

2015



**AFFORDABLE HOUSING PRODUCTION SUMMARY
FISCAL YEAR 2013-2014 & 2014-2015**

OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE

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**Office of Community Investment and Infrastructure
Housing Production Summary
Fiscal Year 2013-2014 & 2014-2015**

Executive Summary

The Office of Community Investment and Infrastructure (“OCII”) is responsible for overseeing the creation of thousands of units of affordable housing related to the major development projects in the Hunters Point Shipyard/Candlestick Point, Mission Bay, and Transbay Project Areas, as well as a few remaining projects in other Redevelopment Project Areas. In the last two fiscal years through 2013-14 and 2014-15, 506 affordable units in OCII funded affordable housing projects have been completed. There are approximately 6,400 units remaining to be sponsored by OCII either through direct subsidy on stand-alone affordable housing sites or through inclusionary housing requirements in privately funded residential projects. A breakdown of those units by Project Area is shown below:

	TOTAL AFFORD. UNITS	Shipyards & Candlestick	Mission Bay	Transbay	Other*
OCII Sponsored & Funded Units					
Production Obligation	4,933	1,843	1,622	939	529
Completed Prior FY13-14/14-15	407	-	407	-	-
Completed FY13-14/14-15	506	-	149	120	237
In Construction	543	182	-	69	292
Predev & Prelim Planning	1,690	585	545	560	-
Future Sites	1,783	1,076	517	190	-
Remaining Obligation Subtotal	4,016	1,843	1,062	819	292
OCII Sponsored Inclusionary Units					
Production Obligation	2,667	1,893	291	467	16
Completed Prior FY13-14/14-15	265	-	265	-	-
Completed FY13-14/14-15	-	-	-	-	-
In Construction	102	86	-	-	16
Predev & Prelim Planning	631	390	26	215	-
Future Sites**	1,669	1,417	-	252	-
Remaining Obligation Subtotal	2,402	1,893	26	467	16
REMAINING OBLIGATION TOTALS	6,418	3,736	1,088	1,286	308

* Projects in Bayview Hunters Point, Rincon Point-South Beach, South of Market, or Western Addition A-2

**OCII Inclusionary Units in HPSII/CP include 892 workforce units at 121-160% AMI. While higher than 120% AMI affordable definition, these units are expected to be well below market rate.

OCII Background

The Office of Community Investment and Infrastructure is the Successor Agency to the San Francisco Redevelopment Agency. On February 1, 2012 the San Francisco Redevelopment Agency (“SFRA”), along with all 400 redevelopment agencies in California, was dissolved pursuant to Assembly Bill 26 (“AB 26”) and by order of the California State Supreme Court. In June of 2012, Assembly Bill 1484 was passed to further clarify certain aspects of the dissolution of redevelopment agencies, and together the two assembly bills are known as the “Dissolution Law”. Pursuant to the Dissolution Law and to Board of Supervisors Ordinance 215-12, the City created the Office of Community Investment and Infrastructure (“OCII”) as the Successor Agency to the San Francisco Redevelopment Agency. As Successor Agency, OCII succeeds to the organizational status of SFRA but without any legal authority to participate in redevelopment activities except to complete work related to approved enforceable obligations.

Those enforceable obligations are related to: (1) the Major Approved Development Projects (defined as the Hunters Point Shipyard/Candlestick Point Redevelopment Project, the Mission Bay North and South Redevelopment Project, and the Transbay Redevelopment Project); (2) the asset management of SFRA assets such as Yerba Buena Gardens, existing economic development agreements such as loans, grants, or owner participation agreements, and other real property and assets of SFRA that must be wound down under the Dissolution Law; and (3) OCII’s “Retained Housing Obligations” which include ensuring the development of affordable housing in the Major Approved Development Projects.

The Commission on Community Investment and Infrastructure, which was established by the City through Ordinance 215-12, is the main governing body of OCII and is responsible for implementing and completing the enforceable obligations of the former redevelopment projects, including exercising land use and design approval authority for the Major Approved Development Projects. The Commission is comprised of five members appointed by the Mayor and confirmed by the Board of Supervisors, with two of the seats held by residents of the two supervisorial districts with the largest amounts of the Major Approved Development Projects.

Dissolution Law requires that there be an additional governing body known as an Oversight Board to oversee certain functions of OCII as the Successor Agency, and which has a fiduciary duty to the holders of enforceable obligations with the former Redevelopment Agency and to the taxing entities that are entitled to an allocation of property taxes. The Oversight Board of the City and County of San Francisco reviews and approves OCII’s expenditures and use of tax increment through semi-annual Recognized Obligation Payment Schedules (“ROPS”), as well as approving the issuance of any bonds, transfers of property, amendments to the master enforceable obligation documents, and other matters related to the dissolution of SFRA. The Mayor appoints four of the seven members of the Oversight Board, subject to confirmation by the Board of Supervisors. One of those four members must represent the largest group of former Agency employees. The remaining three members are representatives of affected taxing entities: the Bay Area Rapid Transit District, the San Francisco Unified School District, and the San Francisco Community College. Oversight Board actions are then submitted for review and approval by the State Department of Finance (“DOF”).

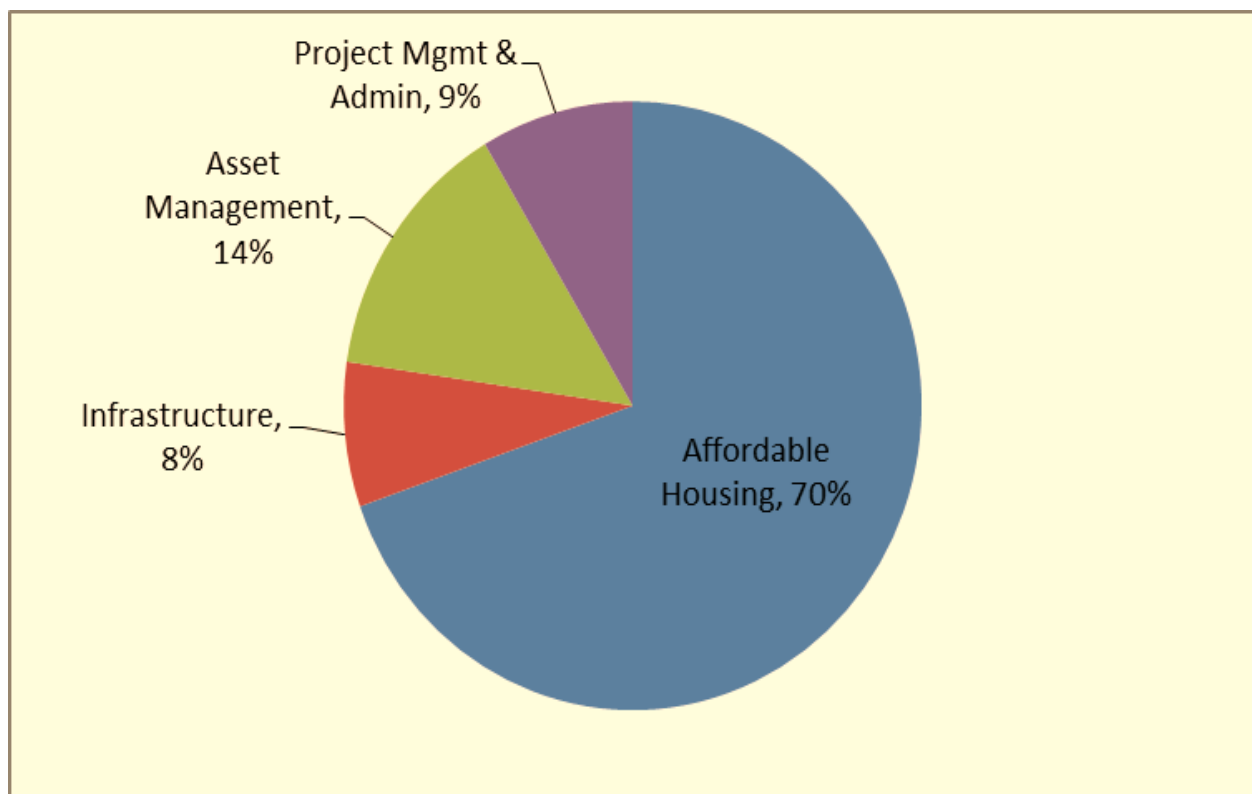
The Dissolution Law requires that OCII be a separate legal entity from the City and County of San Francisco, just as SFRA was. However, OCII is still subject to the governance of the City acting through its legislative capacity. Accordingly, the OCII’s budget must be approved first by the Commission and subsequently approved by the Mayor and Board of Supervisors. Additionally, Ordinance 215-12 requires that any amendments to the master enforceable obligation documents that result in a material change to OCII’s affordable housing program are subject to review and approval by the Board of Supervisors.

OCII's Affordable Housing Obligations

Affordable Housing Obligations Summary

OCII has retained Affordable Housing Obligations integrally related to the three critical redevelopment projects referred to as the "Major Approved Development Projects" that OCII, as successor agency to SFRA, must continue to implement under enforceable obligations consistent with the Dissolution Law. The obligations include direct funding through loans or grants to "stand-alone", or 100% affordable, residential developments as well as below market rate "inclusionary" housing that is required through OCII development agreements with private developers in connection with market rate housing, and for which no OCII subsidy is provided. Note that this report also includes projects outside of the three Major Approved Development Projects, such as projects in the Bayview Hunters Point or South of Market Redevelopment Project Areas that were funded prior to dissolution of SFRA and completed after dissolution.

The chart below shows the use of funds in OCII's FY15-16 budget of \$141 million and reflects the allocation of 70% of programming for affordable housing.



OCII manages these affordable housing development obligations through direct oversight and underwriting along with services procured from the Mayor's Office of Housing and Community Development ("MOHCD") through a 2014 Memorandum of Understanding. In general, OCII is responsible for directly managing the affordable housing projects through completion, and procures

services from MOHCD staff for construction monitoring, review and monitoring of marketing for both inclusionary and OCII funded projects (including implementation of the Certificate of Preference program), and assisting with the fiscal management and disbursement of OCII's funds pursuant to the relevant project's financing agreements, and other ancillary tasks as needed. Upon completion of the project, defined as constructed, occupied, and conversion to permanent financing, OCII will seek approval from the Oversight Board and DOF to transfer the affordable housing assets, such as land, funding agreements, ground leases, and affordability restrictions, for each completed project to MOHCD, which is the City's Successor Housing Agency under Dissolution Law. MOHCD will then be responsible for all asset management responsibilities for the transferred projects.

Typical Project Funding Structures

In projects where OCII is providing funding, a typical project will include not only a loan or grant providing funding to an affordable housing developer but also OCII ownership of the land or air parcel which is then leased on a long term basis to the developer. The structure ensures long term affordability restrictions for these important assets. Exceptions to this structure include the Alice Griffith public housing revitalization projects which require San Francisco Housing Authority ownership and ground leasing of land. OCII funded rental housing is typically affordable to households earning up to 50% and 60% of Area Median Income ("AMI"), though some projects may target households significantly below that, and is influenced by the specific project goals and needs. OCII funded homeownership housing is typically priced to serve households between 80% and 100% AMI, with a maximum limit of 120% AMI. The AMI data is updated annually by the U.S. Department of Housing and Urban Development and then further refined and published by MOHCD for San Francisco. Projects use the income limits in place at the time the units are marketed. For reference, the 2015 maximum incomes and rents are included in this report as Appendix 1 and 2, respectively.

For inclusionary housing, developers of market rate housing are required to provide affordable housing within the scope of their residential project and may be either rental or homeownership, and would follow the typical AMI ranges discussed above. Note that for any homeownership projects, whether OCII funded or inclusionary, units must be sold in accordance with OCII's Limited Equity Program for first time homebuyers.

Occupancy Preferences & Marketing

As previously mentioned, OCII is active in three geographic areas and functions according to the requirements of the adopted redevelopment plans in each area: Mission Bay, Transbay, and Hunters Point Shipyard/Candlestick Point. Each Redevelopment Plan, as a result of community engagement during the adoption process as well as fair housing considerations, has specific occupancy preferences for OCII sponsored affordable housing created in the plan areas. The Certificate of Preference ("COP") program provides first preference to certified members of households that were displaced by SFRA actions, primarily in the 1960s and 1970s. COP holders are given first priority on all OCII sponsored projects, however applicants must still be eligible for the specific project and unit, including household income, size, and age, if applicable. Those preferences differ in each area, but all provide that COP holders have first priority; however applicants must still be eligible for the specific project and unit, including household income, size, and age, if applicable. OCII has the obligation to implement the preferences as the redevelopment plans development agreements set forth.

Projects in the Bayview Hunters Point and Shipyard Project Areas include preferences for rent burdened households (e.g. those paying more than 50% of income towards rent) or persons residing in public housing or project-based Section 8 housing, and then for San Francisco residents and workers. Mission Bay and Transbay projects include the COP preference and San Francisco residents and

workers. In 2014, OCII adopted the City's Ellis Act Housing Preference Program, which provides a preference for households evicted under the Ellis Act, and is being implemented in all projects going forward. As with COP, all applicants who qualify for any of the preferences must still be eligible for the specific project/unit type for which they are applying.

Information related to the Certificate of Preference and Ellis Act Housing Preference programs can be found on MOHCD's website at: <http://www.sf-moh.org/index.aspx?page=1148>. MOHCD's website also provides up to date listings of new projects taking applications, including all OCII sponsored projects, located at: <http://www.sf-moh.org/index.aspx?page=1290#affordableRentalHousing>.

To ensure compliance with marketing obligations of affordable housing developers and implementation of occupancy preferences, OCII relies on an early outreach and marketing plan ("Marketing Plan") for each OCII sponsored project as a tool to guide marketing. The Marketing Plans include redevelopment occupancy requirements to which the project is subject, along with the timeline and scope of marketing for the individual project. In order to achieve maximum success in housing preference holders, particularly COP holders, OCII is requiring affirmative marketing to preference holders during the early phases of construction in order to allow applicants sufficient time to prepare and take advantage of any community based or City sponsored rental or homeownership readiness programs. OCII also requires developers to make available early outreach in the form of rental and homebuyer readiness workshops to COP holders who are applying to ensure that eligible preference holders can meet all of the application requirements. All eligible applicants with complete applications, including those not subject to any of the above named preferences, are selected through a lottery process, however preference holders are then re-ordered at the top of the applicant list based on the required preference ordering (e.g. COP holders are always ranked first).

OCII procures services through MOHCD to oversee the monitoring of the marketing and lease up of OCII sponsored projects, and MOHCD is actively pursuing programs and tools to continue to improve the success rate of preference holders in both OCII and MOHCD sponsored projects. MOHCD will be offering a web-based application system during fiscal year 2015-16. The Database of Affordable Housing Listings, Information and Applications (DAHLIA) will streamline the application process and make it easier for COP holders and other seeking affordable housing. MOHCD has contracted with several non-profit agencies to support rental readiness and eviction prevention programs that will target Bayview Hunters Point and Western Addition residents to assist in using DAHLIA and prepare residents for successful tenancies.

Marketing Accomplishments during FY 2013-14 and 2014-15

During the reporting period, six OCII sponsored projects were marketed, described as follows:

Mission Bay South - 1180 4th Street

1180 4th Street features 149 affordable rental homes overall, with 99 units for very-low (50% Area Median Income) families and 50 units set aside for formerly homeless households referred by the San Francisco Human Services Agency. The community, which completed construction in 2014 is located in Mission Bay South redevelopment project area and was developed by Mercy Housing California. The project mix features one-, two- and three-bedroom apartments renting from \$997 - \$1,362 per month. A total of 2,983 applications were submitted for the lottery for the 99 units. The project was required to provide a preference for Certificate of Preference Holders. There was no preference for San Francisco residents as at that time such a preference would have conflicted with the requirements of the State's Transit Oriented Development program, which was a major funder of the project.

Thirteen COP holders applied to 1180 4th Street and three were housed there. Four COP applicants were determined to be over-income and not eligible for the project, two COP applicants did not follow through with the process, three withdrew (but 2 of the 3 were housed in City Inclusionary properties), and unfortunately, one COP holder passed away during the process.

Hunters Point Shipyard Phase I – Blocks 50 and 51

Blocks 50 and 51, OCII inclusionary projects, are located in Phase I of the Hunters Point Shipyard redevelopment project area and released its first BMR ownership units last fall. Together the two blocks provide 88 for sale units of which nine are targeted to households at or below 80% of Area Median Income. The project mix features studio, one- and two-bedroom with prices ranging from \$165,654 - \$245,785. A total of 45 applications were submitted for the lottery. One COP holder applied to purchase and was denied for being over income. Detailed information on the marketing outcomes for these blocks was presented to the Commission at its workshop on March 17, 2015.

Hunters View Phase 1

There were 142 housing applications received for the 27 non-public housing replacement housing units. Out of the eight COP holder applicants, eight did not move in for various reasons. Two withdrew their applications; six did not earn enough income to afford the rent. At time of application, all households had to sign acknowledgment of the receipt of the Ground Rules for Denial of Rental Application. Those ground rules specified that the combined gross household income of applicants for a particular unit must be 2.5 times one month's rent. However, of the eight COP holder applicants for Hunters View Phase 1, one moved to Mary Helen Rogers Senior Community, two moved to Candlestick Heights at 833 Jamestown Avenue and one moved to Rincon Green at 333 Harrison (both projects are affordable rental developments).

Rene Cazenave

The Department of Public Health referred all residents as the project is 100% formerly homeless individuals. There were no COP holder applicants since all units were referred by DPH.

474 Natoma

There were 2,793 applications for the 59 affordable units for families. Out of the nine COP holder applicants, none were housed for various reasons. Three were interviewed but were either nonresponsive to numerous follow-up correspondence requesting additional application information or were denied due to criminal history, an inability to demonstrate an ability to pay rent, or credit issues. One was scheduled for an interview three different times but did not show up for any of the three interview appointments and was nonresponsive to voicemail messages or mailed correspondence. Two were denied due to credit history, appealed the denial, were given an opportunity to provide documentation with their appeal but that requested documentation was not submitted; three were denied due to credit history and unlawful detainer filings. Two COP applicants for Natoma did however find affordable housing units. One was placed at Bayview Hill Gardens and one was placed at AVA in a BMR unit.

Bayview Hill Gardens

Two COP holders applied and both successfully obtained housing and moved into Bayview Hill Gardens. This project is 100% affordable serving formerly homeless families.

Other Marketing Accomplishments

- MOHCD now requiring developer partners to postcards instead of envelop flyers to COP holders. MOHCD received feedback that envelopes often go unopened causing the COP holder not to see the housing opportunity until after the deadline. Mailing postcards to COP holders will get info and deadlines in front of them immediately upon receipt.
- MOHCD staff established positive relationships, protocols, and systems with the Human Services Agency and the Department of Public Health to implement the COP priority in their projects which serve homeless and disabled people.
- MOHCD will be offering a web-based application system in the coming year. The Database of Affordable Housing Listings, Information and Applications (DAHLIA) will streamline the application process and make it easier for preference holders to apply for housing and provide their COP information. DAHLIA will allow housing seekers to find available subsidized units. MOHCD has contracted with several non-profit agencies to support rental readiness and eviction prevention programs that will target Bayview Hunters Point and Western Addition residents to assist in using DAHLIA and prepare residents for successful tenancies.

Certificate of Preference Program

During the 1960s and 1970s, the San Francisco Redevelopment Agency (“Agency”), as part of the federal urban renewal program, displaced many residents and businesses from the Agency’s Project Areas. In 1963, the Agency initiated the Certificate of Preference program as a business preference program to give displaced businesses an opportunity to participate in the new opportunities provided by redevelopment. This program was later expanded in 1967, to residents of housing acquired by the Agency. The early residential program provided Certificates to heads of households who did not receive other relocation compensation from the Agency or relocation to subsidized housing. In its current form, the Certificate Program (“COP”) does not guarantee a Certificate Holder any particular housing unit but provides the holder with a preference over other applicants, provided the Certificate Holder meets the financial and other qualifications of the unit. A primary goal of the Certificate Program has been to provide an opportunity for those displaced to return to the project area from which the business or the resident was displaced. The Certificate 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.

In 2008, the Agency Commission also extended the time limit COP holders have to use their certificate though January 2016; the Commission’s action provided for two additional five-year extensions. Upon the Agency’s dissolution, the Certificate Program transferred to MOHCD in its current form. Although the OCII Commission may authorize a five-year program extension on or before 2016 pursuant to the previous Commission action, no other programmatic changes can be authorized by the Commission; rather such programmatic changes are under the purview of the Mayor and Board of Supervisors. Similarly, homeownership loan and individual development assistance funding that was set aside for Certificate Holders also were not enforceable obligations that survived redevelopment dissolution since there were no contracts in place at the time of dissolution. Despite these limitations, MOHCD and OCII are fully committed to continued implementation of the COP.

Agency Site Occupancy records indicate 5,893 households were displaced. Those in displaced households received certificates of preference. Of those total households displaced:

- 1,660 certificate of preference holders have exercised their certificates and successfully secured affordable housing in San Francisco.
- 1,614 certificate of preference holders are deceased.
- 519 certificate of preference holders are considered active. MOHCD is in communication with those individuals and has accurate contact information. These certificates of preference holders are proactively advised of affordable housing opportunities and are reminded that they have occupancy preference for those projects.
 - Of the 519, approximately 65% currently reside in San Francisco.
- 1,164 certificate of preference holders with refreshed contact information.
 - These individuals had fallen out of communication with the COP program due to old addresses or other contact information. Just prior to dissolution, the Redevelopment Agency enlisted the services of several search firms to establish current addresses and contact information. The group offers a significant opportunity for certificate holders to access OCII's affordable housing. MOHCD has sent letters to the 1,164 individuals and are hopeful that those in need of housing, those who qualify and would like to return to San Francisco will contact OCII to issue or reissue their COP. In addition, the 1,164 will be outreached to on a project by project basis as housing opportunities arise.

During 2014-2015, MOHCD reports the following COP outreach accomplishments:

- 73 new Certificates issued (11 more than the previous year).
- 95 applied for housing (34 more than the previous year).
- 23 COP holders housed (up six from the previous year).
- Three COP holders returned to San Francisco from other communities: San Pablo, Livermore, and Concord (only one COP holder returned last year).

MOHCD is actively pursuing programs and tools to continue to improve the success rate of preference holders in both OCII and MOHCD sponsored projects. For example, MOHCD staff is working in partnership with the San Francisco Aids Housing Alliance to offer rental subsidies to senior and disabled COP holders currently living in San Francisco. Approximately 520 post cards were sent to COP Holders alerting them to the opportunity to receive renting subsidies pays 70% of their rent amount. Postcards were mailed early this month. The SF Aids Housing Alliance is processing applications.

Mayor's Plan for 10,000 Affordable Units by 2020

OCII's obligations are a key part of the Mayor's plan to create 30,000 housing units by 2020, with one-third, or 10,000, of those units as permanently affordable. In fact, OCII's Retained Housing Obligations will result in over 3,000 affordable units by 2020 through both stand-alone projects funded with OCII subsidy as well as inclusionary affordable units provided through private development. This includes several OCII sponsored projects that received completion permits just before the close of 2013, and opened their doors to welcome new residents in 251 affordable units in early 2014. The 1180 4th Street project delivered another 149 affordable units later in 2014. Below is a summary of OCII's contribution to the Mayor's plan to create this vitally important resource for San Francisco. Note that units reported are income restricted units only and do not include manager's units included in the projects.

Mayor’s Plan for 10,000 Affordable Units by 2020:

OCII Pipeline

Project Status	Total Stand-Alone Units	Total Inclusionary Units	Totals
Completed & Leased Up	400		400
In Construction	543	102	645
In Predevelopment	754	272	1,026
In Preliminary Planning	936	359	1,295
Totals	2633	733	3,366

Affordable Housing Obligations by Major Approved Project Area:

Summary of OCII Project Area and/or Development Agreement Requirements

The affordable housing in the three Major Approved Development Projects are integral to creating vibrant, inclusive, mixed-income neighborhoods. These neighborhoods will be more than mixed-income, they will also be mixed-use, and will include a wide variety of non-residential spaces, such as commercial development, public uses such as police, fire, and schools, open spaces, and other community benefits. Each project within these areas are subject to specific requirements of the relevant land use and design controls. Information on each Project Area, including the Redevelopment Plans, design controls including streetscape requirements, and master development agreements are located on OCII’s website under each individual Project Area: www.sfocii.org.

Other key requirements are OCII’s equal opportunity contracting and workforce programs. Specifically, project sponsors are must comply with OCII’s prevailing wage and non-discrimination policies and are also required to make good faith efforts to meet a contracting participation goal of 50% for certified small business enterprises (“SBE”), as well making good faith efforts to meet a 50% local construction workforce goal. Below are descriptions of each of the three Major Approved Development Projects and their overall affordable housing obligations.

Hunters Point Shipyard / Candlestick Point

The Hunters Point Shipyard (the “Shipyard”) and Candlestick Point (together “HPS/CP”) form approximately 770 acres along the southeastern waterfront of San Francisco. The San Francisco Board of Supervisors originally adopted the Shipyard Redevelopment Plan in 1997 and amended it in 2010 along with the Bay View Hunters Point Redevelopment Plan in 2010 to provide for the integrated planning and development of the Shipyard and the Candlestick Point portion of the Bayview Hunters Point Redevelopment Project Area. Transfer of property after environmental remediation from the U.S. Department of the Navy (the “Navy”) to OCII, and in turn, redevelopment of the property, occurs in

phases. Candlestick Point is subject to State and local land transfer agreements that allow for the re-use of the stadium site and adjacent under-utilized parklands.

Pursuant to a Disposition and Development Agreement (“DDA”) with OCII, a master developer is completing the infrastructure for the first phase of the Shipyard’s redevelopment (“Phase 1”), which will ultimately include up to 1,600 homes, 32 percent of which will be affordable, miles of new utilities, and 26 acres of open space. OCII will be seeking development teams and providing financing for approximately 218 units on designated stand-alone affordable housing sites in Phase 1. The Shipyard’s full build out will occur over 20-25 years, but 800+ units of housing will be completed over the next five years in the Shipyard’s Phase 1.

A master developer that is separate but affiliated with the Phase 1 developer will complete the remaining portion of the Shipyard infrastructure and also Candlestick Point area as one project under a separate DDA (“Phase 2”). The agreement for the Phase 2 development program provides for additional 10,500 new housing units to be located on the Shipyard and Candlestick Point, 32% of which will be below market rate, including the rebuilding of the Alice Griffith public housing development consistent with the City’s HOPE SF program. Specifically, the OCII sponsored affordable housing development consists of 504 public housing replacement and new affordable units through five phases of the Alice Griffith project, plus an additional 1140 units on 10 stand-alone sites, for which OCII will select development teams and provide funding. The Phase 2 plan also includes approximately 3 million square feet of research and development and office uses as a hub for emerging technologies on the Shipyard, over 300 acres of parks and open space including a complete renovation of the Candlestick Point State Recreation area. In total, Phase 1 and Phase 2 will generate more than 12,000 permanent jobs; hundreds of new construction jobs each year, new community facilities, new transit infrastructure, and provide approximately \$90 million in community benefits.

Mission Bay North and South

The Mission Bay North and South Redevelopment Project Areas were established in 1998 to create a vibrant, transit-oriented, mixed-use community that will result in approximately 6,400 residential units of which 1,900 are affordable (or 30%), 3.4 million square feet of office and biotechnology space, 425,000 square feet of retail uses, a new University of California San Francisco research campus and medical center, 250-room hotel, 49 acres of open space, library, school, police headquarters, and local police and fire department. Completion of the Mission Bay project is anticipated to occur over 25 to 30 years and result in construction of more than \$700 million of new infrastructure, development of over \$8 billion in private vertical development, and creation of 31,000 permanent jobs.

To date, 4,067 housing units, including 822 affordable units, have been constructed in Mission Bay. Over 750 affordable housing units remain to be developed in Mission Bay South, for which OCII will select development teams and provide funding. More than 1.7 million square feet of commercial office and biotechnology lab space has been built. About 60% of the UCSF campus has been developed, including seven research buildings, a campus community center, and a university housing development. More than 15 acres of new non-UCSF parks and open space have also been completed. The first phase of the new UCSF medical center opened in February 2015, providing 289-new hospital beds. The 4th Street commercial corridor is almost complete and is filling up with new, local serving commercial uses. The Public Safety Building opened in April 2015, which includes a local fire and police station, and is home to the San Francisco Police Headquarters.

Planning for the next wave of commercial office space is underway with two new commercial buildings, and is anticipated to start construction in 2015 with over one million square feet of office space. Planning is also underway for the relocation of the Golden State Warriors to Mission Bay, with project approval anticipated in Fall 2015, with construction to start soon after. To serve all this new

development, almost all of the remaining streets and underground utilities will be finished by early 2016, and there will be several new parks, including a new children's park, Mariposa Park, and new parks along the Bayfront that will be opening in 2015.

Transbay

The Transbay Redevelopment Project Area ("Project Area") was adopted in 2005 and consists of approximately 40 acres in downtown San Francisco surrounding the new Transbay Transit Center ("TTC"), which is currently under construction by the Transbay Joint Powers Authority ("TJPA"). The Project Area goals include the development of: 1) the new multi-modal TTC and related public infrastructure; 2) a new, transit-oriented neighborhood on approximately ten acres of publicly-owned property, most of which was formerly owned by the State of California ("State"); and 3) approximately 1,200 affordable housing units, or 35 percent of the new residential units constructed in the Project Area. OCII acts as the master developer for most of the formerly State-owned parcels in the Project Area, issuing requests for proposals and selecting developers to construct the improvements, as specified in the Transbay Redevelopment Plan and related documents.

The new, transit-oriented neighborhood that will be developed by OCII on the ten acres of formerly State-owned property in the Project Area will consist of more than 3,000 new housing units, including 1,200 affordable units, nearly two million square feet of new commercial space, and approximately four acres of new public open space. In addition, the new Transbay Transit Center site will include a 5.5 acre rooftop park and a 1.35 million square-foot office tower. The development program for the Project Area embodies a balanced approach to density, with office and residential towers spaced apart to protect views and sunlight, and retail and townhouses to maintain visual interest at the ground level. The program includes significant widening and improvement of sidewalks, conversion of Folsom Street to two-way traffic, and reconfiguration of an Interstate 80 off-ramp, all with the goal of creating a safe and attractive pedestrian environment.

Phase 1 of the TTC, including the above-ground bus station and the box for the below-ground train station, is under construction and is scheduled to be completed in 2017. With the exception of Block 1 which was purchased separately by SFRA, the sales proceeds of all OCII development blocks are pledged to the TJPA for the TTC. One of OCII's development parcels is completed, a 120 unit affordable supportive housing project on Block 11A (known as Rene Cazenave Apartments), and another 69 affordable units are under construction on Block 6. Three other OCII residential projects are in various stages of pre-development with OCII selected development teams for a total of 564 OCII funded units and 222 inclusionary units. There are approximately 340 units remaining to develop on OCII sponsored blocks.

Affordable Housing Production Tracking per Project Area

The following chart provides a snapshot of OCII's housing obligations status as of the end of the reporting period for each project area. The enforceable obligation for affordable housing units for each project area is quantified, and both OCII Funded and OCII Inclusionary units are shown. The Delivered to Date shows the number of affordable units completed compared to the units of all housing completed. This gauges how the percent of affordable housing is tracking with market rate housing development.

In Mission Bay North, the enforceable obligation for affordable units is 24% of all housing in the project area. To date the percent of affordable housing delivered of all housing is 24%, and matches the enforceable obligation.

Mission Bay South affordable housing production is lagging market rate production; affordable housing delivered to date is 12% of all housing delivered. The enforceable obligation for affordable housing in Mission Bay South is 35% of all housing built.

In Transbay, the only housing delivered to date is the OCII Funded Rene Cazenave Apartments project; the percent of affordable housing to total housing delivered is 100%. The enforceable obligation in Transbay is that 35% of all housing be affordable.

In Hunters Point Shipyard/Candlestick Point, no market rate or affordable projects were delivered during the reporting period.

		Mission Bay North	Mission Bay South**	Transbay (Zone 1 & 2)*	HPS I	HPSII/CP***	Total
Enforceable Obligation for OCII Sponsored Affordable Units	OCII Funded Affordable Units	407	1,218	946	218	1,644	4,433
	OCII Inclusionary Units	291	0	468	192	1,701	2,652
Project Area Totals	Total Affordable and MR Units	2,964	3,448	3,835	1,498	10,500	22,245
	Affordable Units % of Total	24%	35%	37%	27%	32%	32%
Delivered to Date (to measure affordable production tracking with overall housing development)	OCII Funded Affordable Units	407	150	120	-	-	677
	OCII Inclusionary Units	265	-	-	-	-	265
	Total Affordable and MR Units	2,835	1,232	120	0	0	4,187
	% Affordable Units of Total Delivered	24%	12%	100%	0%	0%	22%
To Be Delivered	OCII Funded Affordable Units	-	1,068	826	218	1,644	3,756
	OCII Inclusionary Units	26	-	468	192	1,701	2,387
	Total Affordable and MR Units	129	2,216	3,715	1,498	10,500	18,058

* Transbay Enforceable Obligation is 35% of residential units in the project area (both Zone 1 and Zone 2), not a fixed number of affordable units.

**Includes 110 additional affordable units pursuant to Section 3.6 of the MBS Housing Program.

***OCII Inclusionary Units in HPSII/CP include 892 workforce units at 121-160% AMI. While outside typical "up to 120% AMI" affordable definition, these units are expected to be well below market rate.

PROJECTS COMPLETED

112 Middlepoint Road - Hunters View, Phase I



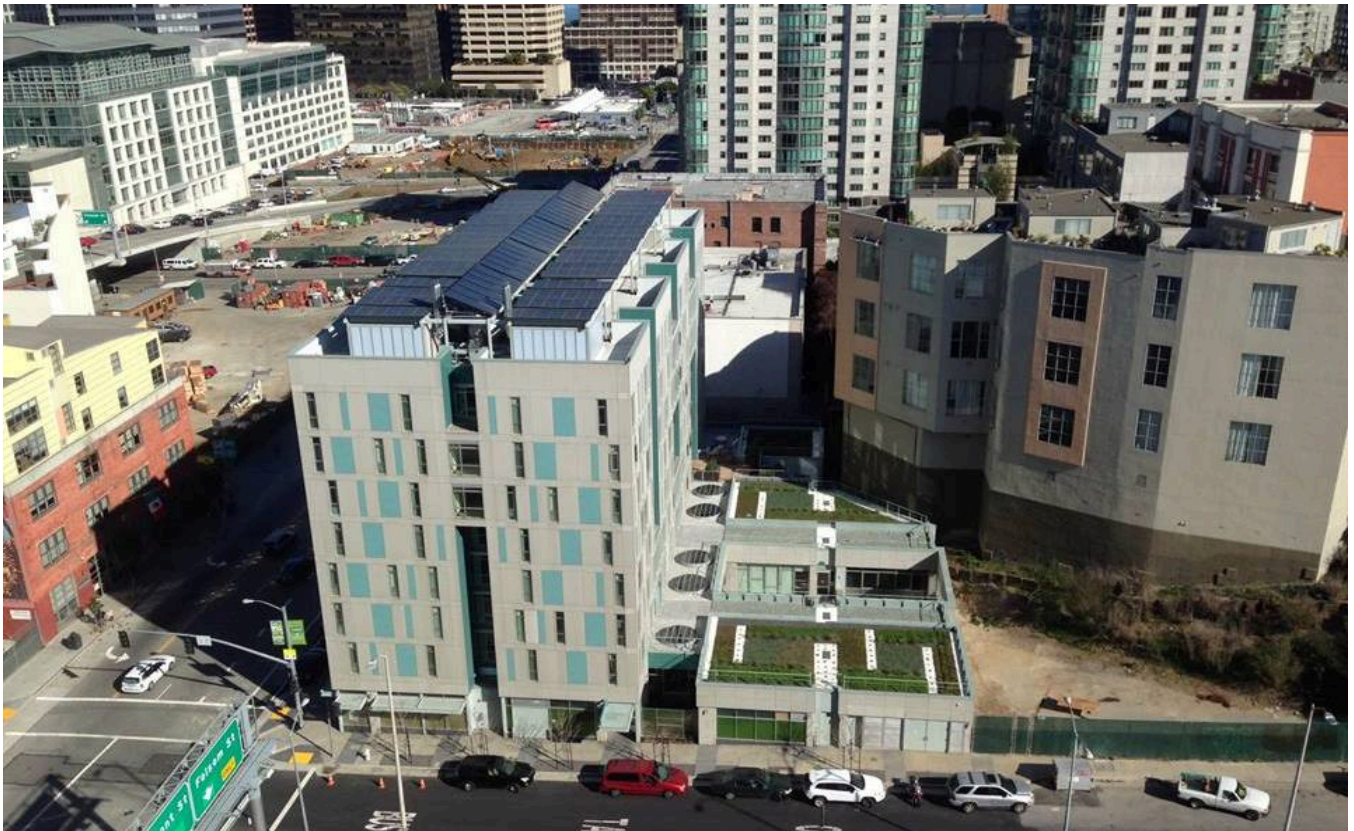
Project Area	Bayview Hunters Point
Project Owner	HV Partners 1, LP
Project Sponsor	John Stewart Company/Devine & Gong/Ridgepoint Nonprofit Housing
Project Architect	Paulette Taggart
Project Contractor	Nibbi/Cahill JV
Project Tenure	Permanent Rental/Affordable Homeownership
Population Type	Families
Total Units	107 (4 1-bdr; 49 2-bdr; 37 3-bdr; 15 4-bdr; 2 5-bdr)
Total Affordable Units	106 (80 public housing replacement units + 26 new units)
Parking	53 (.5:1 parking ratio)
Affordability Levels	120% AMI and Below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$79,169,293*
Total OCII Funding	\$19,449,014
OCII or Inclusionary	OCII
Construction Start Date	July 2005
Construction Completion Date	August 2013 (for blocks 4, 5 and 6)
SBE Contracting Participation	Professional Services: SBE: 64.9%; SF SBE: 27.4%; MBE 6.5%, WBE: 22.3%. Construction: SBE: 35.8%; SF SBE: 22.1%; MBE 13.1%; WBE 6.1%.
Workforce Participation	SF Residents: 47.4%; 94124 Residents: 21.5%; Minority: 72.3%. Women: 4.5%; HV residents worked 23,595 hours (or 5.4% of all hours).

4800 Third Street - Bay Oak Homes



Project Area	Bayview Hunters Point
Project Owner	Green Blended Communities, LLC
Project Sponsor	Green Blended Community
Project Architect	Van Meter Williams Pollack
Project Contractor	Branough, Inc.
Project Tenure	Homeownership
Population Type	Families and Individuals
Total Units	18 (12 1-bdrm; 6 2-bdrm)
Total Affordable Units	18
Parking	11 (.61:1 parking ratio)
Affordability Levels	120% AMI and Below
Non-Residential Uses	2,000 sf retail
Total Development Cost	\$14,727,517
Total OCII Funding	\$11,864,496
OCII or Inclusionary	OCII
Construction Start Date	June 2008
Construction Completion Date	October 2009 (last two units sold in 2014)
SBE Contracting Participation	Construction: SBE: 44.2%; SF SBE: 21.4%; MBE: 17.1%.
Workforce Participation	Unavailable

25 Essex Street - Rene Cazenave Apartments, Transbay Block 11



Project Area	Transbay
Project Owner	25 Essex, LP
Project Sponsor	Community Housing Partnership & BRIDGE Housing
Project Architect	Leddy Maytum Stacy
Project Contactor	Cahill
Project Tenure	Permanent Rental
Population Type	Supportive Housing for Formerly Homeless Individuals
Total Units	120 (108 studios; 12 1-bdr)
Total Affordable Units	120*
Parking	0
Affordability Levels	50% AMI and below
Non-Residential Uses	3,400 sf retail; Community/Multi-purpose Room
Total Development Cost	\$41,307,276
Total OCII Funding	\$9,708,641
OCII or Inclusionary	OCII (includes \$950,000 HOPWA)
Construction Start Date	December 2011
Construction Completion Date	October 2013
SBE Contracting Participation	Professional: SBE: 41.2%; SF SBE: 39.3%; MBE: 17.7%; WBE 15%. Construction: SBE: 38.3; SF SBE: 16%; MBE: 1.2%; WBE: 1.8%.
Workforce Participation	38% on site work by SF residents; Minority: 58.5%; Women: 3.6%.

474 Natoma Street



Project Area	South of Market
Project Owner	474 Natoma LLC
Project Sponsor	Bridge Housing Corporation
Project Architect	Leddy Maytum Stacy/Saida and Sullivan Design
Project Contractor	Nibbi
Project Tenure	Permanent Rental
Population Type	General Public
Total Units	60 (7 studios; 28 1-bdr; 18 2-bdr; 7 3-bdr)
Total Affordable Units	59*
Parking	14 (.23:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$31,232,403
Total OCII Funding	\$15,470,713
OCII or Inclusionary	OCII
Construction Start Date	January 2012
Construction Completion Date	November 2013
SBE Contracting Participation	Professional: SBE: 51.2%; SF SBE: 41.7%; MBE: 9.3%; WBE: 36.1. Construction: SBE: 23.5; SF SBE: 14.1%; MBE: 4.1%; WBE: 4.5%.
Workforce Participation	SF Residents: 33.8%; Minority: 59.4%; Women: 1.2%.

1075 LeConte Avenue – Bayview Hills Gardens



Project Area	Bayview Hunters Point
Project Owner	Third & LeConte Associates, LP
Project Sponsor	Mercy Housing and Providence Foundation
Project Architect	David Baker
Project Contractor	Cahill
Project Tenure	Permanent Rental
Population Type	Supportive Housing for Formerly Homeless Individuals
Total Units	73 (15 studios; 12 Jr.1-bdr; 12 1-bdr; 25 2-bdr; 8 3-bdr)
Total Affordable Units	72*
Parking	21 (.29:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$32,744,541
Total OCII Funding	\$18,559,971
OCII or Inclusionary	OCII
Construction Start Date	March 2012
Construction Completion Date	October 2013
SBE Contracting Participation	Professional: SBE: 49.4%; SF SBE: 48.4%; MBE: 43.6%; WBE: 4.4%. Construction: SBE: 56.3%; SF SBE: 27.9%; MBE: 15.1%; WBE: 3%.
Workforce Participation	SF Residents: 42.1%; Minority: 55.5%; Women: 3.4%.

1180 4th Street – Mission Bay South, Block 13 East



Image Credit : Bruce Damonte

Project Area	Mission Bay South
Project Owner	Mercy Housing California XLIV
Project Sponsor	Community Housing Partnership & BRIDGE Housing
Project Architect	Mithun Solomon and Kennerly Architecture and Planning
Project Contractor	Roberts-Obayashi
Project Tenure	Permanent Rental
Population Type	Family Rental / Homeless Families
Total Units	150 (42 1-bdr; 54 2-bdr; 53 3-bdr)
Total Affordable Units	149
Parking	57 (.38:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	11,302 sf retail; community/youth services rooms/two family childcare units
Total Development Cost	\$80,525,282
Total OCII Funding	\$39,131,442
OCII or Inclusionary	OCII
Construction Start Date	January 2012
Construction Completion Date	August 2014
SBE Contracting Participation	Professional: SBE: 43.6%; SF SBE: 38.4%; MBE: 29.9%; WBE: 6.3%. Construction: SBE: 24.3%; SF SBE: 5.8%; MBE: 5.9%; WBE: 1.9%.
Workforce Participation	SF Residents: 34.7%; Minority: 62.2%; Women: 1.8%.

2000 Ellis Street (formerly 1301 Divisadero Street)

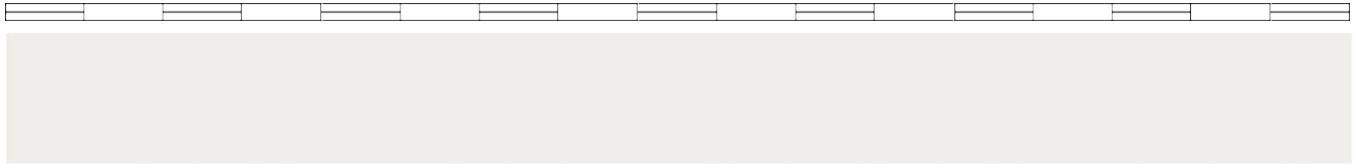


Project Area	Western Addition A-2
Project Owner	2000 Ellis Street Associates LLC and 2020 Ellis
Project Sponsor	John McInerney Developers
Project Architect	Stanley Saitowitz/Natoma
Project Contractor	K2 Builders, Inc.
Project Tenure	For Sale
Population Type	Market Rate and Below Market Rate Homebuyers
Total Units	33 (studios)
Total Affordable Units	4
Parking	33 (1:1 parking ratio)
Affordability Levels	100% AMI and below
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	N/A
OCII or Inclusionary	Inclusionary
Construction Start Date	August 2011
Construction Completion Date	August 2014
SBE Contracting Participation	Construction: SBE: 77.3%; SF SBE: 76.9%.
Workforce Participation	SF Residents: 71.8%; Minority: 66.5%; Women: 0.1%.

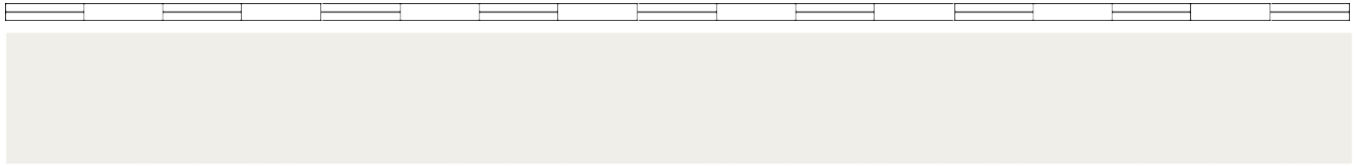
Block 50 - Olympia



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 50 LLC
Project Sponsor	Lennar Urban
Project Architect	BDE
Project Contractor	James E Roberts-Obayashi Corporation
Project Tenure	For Sale
Population Type	Families
Total Units	25 (21 2-bdr; 4 3-bdr)
Total Affordable Units	3
Parking	36 (1:1+ parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	\$0, Private
OCII or Inclusionary	Inclusionary
Construction Start Date	June 2013
Construction Completion Date	April 2015
SBE Contracting Participation	Professional: SBE: 69.1%; SF SBE: 67.2%; MBE: 10.5%; WBE: 0.7%. Construction: SBE: 54.1%; SF SBE: 33.1%; MBE: 28.8%; WBE: 0.1%.
Workforce Participation	SF Residents: 49.4%; BVHP Residents: 28.2%; Minority: 66.8%; Women: 3.2%.



PROJECTS IN CONSTRUCTION



PROJECTS IN CONSTRUCTION

OCII Funded



**1751 Carroll Avenue – Carroll Avenue Senior Housing
(Dr. George W. Davis Senior Housing and Senior Center)**



Project Area	Bayview Hunters Point
Project Owner	Carroll Avenue Senior Housing, LP
Project Sponsor	McCormack Barron Salazar/Bayview Hunters Point Multipurpose Senior Services
Project Architect	David Baker
Project Contractor	Baines/Nibbi JV
Project Tenure	Permanent Rental
Population Type	Seniors
Total Units	121 (117 1-bdr; 3 2-bdr)
Total Affordable Units	120
Parking	57 (.47:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	15,000 sf Senior Services Center
Total Development Cost	\$63,327,874
Total OCII Funding	\$27,911,224 (this excludes \$8,380,730 in acquisition costs)
OCII or Inclusionary	OCII
Construction Start Date	April 2014
Construction Completion Date	September 2015
SBE Contracting Participation	Professional: SBE: 37.7%; SF SBE: 33.1%; MBE: 23.3%; WBE: 3.1. Construction: SBE: 47.5%; SF SBE: 20.4; MBE: 19.1%; WBE: 3.8%.
Workforce Participation	SF Residents: 35.8%; 94124 Residents: 6.69%; Dist. 10 Residents: 15.2%; Minority: 76.9%; Women: 3.1%.

280 Beale Street – Transbay Block 6



Project Area	Transbay
Project Owner	Mercy Housing California 62, LP
Project Sponsor	Mercy Housing California
Project Architect	Santos Prescott
Project Contractor	Cahill/Balfour Beatty Joint Venture
Project Tenure	Permanent Rental
Population Type	Families
Total Units	70 (56 1-bdr; 14 2-bdr)
Total Affordable Units	69
Parking	13 (.19:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	2,133 sf retail; Community/Multi-purpose Room
Total Development Cost	\$28,827,685
Total OCII Funding	\$14,000,000
OCII or Inclusionary	OCII
Construction Start Date	May 2014
Construction Completion Date	July 2015
SBE Contracting Participation	Professional: SBE: 44.9%; SF SBE: 28.7; MBE: 13.5%; WBE: 12.2%. Construction: SBE: 50.6%; SF SBE: 11.7%.
Workforce Participation	SF Residents 24.5%; Minority 62.9; Female 3.6%.

112 Middlepoint Road – Hunters View, Phase II



Project Area	Bayview Hunters Point
Project Owner	HV Partners , 2LP
Project Sponsor	John Stewart Company/ Devine & Gong / Ridgepoint Non Profit
Project Architect	David Baker / Paulette Taggart
Project Contractor	Nibbi/Cahill Joint Venture
Project Tenure	Permanent Rental/Affordable Homeownership
Population Type	Families
Total Units	107 (30 1-bdr; 32 2-bdr; 36 3 bdr; 8 4-bdr; 1 5-bdr)
Total Affordable Units	106
Parking	53 (.50:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$83,527,790 * * Includes \$25,49,753 in infrastructure costs
Total OCII Funding	\$21,775,220
OCII or Inclusionary	OCII
Construction Start Date	March 2015
Construction Completion Date	June 2016
SBE Contracting Participation	Professional: SBE: 62.2%; SF SBE: 43.8%; MBE: 6.2%; WBE: 31.1%. Construction: SBE: 35.8%; SF SBE: 22.1%; MBE: 14.3%; WBE: 2.9%.
Workforce Participation	SF Residents: 73.6%; 94124 Residents: 27.95%; District 10 Residents: 54.3%; Minority 94.5% Women 11.2%.

1009 Howard Street (formerly 200 6th Street) – Bill Sorro Community



Project Area	South of Market
Project Owner	Mercy Housing California
Project Sponsor	Mercy Housing California 51, LP
Project Architect	Kennerly Architecture and Planning
Project Contractor	TBD
Project Tenure	Family Rental and Supportive Housing
Population Type	Families/Developmentally Disabled
Total Units	67 (8 Studios; 24 1-bdrm; 25 2-bdrm; 10 3-bdrm)
Total Affordable Units	66
Parking	0
Affordability Levels	50% AMI and below
Non-Residential Uses	3,005 sq.ft. of retail and community services space
Total Development Cost	\$46,253,815
Total OCII Funding	\$7,805,434 (site acquisition and predevelopment)
OCII or Inclusionary	OCII
Construction Start Date	December 2014
Construction Completion Date	December 2016
SBE Contracting Participation	No SBE-related records, project transferred to MOHCD.
Workforce Participation	Data unavailable; construction pending.

2700 Arelious Walker Drive – Alice Griffith, Phase 2 (Block 4)



**OCII funding will include subsidy of \$90,000 per public housing replacement unit and \$70,000 per new unit provided by CP/HPS2 master developer*

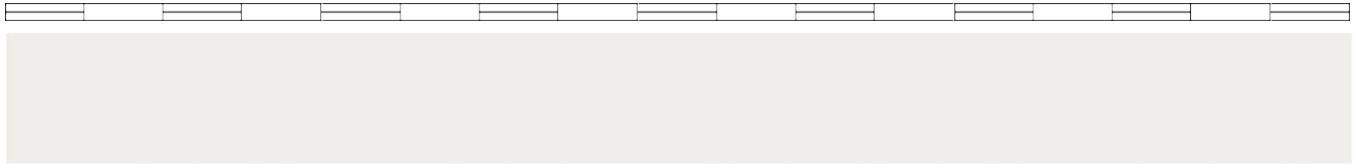
Project Area	Bayview Hunters Point (Candlestick Point)
Project Owner	Alice Griffith Phase 2, LP
Project Sponsor	McCormack Baron Salazar / Tabernacle Community
Project Architect	Torti Gallas
Project Contractor	Nibbi Brothers
Project Tenure	Permanent Rental
Population Type	Families
Total Units	91 (23 1-bdr; 47 2-bdr; 9 3-bdr; 12 4-bdr)
Total Affordable Units	91 (56 Public Housing Replacement Units / 35 New Affordable Units)
Parking	51 (.56:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	3,400 sf retail; Community/Multi-purpose Room
Total Development Cost	\$21,893,251
Total OCII Funding	\$53,754,251
OCII or Inclusionary	OCII
Construction Start Date	March 2015
Construction Completion Date	September 2016
SBE Contracting Participation	Total SBE: 55.8%; SF SBE: 46.0%; MBE: 34.3%; WBE: 6%.
Workforce Participation	Data unavailable; construction pending.

2600 Arelious Walker Drive – Alice Griffith, Phase 1 (Block 2)



**OCII funding will include subsidy of \$90,000 per public housing replacement unit and \$70,000 per new unit provided by CP/HPS2 master developer*

Project Area	Bayview Hunters Point Candlestick (Candlestick Point)
Project Owner	Alice Griffith Phase 1, LP
Project Sponsor	McCormack Baron Salazar/SFHDC
Project Architect	Torti Gallas
Project Contractor	Nibbi Brothers
Project Tenure	Permanent Rental
Population Type	Families
Total Units	93 (23 1-bdr; 51 2-bdr; 7 3-bdr; 12 4-bdrm)
Total Affordable Units	93 (58 Public Housing Replacement Units + 35 New Affordable Units)
Parking	51 (.55:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$21,972,930
Total OCII Funding	\$54,422,930
OCII or Inclusionary	OCII
Construction Start Date	March 2015
Construction Completion Date	September 2016
SBE Contracting Participation	Professional: SBE: 55.8%; SF SBE: 46.0; MBE: 34.3%; WBE: 6%.
Workforce Participation	Data unavailable; construction pending.



Projects in Construction

OCII Inclusionary



Block 51- Merchant



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 51, LLC
Project Sponsor	Lennar Urban
Project Architect	IB + A
Project Contractor	James E Roberts-Obayashi Corporation
Project Tenure	For Sale
Population Type	Singles, Couples and Small Families
Total Units	63 (1 studio; 31 1-bdr; 31 2-bdr)
Total Affordable Units	7
Parking	63 (1:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	June 2013
Construction Completion Date	August 2015
SBE Contracting Participation	Professional: SBE: 71.7%; SF SBE: 55.4%; MBE: 1.2%; WBE: 1.3%. Construction: SBE: 28.2%; SF SBE: 6.0%; MBE: 4.8%; WBE: 0.1%.
Workforce Participation	SF Residents: 49.4%; BVHP Residents: 28.2%; Minority: 66.8%; Women: 3.2%.

72 Townsend Street



Project Area	Rincon Point South Beach
Project Owner	72 Townsend LLC
Project Sponsor	SIMEON Residential Properties
Project Architect	Santos Prescott Architects
Project Contractor:	West Bay Builders
Project Tenure	Homeownership (Est. 1 Occupancy 7/2015, last Occupancy 12/2015)
Population Type	Families and individuals
Total Units	74
Total Affordable Units	7
Parking	74 (1:1 parking ratio)
Affordability Levels	95% AMI and below
Non-Residential Uses	5,000 sf retail; Community room
Total Development Cost	\$56,000,000 (excluding land)
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	September 2013
Construction Completion Date	July 2015
SBE Contracting Participation	Construction: SBE: 26.6%; SF SBE: 10.6%; MBE: 3.1%; WBE: 9%.
Workforce Participation	SF Residents: 17.4%; Minority: 59.1%; Women: 0.2%.

1450 Franklin Street



Project Area	Western Addition-A2
Project Owner	Pacific Heights Franklin Partners II, LLC
Project Sponsor	Pacific Heights Franklin Partners
Project Architect	BDE Architecture
Project Contractor:	Johnstone Moyer Inc.
Project Tenure	For Sale
Population Type	Families and individuals
Total Units	67 (9 studios; 14 1-bdr; 40 2-bdr; 4 3-bdr)
Total Affordable Units	9
Parking	71 (1.1:1 ratio)
Affordability Levels	95% (Avg) – 100% (Max)
Non-Residential Uses	1,400 sf retail
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	June 2013
Construction Completion Date	April 2016
SBE Contracting Participation	Construction - SBE: 44.1%; SF SBE: 3.6%; MBE: 0%; WBE: 0%.
Workforce Participation	SF Residents: 5.7%; Minority: 61.1%; Women: 0.3%.

350 Friedell Street - Hunters Point Shipyard, Block 49



Project Area	Hunters Point Shipyard (Phase 1)
Project Owner	AMCAL Pacific Point Fund, L.P.
Project Sponsor	AMCAL / Young Community Developers
Project Architect	David Baker
Project Contractor	Cahill
Project Tenure	Permanent Rental
Population Type	Families
Total Units	60 (27 1-bdr; 20 2-bdr; 12 3-bdr)
Total Affordable Units	59
Parking	44 (.73:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$28,541,739
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	October 2014
Construction Completion Date	January 2016
SBE Contracting Participation	Professional: SBE: 61.6%; SF SBE: 55%; MBE: 28.9%; WBE: 27.8%. Construction: SBE: 57.2%; SF SBE: 30.2%; MBE: 10.3%; WBE: 2.5%.
Workforce Participation	SF Residents 49.2%; Minority 66.7%; Female 5.7%.

Block 53 - Thayer



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 53, LLC
Project Sponsor	Lennar Urban
Project Architect	Kava Massih Architects
Project Contractor	James E Roberts-Obayashi Corporation
Project Tenure	For Sale
Population Type	Singles, Couples and Families
Total Units	93 (26 1-bdr; 46 2-bdr; 21 3-bdr)
Total Affordable Units	10
Parking	117 (1:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	January 2014
Construction Completion Date	December 2015
SBE Contracting Participation	Professional: SBE: 74.4%; SF SBE: 33.1%; MBE: 12.5%; WBE: 20.1%. Construction: SBE: 49.3%; SF SBE: 24.6%; Minority: 22.2%; Women: 0.5%.
Workforce Participation	SF Residents: 40.2%; BVHP Residents: 27.6%; Minority: 75.7%; Women: 2.0%.

Block 54 - Tides

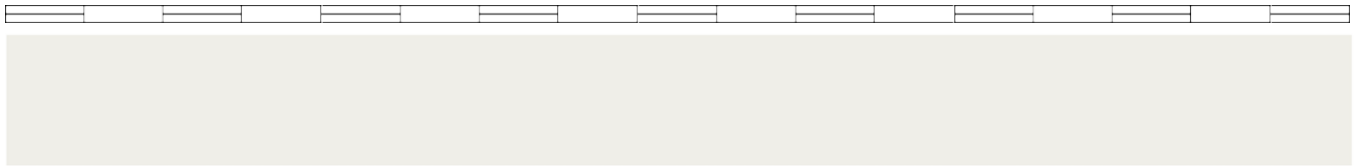


Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 54, LLC
Project Sponsor	Lennar Urban
Project Architect	Kava Massih Architects
Project Tenure	For Sale
Project Contractor	James E Roberts-Obayashi Corporation
Population Type	Singles, Couples and Families
Total Units	66 (20 1-bdr; 28 2-bdr; 18 3-bdr)
Total Affordable Units	7
Parking	96 (1:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	January 2014
Construction Completion Date	December 2015
SBE Contracting Participation	Professional: SBE: 74.4%; SF SBE: 33.1%; MBE: 12.5%; WBE: 20.1%. Construction: SBE: 37.5%; SF SBE: 20.5%; MBE: 20.5%; WBE: 0%.
Workforce Participation	SF Residents: 40.2%; BVHP Residents: 27.6%; Minority: 75.7%; Women: 2.0%.

360 Berry Street – Eviva



Project Area	Mission Bay North
Project Owner	The Integral Group
Project Sponsor	The Integral Group
Project Architect	LDA Architects
Project Tenure	Family Rental
Population Type	Families
Total Units	129
Total Affordable Units	26
Parking	75 (.58:1)
Affordability Levels	90% AMI and below.
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	May 2015
Construction Completion Date	November 2016
SBE Contracting Participation	Professional: SBE: 69.3%; SF SBE: 56.3%; MBE: 44.5%; WBE: 5.3%. Construction: SBE: 46.4%; SF SBE: 27.7%; MBE: 27.5%; WBE: 1.7%.
Workforce Participation	SF Residents: 19.7%; Minority: 23.9%; Women: 0%.



PROJECTS IN ACTIVE PREDEVELOPMENT



**PROJECTS IN ACTIVE
PREDEVELOPMENT
OCII Funded**



588 Mission Bay Boulevard North - Mission Bay South 7 West



Project Area	Mission Bay South
Project Owner	Related Companies of California, LLC
Project Sponsor	Mission Bay Block 7 Housing Partners, LP
Project Architect	David Baker
Project Contractor	Nibbi Brothers
Project Tenure	Permanent Rental
Population Type	Families
Total Units	200 (70 1-bdr; 128 2-bdr)
Total Affordable Units	198
Parking	53 (.27:1 parking ratio)
Affordability Levels	60% TCAC AMI and below
Non-Residential Uses	10,000 sf retail; Community/Multi-purpose Room
Total Development Cost	\$74,970,861
Total OCII Funding	\$16,975,000
OCII or Inclusionary	OCII
Construction Start Date	June 2015
Construction Completion Date	October 2016
SBE Contracting Participation	Professional: SBE: 53.0%; SF SBE: 42.3%; MBE: 33.2%; WBE: 0.6%.
Workforce Participation	Data unavailable; construction pending.

2500 Arelious Walker Drive – Alice Griffith, Phase 3



**OCII funding will include subsidy of \$90,000 per public housing replacement unit and \$70,000 per new unit provided by CP/HPS master developer.*

Project Area	Bayview Hunters Point (Candlestick Point)
Project Owner	Alice Griffith Phase 3, LP
Project Sponsor	McCormack Baron Salazar/SFHCD
Project Architect	Torti Gallas
Project Contractor	Nibbi Brothers
Project Tenure	Permanent Rental
Population Type	Families
Total Units	122 (13 1-bdr; 71 2-bdr; 35 3-bdr; 3 4-bdr)
Total Affordable Units	121 (76 Public Housing Replacement Units + 46 New Units)
Parking	61 (.5:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$93,000,000 (Estimated)
Total OCII Funding	\$40,000,000
OCII or Inclusionary	OCII
Construction Start Date	December 2015
Construction Completion Date	April 2017
SBE Contracting Participation	Professional: SBE: 98.1%; SF SBE: 48.6%; MBE: 33.4%; WBE: 11.3%.
Workforce Participation	Data unavailable; construction pending.

Transbay Block 8



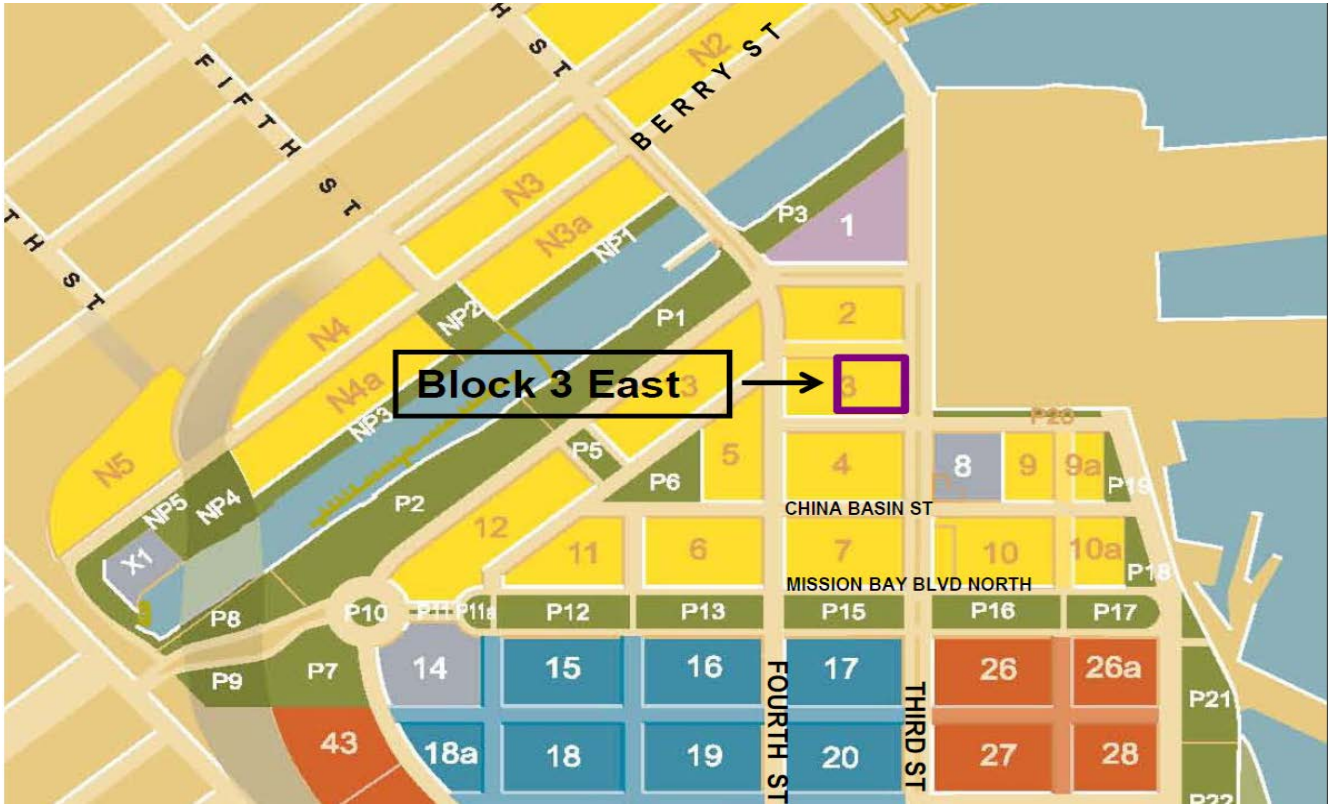
Project Area	Transbay
Project Owner	TBD
Project Sponsor	Related / Tenderloin Neighborhood Development Corporation
Project Architect	Fougeron
Project Contractor	To be Determined
Project Tenure	Permanent Rental
Population Type	Families
Total Units	554
Total Affordable Units	149 (20 studios, 76 1-bdr, 30 2-bdr; 24 3-bdr)
Parking	80 Affordable (.25:1 parking ratio), (70 Inclusionary .50:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	7,295 sf retail; Community/Multi-purpose Room
Total Development Cost	\$67,500,000
Total OCII Funding	\$19,600,000
OCII or Inclusionary	OCII / Inclusionary
Construction Start Date	February 2016
Construction Completion Date	August 2018
SBE Contracting Participation	Data unavailable; Design team assembled 3/31/15.
Workforce Participation	Data unavailable; construction pending.

222 Beale Street - Transbay Block 7



Project Area	Transbay
Project Owner	Mercy Housing California 64, LP
Project Sponsor	Mercy Housing California
Project Architect	Santos Prescott
Project Contractor	Cahill
Project Tenure	Permanent Rental
Population Type	Families
Total Units	120 (52 1-bdr; 45 2-bdr; 23 3-bdr)
Total Affordable Units	119
Parking	0
Affordability Levels	50% and 60% AMI
Non-Residential Uses	Community room; management/service offices; bike parking; on site laundry, and 4,000 sf childcare center
Total Development Cost	\$60,564,381
Total OCII Funding	\$22,202,477
OCII or Inclusionary	OCII / Inclusionary
Construction Start Date	December 2016
Construction Completion Date	February 2017
SBE Contracting Participation	Data unavailable; design team assembled 3/31/15.
Workforce Participation	Data unavailable; construction pending.

1150 Third Street – Mission Bay South, Block 3 East



Project Area	Mission Bay South
Project Owner	Not yet selected.
Project Sponsor	Not yet selected.
Project Architect	Not yet selected.
Project Contractor	TBD
Project Tenure	Request for proposals released April 2015
Population Type	Formerly homeless Veterans/Families
Total Units	101
Total Affordable Units	100
Parking	TBD
Affordability Levels	Not to exceed 60% AMI; veterans' units will be lower
Non-Residential Uses	N/A
Total Development Cost	TBD
Total OCII Funding	TBD
OCII or Inclusionary	OCII
Construction Start Date	TBD
Construction Completion Date	TBD
SBE Contracting Participation	TBD
Workforce Participation	TBD

1300 Fourth Street



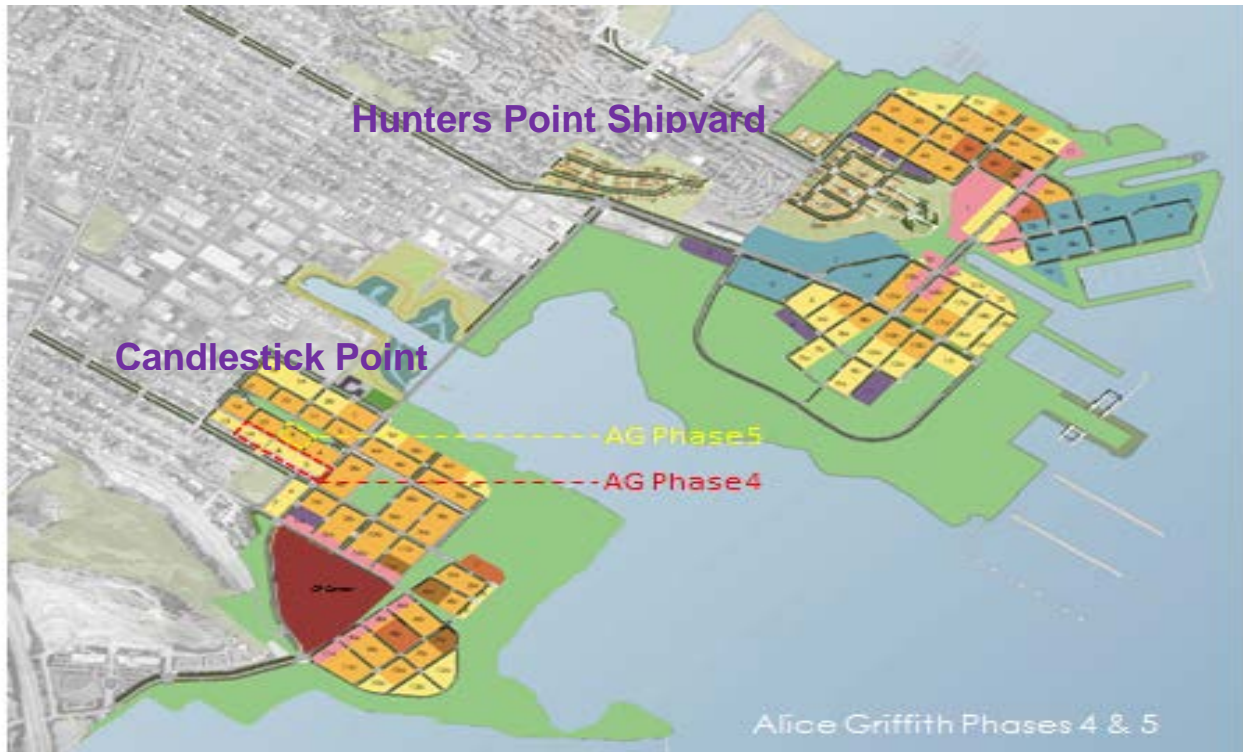
Project Area	Mission Bay South
Project Owner	TBD
Project Sponsor	Tenderloin Neighborhood Development Center
Project Architect	Mithun Solomon
Project Contractor	Nibbi Brothers
Project Tenure	Family Rental
Population Type	Families
Total Units	143
Total Affordable Units	142
Parking	41 (.29:1 ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	8,800 sf retail
Total Development Cost	TBD
Total OCII Funding	\$35,750,000
OCII or Inclusionary	OCII
Construction Start Date	January 2016
Construction Completion Date	January 2017
SBE Contracting Participation	Professional services: design team being assembled; construction not started yet.
Workforce Participation	Construction not started yet.

Transbay Block 1



Project Area	Transbay
Project Owner	Tishman Speyer
Project Sponsor	Tishman Speyer
Project Architect	Studio Gang Architects
Project Contractor	TBD
Project Tenure	For Sale
Population Type	Families
Total Units	318
Total Affordable Units	112
Parking	TBD
Affordability Levels	100% AMI and below
Non-Residential Uses	TBD
Total Development Cost	9330 sf retail
Total OCII Funding	TBD
OCII or Inclusionary	OCII and Inclusionary
Construction Start Date	September 2016
Construction Completion Date	September 2018
SBE Contracting Participation	Professional services: design team being assembled; construction not started yet.
Workforce Participation	Construction not started yet.

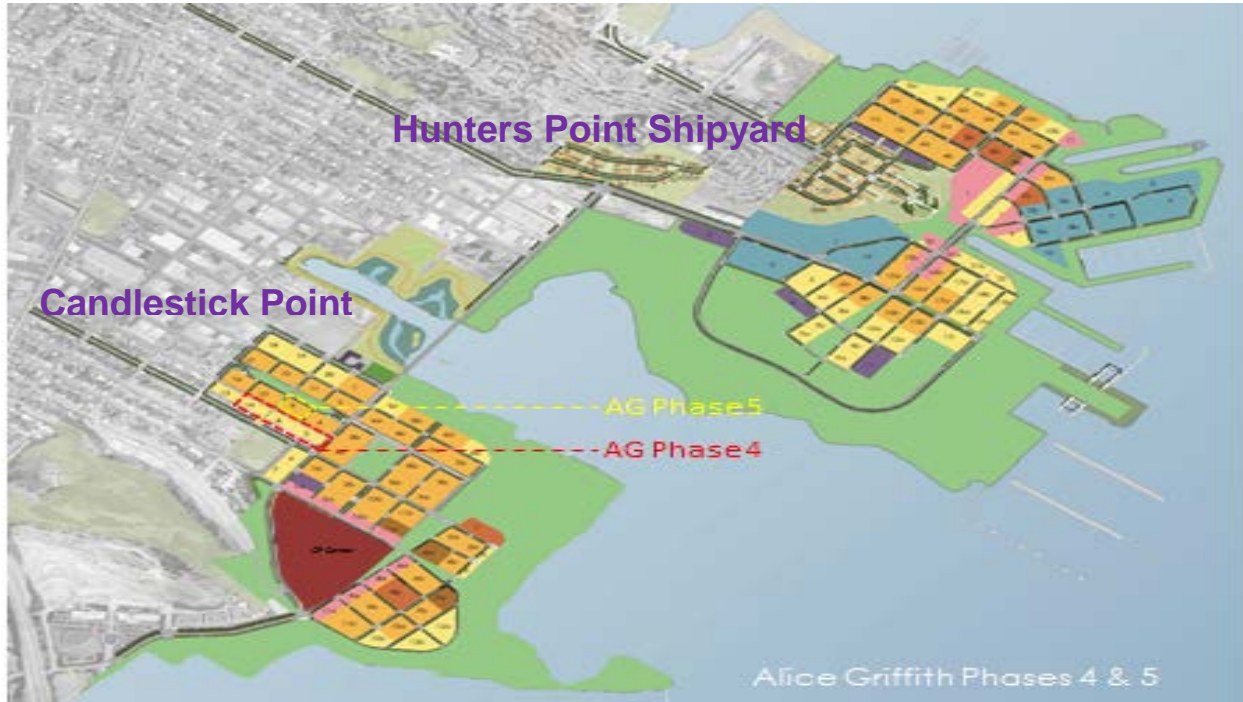
Alice Griffith, Phase 4



**OCII funding will include subsidy of \$90,000 per public housing replacement unit and \$70,000 per new unit provided by CP/HPS master developer.*

Project Area	Bayview Hunters Point (Candlestick Point)
Project Owner	Alice Griffith Phase 4 L.P.
Project Sponsor	McCormack Baron Salazar/TBD
Project Architect	TBD
Project Contractor	TBD
Project Tenure	Permanent Rental
Population Type	Families
Total Units	66
Total Affordable Units	66 (all public housing replacement units)
Parking	TBD
Affordability Levels	50% of AMI or below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$41,009,427
Total OCII Funding	\$22,127,339
OCII or Inclusionary	OCII
Construction Start Date	September 2018
Construction Completion Date	March 2020
SBE Contracting Participation	Predevelopment not yet started.
Workforce Participation	Construction not yet started.

Alice Griffith, Phase 5



*OCII funding will include subsidy of \$90,000 per public housing replacement unit and \$70,000 per new unit provided by CP/HPS master developer.

Project Area	Bayview Hunters Point (Candlestick Point)
Project Owner	Alice Griffith Phase 5 L.P.
Project Sponsor	McCormack Baron Salazar/TBD
Project Architect	TBD
Project Contractor	TBD
Project Tenure	Permanent Rental
Population Type	Seniors
Total Units	132 (132 1-bdrom)
Total Affordable Units	132 (all new units; no public housing replacement)
Parking	TBD
Affordability Levels	50% AMI and below
Non-Residential Uses	Community/Multi-purpose room
Total Development Cost	\$57,046,440
Total OCII Funding	\$33,233,524
OCII or Inclusionary	OCII
Construction Start Date	September 2018
Construction Completion Date	March 2020
SBE Contracting Participation	Predevelopment not yet started.
Workforce Participation	Construction not yet started.

Transbay Block 9



Project Area	Transbay
Project Owner	Block 9 Transbay, LLC
Project Sponsor	Essex/TMG/BRIDGE Housing
Project Architect	Fougeron Architecture
Project Contractor	Balfour Beatty
Project Tenure	Permanent Rental
Population Type	Families
Total Units	545
Total Affordable Units	109
Parking	286
Affordability Levels	50% AMI and below
Non-Residential Uses	3,730 sf retail
Total Development Cost	Unknown at this time
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	December 2015
Construction Completion Date	December 2018
SBE Contracting Participation	Total SBE: 50.9; SF SBE 41.8%; MBE: 19%; WBE: 11.7%.
Workforce Participation	Data unavailable; construction pending.

Block 48, Phase 1A (Blocks N1, N2, O, P)



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 48-1A, LLC
Project Sponsor	Lennar Urban
Project Architect	Mithun Solomon
Project Tenure	For Sale
Population Type	Families
Total Units	47 (6 1-bdr; 30 2-bdr; 11 3-bdr)
Total Affordable Units	5
Parking	47 (1:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	August 2015
Construction Completion Date	May 2017
SBE Contracting Participation	SBE: 62.6%; SF SBE: 33.2%; MBE: 14.4%; WBE: 6.7%.
Workforce Participation	Data unavailable; construction pending.

Block 52



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 52, LLC
Project Sponsor	Lennar Urban
Project Architect	Ignition Architecture
Project Tenure	For Sale
Population Type	Families
Total Units	74
Total Affordable Units	8
Parking	86 (1.6:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	1,000 sf retail
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	October 2015
Construction Completion Date	November 2016
SBE Contracting Participation	Professional: SBE: 76.8%; SF SBE: 18.3%; MBE: 14.1%; WBE: 60.0%.
Workforce Participation	Data unavailable; construction pending.

Block 55

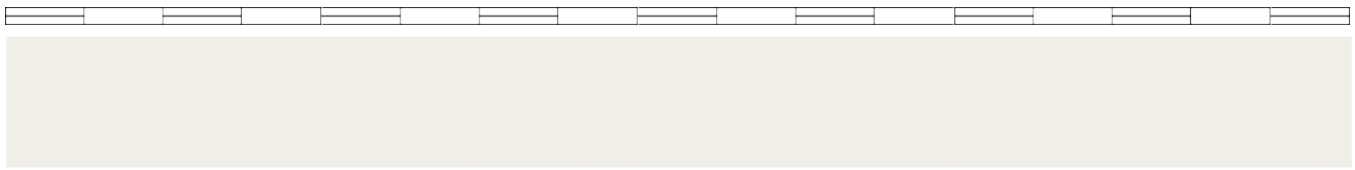


Project Area	Hunters Point Shipyard
Project Owner	Block 55, LLC
Project Sponsor	Lennar Urban
Project Architect	NC2
Project Tenure	For Sale
Population Type	Families
Total Units	66 (22 2-bdr; 44 3-bdr)
Total Affordable Units	3
Parking	132 (2:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	October 2015
Construction Completion Date	October 2017
SBE Contracting Participation	Professional: SBE: 83.6%; SF SBE: 72.6%; MBE: 70%; WBE: 10.7%.
Workforce Participation	Data unavailable; construction pending.

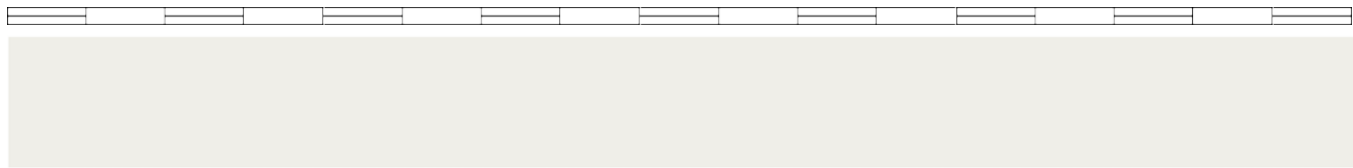
Block 56/57



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 56/57, LLC
Project Sponsor	Lennar Urban
Project Architect	IB + A
Project Tenure	For Sale
Population Type	Families
Total Units	132 (51 1-bdr; 71 2-bdr; 10 3-bdr)
Total Affordable Units	15
Parking	132 (1:1 parking ratio)
Affordability Levels	80% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	June 2015
Construction Completion Date	December 2016
SBE Contracting Participation	Professional: SBE: 87.2%; SF SBE: 77.7%; MBE: 48.3%; WBE: 4.3%.
Workforce Participation	Data unavailable; construction pending.



PROJECTS IN PRELIMINARY PLANNING



PROJECTS IN PRELIMINARY PLANNING OCII Funded (through 2020)

The following chart lists OCII Funded projects in the pipeline are targeted to be complete by 2020 in support of meeting the Mayor’s goal of 30,000 units by 2020 with at least 10,000 of those units affordable. In subsequent pages, maps of the project locations are provided for context.

PROJECTS IN PRELIMINARY PLANNING - OCII FUNDED (THROUGH 2020)					
Project Area	Project Name	Type of Housing	Total Aff. Units*	AMI Targeting	Construction Completion Date
HPSY II/CP	CP-03, Block 10a (HPSY II)	Family Rental	139	60% AMI and below	Jun-19
HPSY II/CP	CP-03, Block 11a (HPSY II)	Family Rental	89	60% AMI and below	Jun-19
HPSY-I	HPSY I - Block 54	Family Rental	39	TBD	Dec-19
MBS	Mission Bay South Block 6 West	Family Rental	105	TBD	Jul-20
TB	Transbay Block 2a and 2b	Senior Rental	<u>286</u>	TBD	Dec-20
		Total	658		

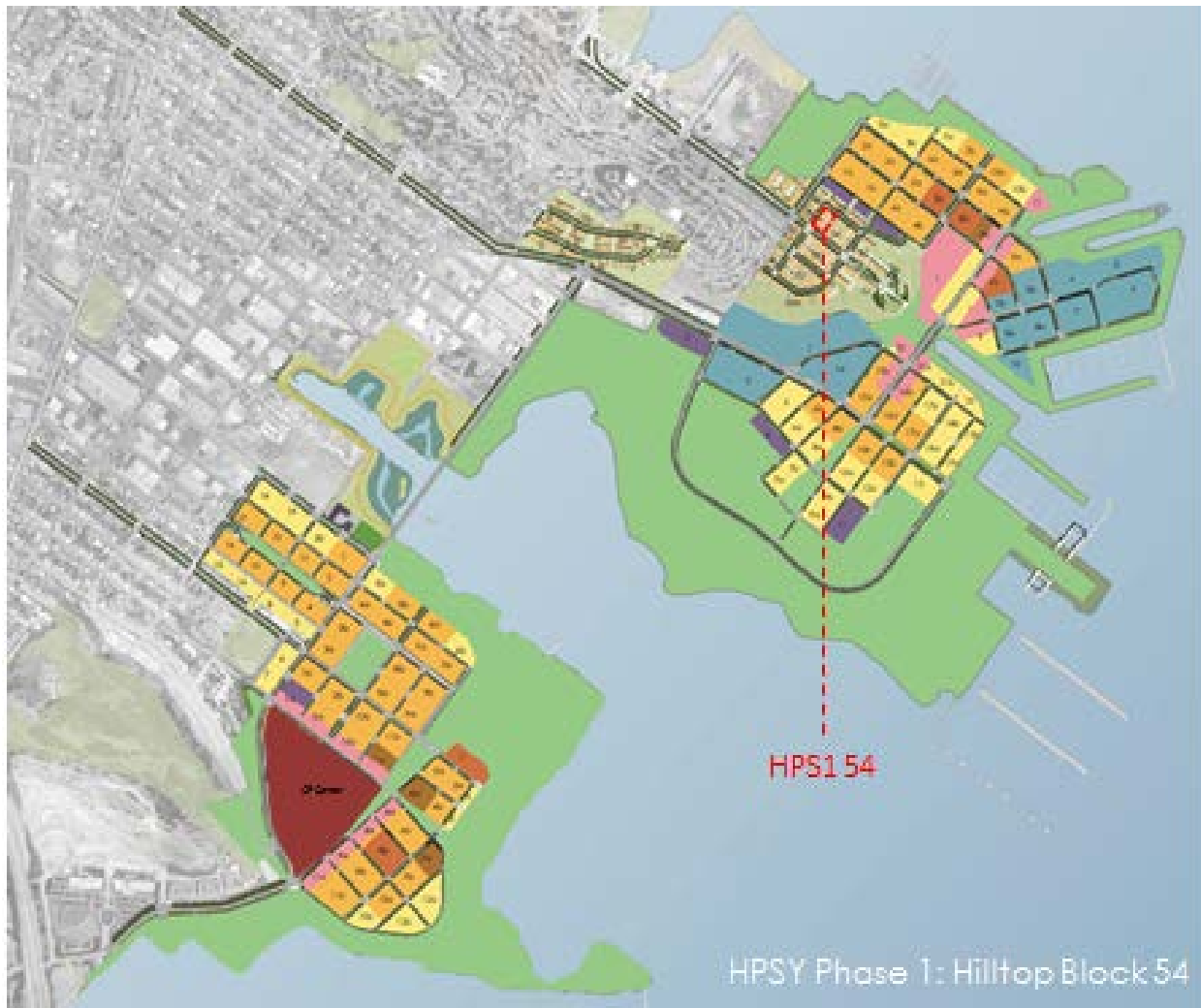
Hunters Point Shipyard, Phase II Candlestick Point CP03, Blocks 10a and 11a

The RFPs for Blocks 10a and 11a will include 139 rental units for Block 10 and 89 rental units for Block 11a for families targeting 60% AMI and below. Construction completion is estimated by June 2019 for both blocks. For more detailed information, please refer to our comprehensive table on Page 60.



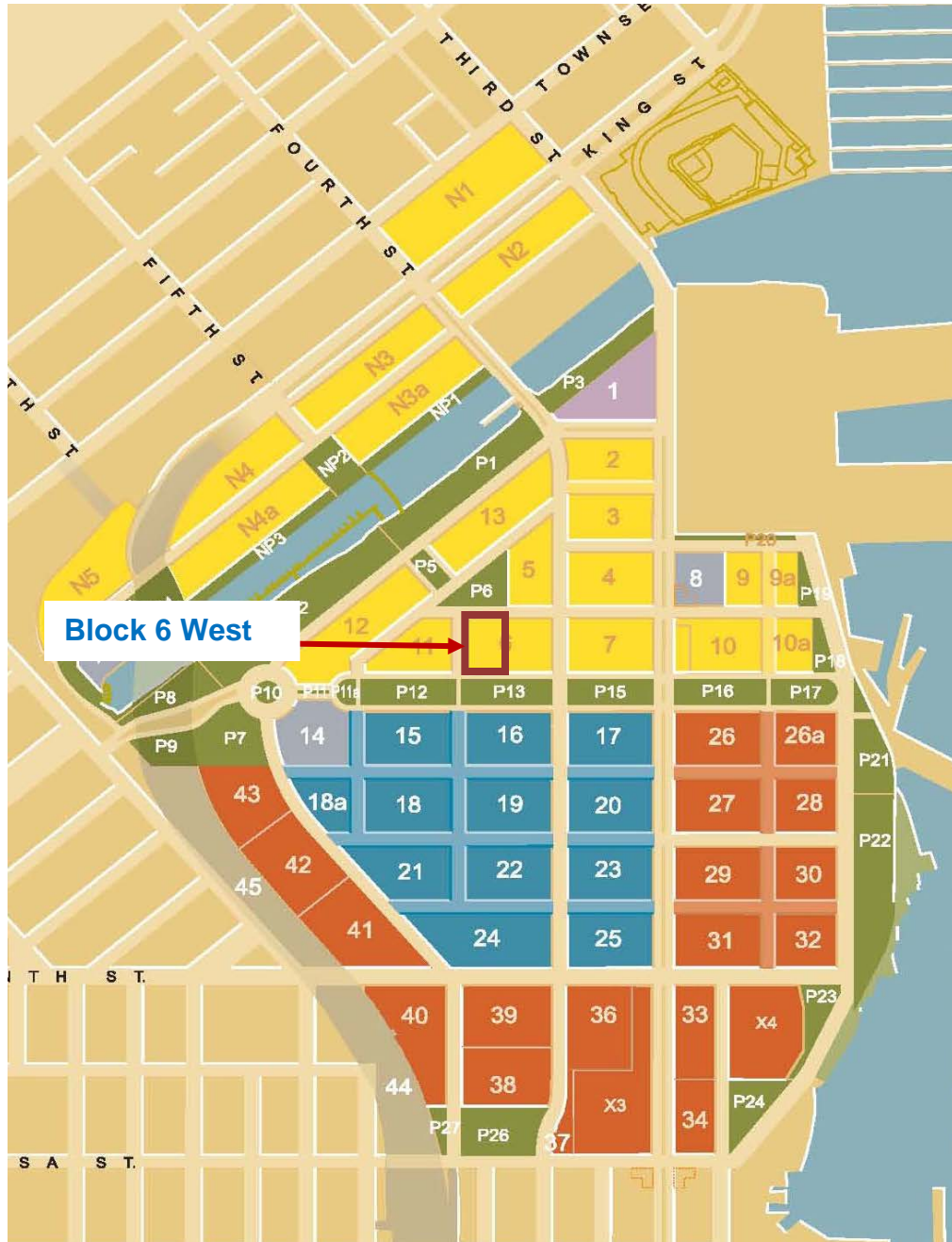
Hunters Point Shipyard, Phase I Block 54

The RFP for Block 54 will include 39 rental units for families targeting 60% AMI and below. Construction completion is estimated by June 2019. For more detailed information, please refer to our comprehensive table on Page 60.



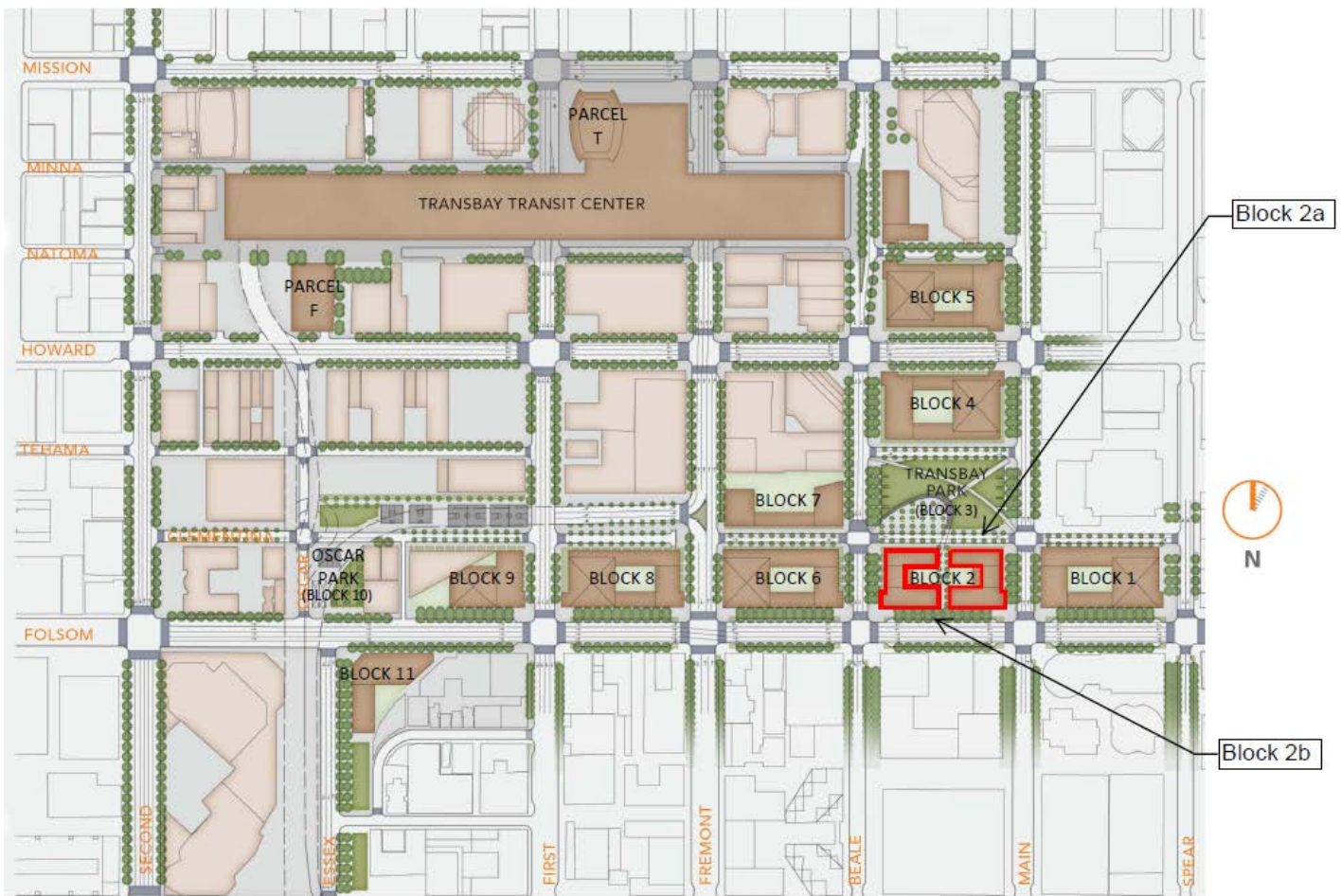
Mission Bay South, Block 6W

The RFP for Block 6 West will include 105 rental units for families. Construction completion is estimated by July 2020. For more detailed information, please refer to our comprehensive table on Page 60.



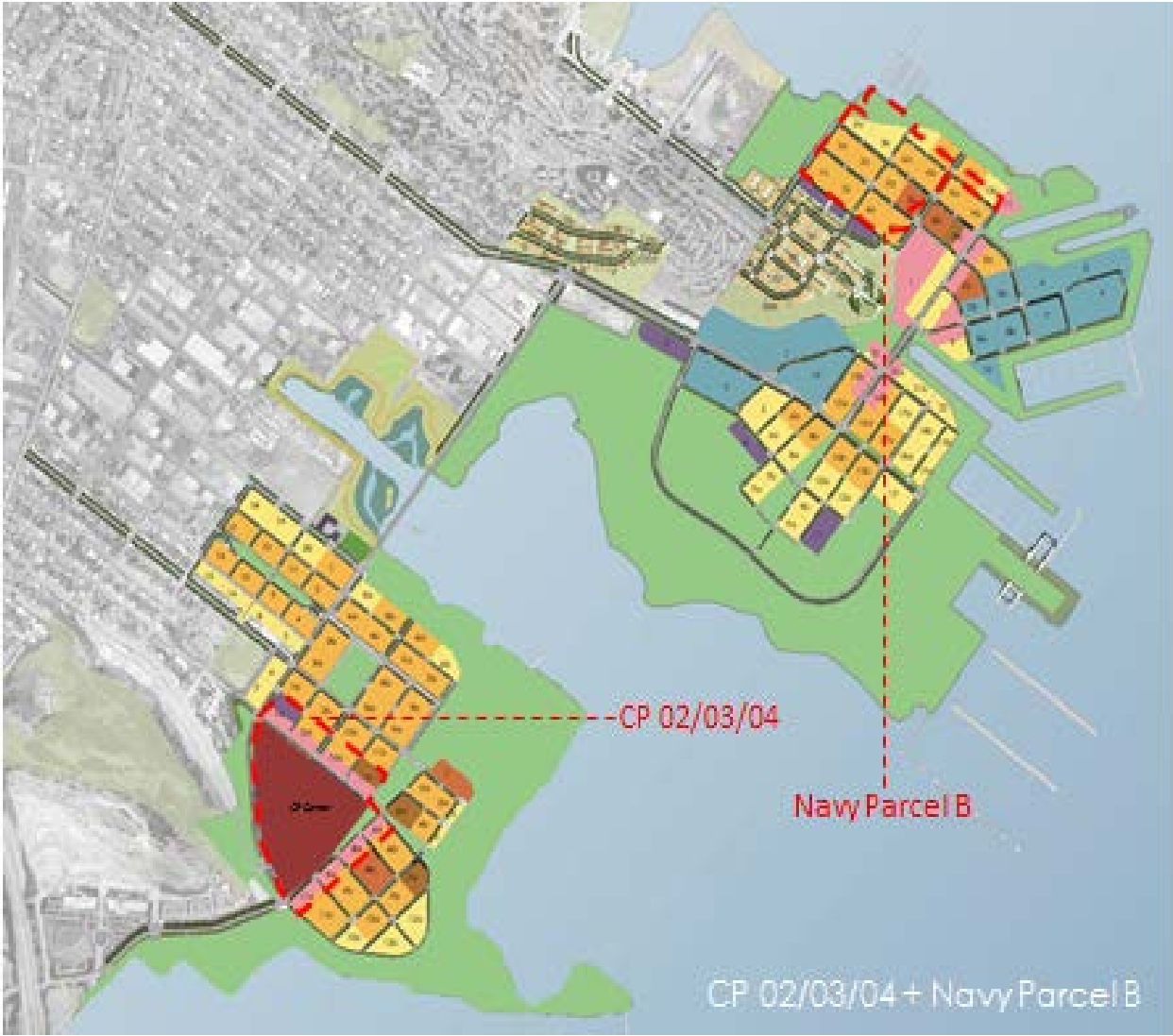
Transbay Blocks 2a and 2b

The RFP for Blocks 2a and 2b will include 286 rental units that may include seniors and families. Construction completion is estimated by December 2020. For more detailed information, please refer to our comprehensive table on Page 60.



OCII Inclusionary (through 2020)

Hunters Point Shipyard, Phase II Candlestick Point CP 02/03/04 and Parcel B



OCII Inclusionary (through 2020)

Hunters Point Shipyard, Phase I Block 1



OCII Inclusionary (through 2020)

Hunters Point Shipyard, Phase I Block 48 Phases 2A, 1B, 2B, 3A, 3B

