EXECUTIVE SUMMARY

Summary of Report
Housing Completions and Starts
Housing Funding Activity

TABLES:
Table 1:
Housing Completions and Starts
Table 2:
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, 21,846 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 2020-2021 ("FY20-21"), 9,098 units (2,613 affordable units and 6,485 market rate units) have been completed in these project areas.

Of the 21,846 units, 32% (7,021 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 2020-2021 provides a summary and status of OCII’s housing goals, and accomplishments from FY20-21 as of June 30, 2021, 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 FY20-21, 468 housing units were completed, and 218 housing units started construction as shown in Table 1.

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Total Housing Completions</th>
<th>Total Housing Starts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hunters Point Shipyard Phase I</td>
<td>0</td>
<td>77</td>
</tr>
<tr>
<td>Hunters Point Shipyard Phase II/Candlestick Point</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mission Bay North</td>
<td>152</td>
<td>141</td>
</tr>
<tr>
<td>Mission Bay South</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Transbay</td>
<td>316</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>468</strong></td>
<td><strong>218</strong></td>
</tr>
</tbody>
</table>

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 FY20-21, the OCII Commission approved three predevelopment loans, for a total of $10.65 million in loans as shown in Table 2.

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Project Name</th>
<th>Affordable Units</th>
<th>Type of Funding</th>
<th>Amount Funded</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hunters Point Shipyard Phase I</td>
<td>Block 52/54</td>
<td>112 Predevelopment</td>
<td>Assigned</td>
<td>$3,050,000</td>
</tr>
<tr>
<td>Transbay</td>
<td>Block 2 East</td>
<td>101 Predevelopment</td>
<td></td>
<td>$3,500,000</td>
</tr>
<tr>
<td>Transbay</td>
<td>Block 2 West</td>
<td>153 Predevelopment</td>
<td></td>
<td>$3,500,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>366</strong></td>
<td></td>
<td><strong>$10,050,000</strong></td>
</tr>
</tbody>
</table>

Certificate of Preference holder now residing at Mason on Mariposa.
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 3: Total Units by Housing Type
- Table 4: Housing Production Goals and Status by Project Area
  - Table 4A: Total of All Areas
  - Table 4B: Totals by Project Area
  - Table 4C: Hunters Point Shipyard Phase I
  - Table 4D: Hunters Point Shipyard Phase II/Candlestick Point
  - Table 4E: Mission Bay North
  - Table 4F: Mission Bay South
  - Table 4G.1 & 4G.2: Transbay Block 9, 500 Folsom Street

Image: © Bruce Damonte
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 area.

OCII directly carries out affordable housing development design review, entitling, underwriting and funding. In addition, OCII procures services from the Mayor’s Office of 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.

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

**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 3 shows that 59% of completed units are for family rental and 36% of completed units are for homeownership.

### TABLE 3. STATUS OF TOTAL UNITS BY HOUSING TYPE AS OF JUNE 30, 2021

<table>
<thead>
<tr>
<th>TYPE</th>
<th>Completed</th>
<th>% Complete Units</th>
<th>$3,050,000</th>
<th>% Completed Units</th>
<th>$1,815,000</th>
<th>% Completed Units</th>
<th>$1,299,000</th>
<th>% Completed Units</th>
<th>$900,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Rental</td>
<td>5,376</td>
<td>59%</td>
<td>1,878</td>
<td>54.5%</td>
<td>1,322</td>
<td>57%</td>
<td>775</td>
<td>60%</td>
<td>213</td>
</tr>
<tr>
<td>Senior Rental</td>
<td>238</td>
<td>29%</td>
<td>238</td>
<td>29%</td>
<td>194</td>
<td>15%</td>
<td>17</td>
<td>15%</td>
<td>14</td>
</tr>
<tr>
<td>Supportive Rental</td>
<td>269</td>
<td>47%</td>
<td>269</td>
<td>47%</td>
<td>269</td>
<td>47%</td>
<td>269</td>
<td>47%</td>
<td>269</td>
</tr>
<tr>
<td>Homeownership</td>
<td>3,443</td>
<td>36%</td>
<td>357</td>
<td>23%</td>
<td>168</td>
<td>21%</td>
<td>168</td>
<td>21%</td>
<td>168</td>
</tr>
<tr>
<td>TBD</td>
<td>0</td>
<td>0%</td>
<td>0</td>
<td>0%</td>
<td>0</td>
<td>0%</td>
<td>0</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>9,098</td>
<td>100%</td>
<td>2,013</td>
<td>100%</td>
<td>1,411</td>
<td>100%</td>
<td>7960</td>
<td>100%</td>
<td>21,846</td>
</tr>
</tbody>
</table>
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 420 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 4C shows that in HPSY Phase I, housing production at the end of FY20-21 was 35% 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 I 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 6,535 units, of which 29% (or 1,808 units) will be affordable. Planned housing construction in the two project areas combined was 93% complete, for a total of 6,060 units. Table 4G reflects housing completions in MBN, which was fully complete in FY16-17, and has provided 2,266 market rate units and 698 affordable units (24% of the total units). Table 4H shows that in MBN, the project area was 87% complete at the end of FY20-21, with 3,096 units completed out of 3,571. As of FY20-21, market rate units were 100% 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.

Transbay

In Transbay Zone 1 for which OCII has land use and zoning jurisdiction, the total housing production goal at full build-out is 3,211 units, of which 43% (or 1,358 units) will be affordable. Table 4I shows that in Transbay Zone 1, housing production at the end of FY20-21 was 68% complete with 2,196 units. Of those completed units in Zone 463 were affordable units in OCII funded, 100% affordable housing developments. 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 4J 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 36% goal.
### TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA

#### TABLE 4A. HOUSING STATUS FOR ALL AREAS, AS OF JUNE 30, 2021

<table>
<thead>
<tr>
<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 6/30/21</td>
<td>9,098</td>
<td>6,485</td>
<td>651</td>
<td>1,962</td>
</tr>
<tr>
<td>In Construction</td>
<td>218</td>
<td>63</td>
<td>0</td>
<td>160</td>
</tr>
<tr>
<td>Predevelopment</td>
<td>3,159</td>
<td>1,793</td>
<td>252</td>
<td>1,114</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>1,451</td>
<td>861</td>
<td>162</td>
<td>386</td>
</tr>
<tr>
<td>Future Development</td>
<td>7,960</td>
<td>5,617</td>
<td>1,490</td>
<td>853</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>21,846</td>
<td>14,825</td>
<td>2,564</td>
<td>4,457</td>
</tr>
</tbody>
</table>

% AFFORDABLE OF TOTAL HOUSING GOAL: 32%

AFFORDABLE UNITS AS % OF TOTAL COMPLETED: 29%

% COMPLETE, ALL UNITS: 42%

*OCI affordable does not include manager’s units*

### TABLE 4B. HOUSING STATUS BY PROJECT AREA, AS OF JUNE 30, 2021

<table>
<thead>
<tr>
<th>Hunters Point Shipyard Phase I</th>
<th>Hunters Point Shipyard Phase II &amp; Candlestick Point</th>
<th>Mission Bay North &amp; South</th>
<th>Transbay</th>
<th><strong>Total</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed</td>
<td>505</td>
<td>337</td>
<td>6,060</td>
<td>2,195</td>
</tr>
<tr>
<td>In Construction</td>
<td>77</td>
<td></td>
<td>141</td>
<td></td>
</tr>
<tr>
<td>Predevelopment</td>
<td>813</td>
<td></td>
<td>1,263</td>
<td>168</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td></td>
<td></td>
<td>1,225</td>
<td>166</td>
</tr>
<tr>
<td>Future Development</td>
<td>77</td>
<td></td>
<td>7,847</td>
<td>30</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>1,428</td>
<td>16,672</td>
<td>6,535</td>
<td>3,211</td>
</tr>
</tbody>
</table>

% COMPLETE ALL UNITS: 35%

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

### TABLE 4C. HUNTERS POINT SHIPYARD PHASE I STATUS, AS OF JUNE 30, 2021

<table>
<thead>
<tr>
<th>Status</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>77</td>
<td>68</td>
<td>9</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>Preliminary Development</td>
<td>813</td>
<td>550</td>
<td>80</td>
<td>183</td>
<td>263</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Future Development</td>
<td>33</td>
<td></td>
<td></td>
<td>33</td>
<td>33</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>1,428</td>
<td>1,021</td>
<td>191</td>
<td>216</td>
<td>407</td>
</tr>
</tbody>
</table>

**% COMPLETE AS OF JUNE 30, 2021** 35% 39% 53% 0% 25%  

**AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 29%**

*OCII affordable does not include manager's units

### TABLE 4D. HUNTERS POINT SHIPYARD PHASE II / CANDLESTICK POINT STATUS, AS OF JUNE 30, 2021

<table>
<thead>
<tr>
<th>Status</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>Preliminary Development</td>
<td>1,263</td>
<td>866</td>
<td>87</td>
<td>330</td>
<td>317</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>7,647</td>
<td>5,616</td>
<td>1,490</td>
<td>741</td>
<td>2,231</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>10,672</td>
<td>7,324</td>
<td>1,719</td>
<td>1,629</td>
<td>3,348</td>
</tr>
</tbody>
</table>

**% COMPLETE AS OF JUNE 30, 2021** 3% 0% 0% 21% 10%  

**AT FINAL BUILD OUT, % AFFORDABLE OF TOTAL UNITS: 31%**

*OCII affordable does not include manager's units
### TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA

#### TABLE 4E. MISSION BAY NORTH STATUS, AS OF JUNE 30, 2021

<table>
<thead>
<tr>
<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>2,964</td>
<td>2,266</td>
<td>291</td>
<td>407</td>
</tr>
<tr>
<td>In Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Predevelopment</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Future Development</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>
</tr>
</tbody>
</table>

**% COMPLETE AS OF JUNE 30, 2021**
- 100%
- 100%
- 100%
- 100%
- 100%

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

*OCII affordable does not include manager's units

#### TABLE 4F. MISSION BAY SOUTH STATUS, AS OF JUNE 30, 2021

<table>
<thead>
<tr>
<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>3,096</td>
<td>2,338</td>
<td>758</td>
<td>758</td>
</tr>
<tr>
<td>In Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Predevelopment</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Future Development</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>3,571</td>
<td>2,361</td>
<td>1,210</td>
<td>1,210</td>
</tr>
</tbody>
</table>

**% COMPLETE AS OF JUNE 30, 2021**
- 87%
- 99%
- 63%
- 63%

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

*OCII 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, 2021

<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>2,196</td>
<td>1,475</td>
<td>258</td>
<td>463</td>
<td>721</td>
</tr>
<tr>
<td>In Construction</td>
<td>935</td>
<td>377</td>
<td>105</td>
<td>453</td>
<td>558</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>80</td>
<td>1</td>
<td>79</td>
<td></td>
<td>79</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3,211</strong></td>
<td><strong>1,853</strong></td>
<td><strong>363</strong></td>
<td><strong>463</strong></td>
<td><strong>1,358</strong></td>
</tr>
<tr>
<td>% COMPLETE AS OF JUNE 30, 2021</td>
<td>68%</td>
<td>80%</td>
<td>71%</td>
<td>47%</td>
<td>53%</td>
</tr>
</tbody>
</table>

*OCI affordable does not include manager’s units

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

### TABLE 4G.2 TRANSBAY STATUS, ZONES 1 AND 2 COMBINED, AS OF JUNE 30, 2021

<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>2,666</td>
<td>1,915</td>
<td>288</td>
<td>463</td>
<td>751</td>
</tr>
<tr>
<td>In Construction</td>
<td>1,100</td>
<td>542</td>
<td>105</td>
<td>453</td>
<td>558</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>80</td>
<td>1</td>
<td>79</td>
<td></td>
<td>79</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3,846</strong></td>
<td><strong>2,458</strong></td>
<td><strong>393</strong></td>
<td><strong>463</strong></td>
<td><strong>1,388</strong></td>
</tr>
<tr>
<td>% COMPLETE AS OF JUNE 30, 2021</td>
<td>68%</td>
<td>76%</td>
<td>72%</td>
<td>47%</td>
<td>54%</td>
</tr>
</tbody>
</table>

*OCI affordable does not include manager’s units

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

AT FINAL BUILD OUT OF ZONES 1 AND 2, % AFFORDABLE OF TOTAL UNITS: 36%
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
Housing Accomplishments

This section summarizes OCI housing accomplishments for FY20-21, including information on construction completions, construction starts, projects in construction, and marketing outcomes.

Housing Completions

In FY20-21, 468 units completed construction of which 305 units are affordable. These units were in one 100% OCI-funded, 100% affordable development and one market rate project with a total of 80 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>Mission Bay South</td>
<td>Mission Bay South Block 6 West</td>
<td>100% Affordable</td>
<td>Family Rental</td>
<td>152</td>
<td>151</td>
</tr>
<tr>
<td>Transbay</td>
<td>MIRA Transbay Block 1 (Tower)</td>
<td>Market Rate w/ inclusionary</td>
<td>Homeownership</td>
<td>316</td>
<td>30</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>

*OCI affordable does not include manager’s units
Mission Bay South Block 6 West: 691 China Basin St

**PROJECT AREA:** Mission Bay South

**SPONSOR/DEVELOPER:** Mercy Housing

**ARCHITECT:** Paulin Taggart

**PROJECT/HOUSING TYPE:** 100% Affordable Family Rental

**TOTAL AFFORDABLE UNITS:** 152/151

**CONSTRUCTION COMPLETED:** March 2021

**TOTAL OCII FUNDING:** $48,736,637

**AFFORDABLE UNITS TARGET AMI:** 80% and below, averaging 60%

Transbay Block 1 (Tower): 280 Spear St

**PROJECT AREA:** Transbay

**SPONSOR/DEVELOPER:** Tishman Speyer

**ARCHITECT:** Studio Gang

**PROJECT/HOUSING TYPE:** Market Rate with Inclusionary/Ownership

**TOTAL AFFORDABLE UNITS:** 216/90

**CONSTRUCTION COMPLETED:** September 2020

**TOTAL OCII FUNDING:** $0

**AFFORDABLE UNITS TARGET AMI:** 120% and below
Housing Starts

In FY20-21, construction of 218 units began of which 149 are affordable. These units are in one 100% OCII-funded development, and one market rate with inclusionary development. See Table 6 for a summary of these projects. There are project specific details on the following pages and in Chapter 6, Appendix.

<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 Block 52</td>
<td>Market Rate w/ Inclusionary Homeownership</td>
<td>77</td>
<td>9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MBS Block 9</td>
<td>100% Affordable Supportive Formerly Unhoused Adults</td>
<td>141</td>
<td>140</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>218</strong></td>
<td><strong>149</strong></td>
</tr>
</tbody>
</table>

*OCII affordable does not include manager’s units.
**Housing Starts by Project**

### 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 START**  
August 2020

**TOTAL OCII FUNDING**  
$32,625,700

**AFFORDABLE UNITS**  
38% AMI and below

### FY20-21 Housing Starts

**Block 52: 52 Kirkwood Ave**

**PROJECT AREA**  
HPSY Phase 1

**SPONSOR/DEVELOPER**  
Lennar

**ARCHITECT**  
LPAS

**PROJECT/HOUSING TYPE**  
Market Rate w/ Inclusionary/Ownership

**TOTAL/AFFORDABLE UNITS**  
77/9

**CONSTRUCTION START**  
January 2021

**TOTAL OCII FUNDING**  
$0

**AFFORDABLE UNITS**  
80% AMI

**Mission Bay South Block 9, 410 China Basin Street**

**SPONSOR/DEVELOPER**  
BRIDGE Housing, HomeRise

**ARCHITECT**  
Leddy Maytum Stacy

**PROJECT/HOUSING TYPE**  
100% Affordable / Adult Supportive Rental

**TOTAL/AFFORDABLE UNITS**  
141/140

**CONSTRUCTION START**  
August 2020

**TOTAL OCII FUNDING**  
$32,625,700

**AFFORDABLE UNITS**  
38% AMI and below
Housing in Construction

In FY20-21, there were no projects continuing construction that were not started or completed during the period.

TABLE 7 INTENTIONALLY OMITTED

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Housing Accomplishments

In FY20-21 108 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 FY20-21.

FY20-21 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-ins, or for tenants displaced by fire damage.
- **Neighborhood Resident Housing Preference (NHRP)**: 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 Supervisory 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 was the first OCII project with NHRP applied to occupancy due to the timing of the OCII Commission’s adoption of NHRP in April 2019. NHRP was not applied to project prior to that time. OCII is applying NHRP to housing development projects going forward.

### Table 8: Marketing Outcomes Summary

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Projects</th>
<th>Date Occupied</th>
<th>Units by Preference</th>
<th>COP Holders</th>
<th>Rent Burdened</th>
<th>Displaced Tenant Housing Preference</th>
<th>Neighborhood Resident Housing Preference</th>
<th>Neighbors First</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transbay</td>
<td>Transbay Block 9 300 Folsom Street</td>
<td>Aug-20</td>
<td>100</td>
<td>-</td>
<td>8</td>
<td>43</td>
<td>57</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>100</td>
<td>0</td>
<td>N/A</td>
<td>8</td>
<td>43</td>
<td>57</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Annual Housing Production Report FY20-21
CERTIFICATE OF PREFERENCE PROGRAM & MARKETING REQUIREMENTS

Certificate of Preference Program Marketing Requirements

TABLE:
Table 9:
COP Program Highlights Eight Years Ending FY20-21
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 eight 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 OCI 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 eight 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 tenancies/occupancies.

### Table 9: COP Program Highlights Eight Years Ending FY20-21

<table>
<thead>
<tr>
<th></th>
<th>FY20-21</th>
<th>FY19-20</th>
<th>FY18-19</th>
<th>FY 17-18</th>
<th>FY16-17</th>
<th>FY15-16</th>
<th>FY14-15</th>
<th>FY13-14</th>
</tr>
</thead>
<tbody>
<tr>
<td>COP Holders Housed</td>
<td>83</td>
<td>13</td>
<td>18</td>
<td>38</td>
<td>6</td>
<td>3</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>COP Holders Returned to San Francisco</td>
<td>30</td>
<td>4</td>
<td>11</td>
<td>9</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>COP Holders Applied for Housing</td>
<td>407</td>
<td>50</td>
<td>61</td>
<td>86</td>
<td>13</td>
<td>95</td>
<td>61</td>
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<tr>
<td>New Certificates Issued</td>
<td>457</td>
<td>31</td>
<td>30</td>
<td>61</td>
<td>55</td>
<td>111</td>
<td>73</td>
<td>62</td>
</tr>
<tr>
<td>Lottery Units Available</td>
<td>126</td>
<td>391</td>
<td>316</td>
<td>247</td>
<td>352</td>
<td>136</td>
<td>73</td>
<td>22</td>
</tr>
</tbody>
</table>

*Of the 366 units in FY14-15, a total of 96 were senior units and had Project Based rental vouchers.
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. Both programs are enforced by OCII’s Contract Compliance Division. All contracts for construction are also subject to OCII’s Prevailing Wage 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 holding 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 FY20-21, OCII’s developer partners awarded professional services and construction contracts on 5 affordable and inclusionary housing-related projects totaling nearly $40 million. Over $31 million (or 78%) were awarded to small businesses, many of whom are LBEs certified by the City’s Contract Monitoring Division. Notably, small businesses were awarded $10 million (87%) of professional services contracts and over $21 million (75%) of construction contracts (See Chart 1).

Reflecting the gender and ethnic diversity of San Francisco, minority and women owned firms received nearly $24 million (60%) of professional services and construction contracts. To ensure inclusion of small businesses in OCII-administered projects, OCII encourages larger and established firms to partner 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 have benefited from OCII’s JV policy. Chart 1 provides SBE data on affordable housing contracts. The Office of Community Investment and Infrastructure
**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 OCE’s policies, and to allow for “real time” and actionable remedies for deficiencies.

On OCII-sponsored affordable and inclusionary housing projects in FY20-21, OCII’s Local Construction Workforce Hiring Program created 3,254 construction jobs, of which 461 were filled by San Francisco residents, yielding an overall local workforce participation rate of 18.3%, 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 100,600 hours of work performed by San Francisco residents and $4.8 million in wages paid to local residents (See Chart 2).
APPENDIX

TABLE 10:

Construction Completions in FY20-21
Construction Started in FY20-21
### TABLE 10: CONSTRUCTION COMPLETIONS IN FY20-21

<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>OCII Affordable Units</th>
<th>Total Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mission Bay South</td>
<td>Block 6 West</td>
<td>601 China Basin Street</td>
<td>6</td>
<td>Mercy Housing</td>
<td>OCI Affordable</td>
<td>Family Rental</td>
<td>152</td>
<td>1</td>
<td>0</td>
<td>151</td>
</tr>
<tr>
<td>Transbay</td>
<td>Transbay Block 1 (Tower)</td>
<td>260 Spear Street</td>
<td>6</td>
<td>Tishman Speyer</td>
<td>Market Rate w/ Inclusionary</td>
<td>Homeownership</td>
<td>316</td>
<td>236</td>
<td>80</td>
<td>3</td>
</tr>
</tbody>
</table>

**AMI Targeting**
- 60% AMI and below: 38 units HOPESF Sunnydale Relocates
  - 26 units: $49,726,627 Mar-21
  - Paulett Taggart
  - Cahill: 89.3%, 24.5%
  - TBD
- 100% and 120% AMI: n/a
  - 316 units: $0 Sep-21
  - Studio Gang/Euro5
  - Landlease: 19.3%, 15.1%
### TABLE 10: CONSTRUCTION STARTS FY20-21

<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>Inclusionary Affordable Units</th>
<th>OCII Affordable Units</th>
<th>Total Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>HPSY Phase I</td>
<td>Block 52</td>
<td>52 Kirkwood Ave</td>
<td>10</td>
<td>Lennar</td>
<td>Market Rate w/ Inclusionary Homeownership</td>
<td>77</td>
<td>68</td>
<td>9</td>
<td>9</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>Mission Bay South</td>
<td>Block 9</td>
<td>410 China Basin Street</td>
<td>6</td>
<td>BRIDGE Housing &amp; HomeRise</td>
<td>100% Affordable Adult Supportive Rental</td>
<td>141</td>
<td>1</td>
<td>0</td>
<td>140</td>
<td>140</td>
<td>140</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>AMI Targeting</th>
<th>Set Aside Units</th>
<th>Parking Space</th>
<th>OCII Actual Funding to Date</th>
<th>Estimated Construction Completion</th>
<th>Architect</th>
<th>Contractor</th>
<th>SBE Professional</th>
<th>SBE Construction</th>
<th>SF Workforce</th>
</tr>
</thead>
<tbody>
<tr>
<td>80% AMI</td>
<td>n/a</td>
<td>65</td>
<td>$0</td>
<td>Jun-22</td>
<td>LBA Architecture + Design</td>
<td>Lennar Homes of California</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>30% AMI and below</td>
<td>140</td>
<td>2</td>
<td>$27,245,760</td>
<td>Apr-22</td>
<td>Leddy Mayfan Studio / Lowney Architecture / YA Studios</td>
<td>CalH</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
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</tbody>
</table>
Report Prepared by:
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Jeff White, Housing Program Manager
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Raymond Lee, Contract Compliance Supervisor
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Benjamin Brandin, Project Manager, Transbay
Lila Hussain, Senior Project Manager, Shipyard and Candlestick Point
Marc Slutzkin, Project Manager, Mission Bay North and South

In Collaboration with the Following City Family and Stakeholders:
OGI Commissioners
Miguel Bustos, Chair; Mara Rosales, Vice Chair; Bivett Brackett; Efrem Byer; 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