projects. OCII's local workforce policy is aggressive and 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 OCII Contract Compliance staff closely monitor payroll

submissions to ensure adherence to OCII's policies, and to allow for "real time" monitoring and follow-up.

On OCII-sponsored affordable and inclusionary housing projects in FY 21-22, OCII's Local Construction Workforce Hiring Program created 1,604 construction jobs, of which 150 were filled by San Francisco residents, yielding an overall local workforce participation rate of 25.1%, as measured by work hours. In addition, the figures represent 40,106 hours of work performed by San Francisco residents and \$2.1 million in wages paid to local residents (**See Chart 2**).

**CHART 2: Construction Work Opportunities Created
by OCII Affordable & Inclusionary Housing Projects
FY 21-22**



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Mission Bay South 6 West, 691 China Basin Street Image: ©Bruce Damonte Photography

APPENDIX

TABLE 7:

In Construction Throughout FY 21-22

TABLE 7: IN CONSTRUCTION THROUGHOUT FY 21-22

Project Area	Project Name	Address	Supervisor District	Project Sponsor	Type of Project	Type of Housing	Total Units	Market Rate Units	Inclusionary Affordable Units	OCII Affordable Units	Total Affordable Units
HPSY Phase I	Block 52	52 Kirkwood Ave	10	Lennar	Market Rate w/ Inclusionary	Homeownership	77	68	9	0	9
Mission Bay South	Block 9	410 China Basin Street	6	BRIDGE Housing & HomeRise	100% Affordable	Adult Supportive Rental	141	1	0	140	140

AMI Targeting	Set-Aside Units	Parking Spaces	OCII Actual Funding to Date	Estimated Construction Completion	Architect	General Contractor	SBE Professional (completed projects only)	SBE Construction (completed projects only)	SF Workforce (completed projects only)
80% AMI	n/a	65	\$0	Feb-23	LPAS Architecture + Design	Lennar Homes of California	TBD	TBD	TBD
30% AMI and below	140	2	\$37,245,760	Mar-23	Leddy Maytum Stacy / Lowney Architecture / YA Studios	Cahill	TBD	TBD	TBD

Acknowledgments

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OCII Oversight Board

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Hunters Point Shipyard Citizens Advisory Committee

Mission Bay Citizens Advisory Committee

Transbay Citizens Advisory Committee

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