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EXECUTIVE SUMMARY
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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 23-24 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

<table>
<thead>
<tr>
<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>112</td>
<td>Construction</td>
<td>$59,200,732</td>
</tr>
<tr>
<td>Mission Bay South Block 9A</td>
<td>148</td>
<td>Construction</td>
<td>$75,184,522</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>260</strong></td>
<td></td>
<td><strong>$134,385,254</strong></td>
</tr>
</tbody>
</table>
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 2: Total Units by Housing Type
- Table 3: Housing Production Goals and Status by Project Area
  - Table 3A: Total of All Areas
  - Table 3B: Totals by Project Area
  - Table 3C: Hunters Point Shipyard Phase I
  - Table 3D: Hunters Point Shipyard Phase II/Candlestick Point
  - Table 3E: Mission Bay North
  - Table 3F: Mission Bay South
  - Table 3G.1 & 3G.2: Transbay

MBS Block 9A, 400 China Basin Street. Image: Mithun
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, entitlement, underwriting and funding. In addition, OCII procure 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 townhomes. 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

<table>
<thead>
<tr>
<th>TYPE</th>
<th>Completed</th>
<th>Completed Units as of June 30, 2022</th>
<th>Affordable Units Completed</th>
<th>In Construction</th>
<th>Produduent Intent</th>
<th>Production Planning</th>
<th>Future Development</th>
<th>Grand Total Planned as of June 30, 2022</th>
<th>Planned by Housing Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Rental</td>
<td>5,376</td>
<td>59%</td>
<td>1,877</td>
<td>1,203</td>
<td>575</td>
<td>1,244</td>
<td>7,344</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior Rental</td>
<td>140</td>
<td>2%</td>
<td>140</td>
<td></td>
<td></td>
<td>150</td>
<td>236</td>
<td>80</td>
<td>606</td>
</tr>
<tr>
<td>Supportive Rental</td>
<td>239</td>
<td>3%</td>
<td>238</td>
<td>141</td>
<td></td>
<td></td>
<td></td>
<td>380</td>
<td></td>
</tr>
<tr>
<td>Homeownership</td>
<td>3,343</td>
<td>36%</td>
<td>357</td>
<td>77</td>
<td>1,664</td>
<td>29</td>
<td>5,125</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBD</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>570</td>
<td>7,880</td>
<td>8,459</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>9,098</td>
<td>100%</td>
<td>2,612</td>
<td>218</td>
<td>3,227</td>
<td>1,411</td>
<td>7,960</td>
<td>21,914</td>
<td></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 4,428 units, of which 29% (or 1,008 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,” where construction has not yet started development. Table IC 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 multiple market rate buildings, on multiple blocks within the Hilltop, and another 59 inclusionary rental units in a 100% affordable project.

For Hunters Point Shipyard Phase II/Candlestick Point

For Hunters Point Shipyard Phase II/Candlestick Point (HPSY Phase II/C), the 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. Together, the Mission Bay North (MBN) and South (MBS) zones combined are 34% affordable. At full build-out, the housing in MBS will be 34% affordable.

Mission Bay North and South

Together, the Mission Bay North (MBN) and South (MBS) total housing production goal at full build-out is 4,353 units, of which 29% (or 1,260 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 production at full build-out, which was 93% complete in FY 16-17, providing 2,266 market rate units and 698 affordable units (24% of the total units). Table 3D shows that in MBS, the Project Area was 87% complete at the end of FY 21-22, with 3,096 units complete out of 3,571. As of FY 21-22, market rate units were 95% complete, and 63% of the OCI affordable units were complete. The two market rate units shown in each of the Prededvelopment 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. OCI 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 1,080). 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 will be affordable. OCI must achieve this goal by the expiration of the Transbay Redevelopment Plan in 2035. In Transbay Zones 1, for which OCI has land use and zoning jurisdiction, the total housing production goal at full build-out is 3,279 units, of which 45% (or 1,460 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 those completed units in Zone 1, 463 affordable (23% of the total) units were 99% complete, and 63% of the 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.
OCII HOUSING DEVELOPMENT AREAS

HUNTERS POINT
SHIPYARD PHASE II
HUNTERS POINT
SHIPYARD PHASE I
CANDLESTICK POINT
MISSION BAY SOUTH
TRANSBAY ZONE 1
MISSION BAY NORTH
Market St
Cesar Chavez St
Cargo Way
Evans Ave
Embarcadero
3rd St
16th St
Geary Blvd
101
Crocker Amazon
Playground
Bayview
Park
Mission Dolores
Park
Lafayette
Park
Alta Plaza
Park
Alamo Square
Park
Buena Vista
Park
Potrero
Hill
Bernal
Heights Park
Islais Creek Channel
Heron’s Head Park
280
80
San Francisco
Bay

Hunters Point Phase I Pocket Park Image: ©OCII
### TABLE 3. HOUSING PRODUCTION GOALS AND STATUS BY ENFORCEABLE OBLIGATION

<table>
<thead>
<tr>
<th>Project Description</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 as of 6/30/22</td>
<td>9,098</td>
<td>6,486</td>
<td>651</td>
<td>1,961</td>
<td>2,612</td>
</tr>
<tr>
<td>In Construction</td>
<td>218</td>
<td>69</td>
<td>9</td>
<td>140</td>
<td>149</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>2,227</td>
<td>1,753</td>
<td>453</td>
<td>581</td>
<td>1,434</td>
</tr>
<tr>
<td>Completed</td>
<td>1,411</td>
<td>841</td>
<td>162</td>
<td>188</td>
<td>550</td>
</tr>
<tr>
<td>Future Development</td>
<td>7,660</td>
<td>5,601</td>
<td>1,506</td>
<td>853</td>
<td>2,359</td>
</tr>
<tr>
<td>TOTAL</td>
<td>21,914</td>
<td>14,810</td>
<td>2,781</td>
<td>4,323</td>
<td>7,104</td>
</tr>
</tbody>
</table>

**% AFFORDABLE AT TOTAL BUILD OUT: 32%**

**AFFORDABLE UNITS AS % OF TOTAL COMPLETED: 29%**

**% COMPLETE, ALL UNITS: 42%**

*OCI affordable does not include manager’s units*

### TABLE 3A. HOUSING STATUS FOR ALL AREAS, AS OF JUNE 30, 2022

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Completed as of 6/30/22</th>
<th>In Construction</th>
<th>Preliminary Planning</th>
<th>Future Development</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hunters Point Shipyard Phase I</td>
<td>505</td>
<td>77</td>
<td>813</td>
<td>33</td>
<td>1,428</td>
</tr>
<tr>
<td>Hunters Point Shipyard Phase II &amp; Candlestick Point</td>
<td>337</td>
<td>141</td>
<td>1,263</td>
<td>7,847</td>
<td>10,672</td>
</tr>
<tr>
<td>Mission Bay North &amp; South</td>
<td>6,060</td>
<td>148</td>
<td>1,003</td>
<td>80</td>
<td>6,335</td>
</tr>
<tr>
<td>Transbay</td>
<td>2,196</td>
<td>1,411</td>
<td>3,227</td>
<td>2,759</td>
<td>3,279</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>9,098</strong></td>
<td><strong>2,196</strong></td>
<td><strong>3,279</strong></td>
<td><strong>2,759</strong></td>
<td><strong>21,914</strong></td>
</tr>
</tbody>
</table>

**% COMPLETE ALL UNITS: 35%**

**% COMPLETE ALL UNITS: 3%**

**% COMPLETE ALL UNITS: 93%**

**% COMPLETE ALL UNITS: 67%**

**% COMPLETE ALL UNITS: 42%**

**% COMPLETE ALL UNITS: 42%**

### TABLE 3B. AFFORDABLE AND MARKET RATE HOUSING STATUS BY ENFORCEABLE OBLIGATION, AS OF JUNE 30, 2022

<table>
<thead>
<tr>
<th>Project Description</th>
<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>2,196</td>
<td>9,098</td>
</tr>
<tr>
<td>In Construction</td>
<td>77</td>
<td>141</td>
<td>148</td>
<td>1,411</td>
<td>218</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>813</td>
<td>1,263</td>
<td>1,003</td>
<td>3,227</td>
<td>1,411</td>
</tr>
<tr>
<td>Future Development</td>
<td>33</td>
<td>7,847</td>
<td>80</td>
<td>2,759</td>
<td>1,428</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,428</td>
<td>10,672</td>
<td>6,335</td>
<td>3,279</td>
<td>21,914</td>
</tr>
</tbody>
</table>

**% COMPLETE ALL UNITS: 35%**

**% COMPLETE ALL UNITS: 3%**

**% COMPLETE ALL UNITS: 93%**

**% COMPLETE ALL UNITS: 67%**

**% COMPLETE ALL UNITS: 42%**
## TABLE 3. HOUSING PRODUCTION GOALS AND STATUS BY ENFORCEABLE OBLIGATION

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

<table>
<thead>
<tr>
<th></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></td>
</tr>
<tr>
<td>In Construction</td>
<td>77</td>
<td>68</td>
<td>9</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Predevelopment</td>
<td>810</td>
<td>552</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>33</td>
<td>33</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,428</strong></td>
<td><strong>1,021</strong></td>
<td><strong>191</strong></td>
<td><strong>216</strong></td>
<td><strong>407</strong></td>
</tr>
</tbody>
</table>

% COMPLETE AS OF JUNE 30, 2022: 35%

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

* OCII affordable does not include manager’s units

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

<table>
<thead>
<tr>
<th></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>137</td>
<td>4</td>
<td>4</td>
<td>133</td>
<td>333</td>
</tr>
<tr>
<td>In Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Predevelopment</td>
<td>1,261</td>
<td>850</td>
<td>67</td>
<td>310</td>
<td>397</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>7,847</td>
<td>5,600</td>
<td>1,506</td>
<td>741</td>
<td>2,247</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>10,672</strong></td>
<td><strong>7,309</strong></td>
<td><strong>1,735</strong></td>
<td><strong>1,628</strong></td>
<td><strong>3,363</strong></td>
</tr>
</tbody>
</table>

% COMPLETE AS OF JUNE 30, 2022: 3%

% COMPLETE AS OF JUNE 30, 2022: 21%

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

<table>
<thead>
<tr>
<th></th>
<th>Total Units</th>
<th>Market Rate</th>
<th>Inclusionary Affordable</th>
<th>OCIII 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>
<td>698</td>
</tr>
<tr>
<td>In Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Predevelopment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Future Development</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>2,964</td>
<td>2,266</td>
<td>291</td>
<td>407</td>
<td>698</td>
</tr>
</tbody>
</table>

**% COMPLETE AS OF JUNE 30, 2022**
- 100%
- 100%
- 100%
- 100%

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

* OCIII affordable does not include manager’s units

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

<table>
<thead>
<tr>
<th></th>
<th>Total Units</th>
<th>Market Rate</th>
<th>Inclusionary Affordable</th>
<th>OCIII Affordable</th>
<th>Total Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed</td>
<td>3,096</td>
<td>2,338</td>
<td></td>
<td>758</td>
<td>758</td>
</tr>
<tr>
<td>In Construction</td>
<td>141</td>
<td>5</td>
<td></td>
<td>140</td>
<td>140</td>
</tr>
<tr>
<td>Predevelopment</td>
<td>148</td>
<td></td>
<td></td>
<td>148</td>
<td>148</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>186</td>
<td>22</td>
<td></td>
<td>164</td>
<td>164</td>
</tr>
<tr>
<td>Future Development</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>3,571</td>
<td>2,361</td>
<td></td>
<td>1,210</td>
<td>1,210</td>
</tr>
</tbody>
</table>

**% COMPLETE AS OF JUNE 30, 2022**
- 87%
- 99%
- 63%
- 63%

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

* OCIII affordable does not include manager’s units
### TABLE 3G.1 TRANSBAY STATUS, ZONE 1 ONLY, AS OF JUNE 30, 2022

<table>
<thead>
<tr>
<th></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>2,196</td>
<td>1,475</td>
<td>258</td>
<td>463</td>
<td>721</td>
</tr>
<tr>
<td>In Construction</td>
<td>1,003</td>
<td>377</td>
<td>308</td>
<td>320</td>
<td>625</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>80</td>
<td>1</td>
<td>79</td>
<td>79</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>3,279</td>
<td>1,853</td>
<td>564</td>
<td>862</td>
<td>1,426</td>
</tr>
</tbody>
</table>

% 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: 38%

* OCII affordable does not include manager's units

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

<table>
<thead>
<tr>
<th></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>2,666</td>
<td>1,881</td>
<td>318</td>
<td>463</td>
<td>781</td>
</tr>
<tr>
<td>In Construction</td>
<td>1,168</td>
<td>542</td>
<td>308</td>
<td>320</td>
<td>625</td>
</tr>
<tr>
<td>Preliminary Planning</td>
<td>80</td>
<td>1</td>
<td>79</td>
<td>79</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>3,914</td>
<td>2,428</td>
<td>624</td>
<td>862</td>
<td>1,486</td>
</tr>
</tbody>
</table>

% 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
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 upcoming 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 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.

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

* OCII affordable does not include manager’s units.

TABLE 4. HOUSING IN CONSTRUCTION

![Map of San Francisco showing Mission Bay South and Hunters Point Shipyard]
### Housing Accomplishments

#### 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:** April 2023
- **Total OCII Funding:** $37,245,760
- **Affordable Units Target AMI:** 30% AMI and below

#### FY 21-22 Housing In Construction

- **Mission Bay South Block 9, 410 China Basin St Image:** OCII
- **Mission Bay South Block 9, 410 China Basin St Image:** Allicia Andrews

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**Office of Community Investment and Infrastructure**

Annual Housing Production Report FY 21-22

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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 MSHCD 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:

- **COP:** always receives first preference across all OCII projects.
- **Rent-Burdened:** required only in HPSY Phase I (inclusionary units) and HPSY Phase II (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 sooner moves, 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 NRHP to OCII sponsored affordable housing developments going forward.

<table>
<thead>
<tr>
<th>PROJECT AREA</th>
<th>PROJECTS</th>
<th>Date</th>
<th>100% Occupied</th>
<th>Affordable Units by Lottery</th>
<th>COP Holders</th>
<th>Rent Burdened</th>
<th>Displaced Tenant Housing Preference</th>
<th>Neighborhood Resident Housing Preference</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>MBS</td>
<td>Sister Lillian Murphy Community (Mission Bay South 6 West) 691 China Basin Street</td>
<td>Sep-21</td>
<td>113</td>
<td>4</td>
<td>N/A</td>
<td>7</td>
<td>28</td>
<td>74</td>
<td></td>
</tr>
</tbody>
</table>

TABLE 5. MARKETING OUTCOMES SUMMARY
CERTIFICATE OF PREFERENCE PROGRAM & MARKETING REQUIREMENTS

Certificate of Preference Program
Marketing Requirements

TABLE:

Table 6: CDP 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 assist 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 descendents 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 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 COP 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 homeowner 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.

Table: TABLE 6. COP PROGRAM HIGHLIGHTS NINE YEARS ENDING FY 21-22

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>COP Holders Housed</td>
<td>87</td>
<td>4</td>
<td>3</td>
<td>13</td>
<td>18</td>
<td>38</td>
<td>6</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>COP Holders Returned to San Francisco</td>
<td>32</td>
<td>2</td>
<td>-</td>
<td>4</td>
<td>11</td>
<td>9</td>
<td>1</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>COP Holders Applied for Housing</td>
<td>427</td>
<td>20</td>
<td>12</td>
<td>20</td>
<td>56</td>
<td>61</td>
<td>86</td>
<td>13</td>
<td>95</td>
</tr>
<tr>
<td>New Certificates Issued</td>
<td>521</td>
<td>84</td>
<td>34</td>
<td>31</td>
<td>60</td>
<td>55</td>
<td>111</td>
<td>73</td>
<td>62</td>
</tr>
<tr>
<td>Lottery Units Available</td>
<td>715M</td>
<td>117</td>
<td>108</td>
<td>216</td>
<td>247</td>
<td>250</td>
<td>105*</td>
<td>78</td>
<td>384</td>
</tr>
</tbody>
</table>

* 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

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. OCI 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 OCI’s Contract Compliance Division. All contracts for construction are also subject to OCI’s Prevailing Wages Policy, which requires the payment of prevailing, livable wages.

Small Business Enterprise

Under OCI’s SBE Policy, prime contractors on OCI-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, OCI recognizes the City and County of San Francisco (“City”) Local Business Enterprise (“LBE”) Program. Under OCI’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, OCI’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 OCI’s SBE Program.

In FY 21-22, OCI’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 OCI-administered projects, OCI 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. OCI 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

- 53% Overall SBE Participation
- 14% SBE (Non-SF)
- 39% SF SBE
- 7% SBE
- 49% SBE
- 0%
- 100%
- 33% Professional Services
- 67% Construction

SF SBE | SBE (Non-SF) | Non-SBE
Small Business Enterprise & Workforce Goals

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 1 provides SBE data on affordable housing contracts.

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

- 150 San Francisco Residents were Employed on OCII Housing Projects
- 40,106 Hours and $2.1 Million in Wages were Generated for Local Residents
- 152,850 Construction Hours were Performed in FY 21-22
- Created 1,604 Jobs
- 95.1 Million in Wages
- 25.1% SF Resident Workforce
APPENDIX

TABLE 7:
In Construction Throughout FY 21-22
### TABLE 7: IN CONSTRUCTION THROUGHOUT FY 21-22

<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>Lennar</td>
<td>Market Rate w/ Inclusionary</td>
<td>77</td>
<td>68</td>
<td>9</td>
<td>8</td>
<td>9</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Mission Bay South</td>
<td>Block 9</td>
<td>410 China Basin Street</td>
<td>BRIDGE Housing &amp; HomeRise</td>
<td>100% Affordable</td>
<td>180</td>
<td>1</td>
<td>0</td>
<td>180</td>
<td>180</td>
<td>180</td>
<td>180</td>
</tr>
</tbody>
</table>

**AMI Targeting**
- 80% AMI
- 30% AMI and below

**Set Aside Units**
- 65
- 2

**Parking Spaces**
- 65
- 2

**Estimated Construction Completion**
- Aug-23
- Apr-23

**Architect**
- LPAS Architecture + Design
- Leddy Maytum Stacy / Lowney Architecture / YA Studios

**General Contractor**
- Lennar Homes of California
- Cahill

**Local Match**
- TBD
- TBD
- TBD

**SBE Professional (completed projects only)**
- TBD
- TBD
- TBD

**SBE Construction (completed projects only)**
- TBD
- TBD
- TBD

**SF Workforce (completed projects only)**
- TBD
- TBD
- TBD
Acknowledgments

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OCII Commissioners
Bivett Brackett, Chair; Tamsen Drew; Vanessa Aquino; and Dr. Carolyn Ransom-Scott
OCII Oversight Board
Anna Van DeGrift, Chair; Lydia Ely, Vice-Chair; Moses Garrette, Licinia Ibele, Jarno L; Shaveri Williams
Hunters Point Shipyard Citizens Advisory Committee
Mission Bay Citizens Advisory Committee
Transbay Citizens Advisory Committee
Joshua Arce, Director of Workplace Development, Office of Economic and Workplace Development
Ken Nim, Director of CityBuild, Office of Economic and Workplace Development
Eric Shaw, Director of the Mayor’s Office of Housing and Community Development and his team