



office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

**AFFORDABLE HOUSING
PRODUCTION REPORT**
FISCAL YEAR 2015-2016

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December 2016

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Cover/back photos: Dr. Davis Senior Residence, courtesy of McCormack Baron Salazar

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 projects, as well as remaining projects in other redevelopment project areas. In the last fiscal year (2015-16), 189 affordable units in OCII-funded affordable housing projects and 76 OCII-sponsored inclusionary units have been completed. There are approximately 6,069 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 is shown below:

	TOTAL AFFORD. UNITS	Shipyard & Candlestick	Mission Bay	Transbay	Other*
<i>OCII Sponsored Funded Units</i>					
Production Obligation	4,782	1,844	1,622	787	529
Completed Prior FY13-14/14-15	407	-	407	-	-
Completed FY13-14/14-15	506	-	149	120	237
Completed FY15-16	189			69	120
In Construction	792	303	198	119	172
Predev & Prelim Planning	1,162	562	445	155	-
Future Sites	1,600	966	311	323	-
Remaining Obligation subtotal	3,554	1,831	954	597	172
<i>OCII Sponsored Inclusionary Units</i>					
Production Obligation	2,884	1,893	291	680	20
Completed Prior FY13-14/14-15	265	-	265	-	-
Completed FY13-14/14-15	3	3	-	-	-
Completed FY15-16	76	65			11
In Construction	66	31	26	-	9
Predev & Prelim Planning	896	367	-	529	-
Future Sites**	1,553	1,402	-	151	-
Remaining Obligation Subtotal	2,515	1,800	26	680	20
REMAINING OBLIGATION TOTALS	6,069	3,631	980	1,277	192

* 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 serving moderate and middle income households.

OCII Background

The Office of Community Investment & 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 annual Recognized Obligation Payment Schedules (“ROPS”), as well as approves 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 Redevelopment 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, as was SFRA. 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 Hunters Point Shipyard/Candlestick Point, Mission Bay, and Transbay 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 information below summarizes project completions during FY 2015-16 as well as significant milestones in projects in predevelopment, each project is described in more detail later in the report:

In FY 2015-16 there were 189 completed affordable units in **OCII stand-alone projects**:

- 69 units at 280 Beale Street (Transbay Block 6)
- 120 units at Dr. Davis Senior Residence at 1751 Carroll Avenue

In FY 2015-16 there were 76 completed affordable units in **OCII inclusionary projects**:

- 6 units at Block 51 in Hunters Point Shipyard
- 4 units at 2000 Ellis Street in Western Addition
- 59 units at 350 Friedell (Pacific Pointe/Block 49) in Hunters Point Shipyard
- 7 units at 72 Townsend in Rincon Point-South Beach

During FY 15-16, OCII commission took the following actions taken at significant approval milestones to further production of a wide variety of affordable housing. Affordable housing types represented include low and moderate income homeownership, very low and low income rental, formerly homeless veterans rental, rebuilding of rental public housing, and formerly homeless families rental. Each of these projects is described in more detail later in the report.

PROJECT AREA	PROJECT NAME	ACTION	AMOUNT FUNDED	AFFORDABLE UNITS
Transbay	TB Block 8 (250 Fremont St)	Gap Loan Authorization	\$16,000,000	79
Transbay	TB Block 7 (222 Beale St)	Gap Loan	\$25,560,000	119
Transbay	TB Block 7 (222 Beale St)	Schematic Design Approval		
Mission Bay	MBS Block 3E (1150 3rd St)	Predevelopment Loan, ENA	\$2,500,000	119
HPSY Phase II	Alice Griffith Phase 4 (2800 Arelious Walker Dr)	Predevelopment Loan/Schematic Design (conditional approval)	\$2,162,000	31
Transbay	TB Block 1 (160 Folsom St)	DDA and Schematic Design Approval		156
		TOTAL:	\$46,222,000	504

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 to assist OCII with 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 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 projects in Hunters Point Shipyard and Candlestick Point (described further on page 21) include some “Workforce Units” intended to serve moderate income households with moderate incomes higher than 120% of AMI up to 160% AMI who are not typically served in OCII funded or inclusionary affordable units, but still struggle to find appropriate and affordable housing in San Francisco’s extremely competitive housing market. These units are also intended to provide another step in the “housing ladder” within the community for households with a goal of homeownership. 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 of the units are marketed. For reference, the 2016 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 and third-party contractual requirements for these major approved projects in each area: Hunters Point Shipyard/Candlestick Point, Mission Bay, and Transbay. 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. There is a more detailed description of the COP Program on page 6.

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 or workers. Mission Bay and Transbay projects include the COP preference and San Francisco residents or workers. In 2014, OCII adopted the City's Ellis Act Housing Preference ("EAHP") Program, which provides a preference for households evicted under the Ellis Act, and is being implemented in all projects going forward. Subsequently, the City adopted the Displaced Tenant Housing Preference ("DTHP") which included EAHP certificate holders and tenants displaced by owner move-in actions or fire. Should the OCII Commission adopt that policy in the future, DTHP would be applied on a project by project basis. 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> and <http://sfmohcd.org/DISPLACED-TENANT-HOUSING-PREFERENCE-PROGRAM-0>. MOHCD's website also provides up to date listings of new projects taking applications, including all OCII sponsored projects, located at: <http://sfmohcd.org/affordable-housing-resources-0#rentalHousingWaitlist>.

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 COP 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 considering applying to ensure that eligible COP 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 COP 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 COP holders in both OCII and MOHCD sponsored projects. In order to augment the services provided by MOHCD, in the current fiscal year (2016/17) OCII has hired a new position focusing on the marketing of OCII-funded and sponsored units. This Senior Development Specialist position is responsible for acting as a liaison with MOHCD to support the marketing, lease-up and sales of OCII sponsored affordable housing units to ensure compliance with all applicable occupancy priorities, local preferences and other fair housing requirements. In particular, this position will focus on maximizing opportunities for COP holders to be housed in OCII affordable units.

MOHCD will be offering a web-based application system during fiscal year 2016-17. 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.

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 SFRA also extended the time limit COP holders have to use their certificate through January 2016; the Commission’s action provided for two additional 5-year extensions. In December 2015 the OCII Commission extended the program for five years. Leaving one additional 5-year extension which may be exercised in 2020. Upon the Agency’s dissolution, the Certificate Program transferred to MOHCD in its current form.

MOHCD provides an annual report to the OCII Commission describing the COP program status, accomplishments, and next steps in greater detail.

During **2015-2016 Fiscal Year** COP program highlights are as follows:

Status	Number	Comments
New COPs Issued	111	38 more than the previous year
Applied for Housing	157	62 more than the previous year
COP Holders Housed	44	Up 21 from the previous year
COP Holders Returned to SF	10	Returning from Richmond, Sacramento, Fresno, Oakland, and Hayward

To maximize the success in housing COP holders, MOHCD is actively pursuing programs and tools 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 (“SF

AHA”) to offer a limited number of rental subsidies to senior and disabled COP holders currently living in San Francisco. COP holders were alerted to this opportunity which provides the rental subsidy that allows them to pay 30% of their current income for rent. The San Francisco AIDS Housing Alliance has supported 5 COP holders: 2 located at 280 Beale and 3 at Pacific Pointe. SF AHA receives Emergency Shelter Grant (“ESG”) Program, Community Development Block Grant (“CDBG”) Program and General Fund monies through MOHCD. Also, this past year, MOHCD worked closely with the Bayview Multipurpose Senior Service Connection to ensure that all of the community members who presented themselves as COP holders were confirmed. Bayview Multipurpose assisted over 200 community members in filling out COP applications. After reviewing all applications, MOHCD confirmed 35 actual certificate holders from the group.

Marketing Accomplishments during FY 2015-2016

During the reporting period, eight OCII sponsored and inclusionary projects were marketed, described as follows:

Leasing Completed During 2015

Transbay Block 6, Affordable Component

Address	280 Beale St.
Project Area	Transbay
Developer	Mercy Housing California
Housing Type	Family Rental
Affordable Units	69
Affordability Level	50% AMI and below
Construction Completion	July 2015
Leasing Completion	September 2015
Project Preferences	<ol style="list-style-type: none"> 1. Hunters Point and Western Addition Certificate of Preference (“COP”) Holders 2. Ellis Act Housing Preference (“EAHP”) Holders 3. San Francisco residents or workers 4. General public

Transbay Block 6: Heads of Households at Lease-Up

Race Ethnicity	COP Residents:	Residents in Affordable Units	Percent:
American Indian		2	3%
Asian		35	51%
Black	6	11	16%
Native Hawaiian		1	1%
Other/ Multiracial		2	3%
White		12	17%
Hispanic/Latino		5	7%
Unknown		1	1%
Total		69	100%

For a more detailed project description see page 29. The highlights of lease up are:

- 5,354 applications were submitted during 14-day application period
- Certificate of Preference (“COP”) Holders participation and placement:
 - 12 COP holders applied.
 - **6 COP holders housed.**
 - 9% of successful applicants at 280 Beale were COP holders. Previous COP housing rate in the last two affordable developments was an average of 2%.
 - 3 COP holders were denied for being under income and were referred to housing counseling, and no rental subsidies sources were available at the time.
 - 3 COP holders did not provide requested information nor did they show up for scheduled interview and did not respond to MOHCD staff inquiries
- One Ellis Act Housing Preference household, evicted from District 3 (Chinatown) applied, qualified and moved in
- 22 households were denied and appealed. With MOHCD help, 9 appeals were overturned

HPS Blocks 50 and 51

Address	Various
Project Area	HPSY Phase 1
Developer	Lennar Urban
Housing Type	For Sale Inclusionary
Affordable Units	9
Affordability Level	80% AMI and below
Construction Completion	Summer 2014
Sales Completion	May 2015
Project Preferences	<ol style="list-style-type: none"> 1. Certificate of Preference Holders 2. Rent Burdened or Assisted housing Residents who are San Francisco residents 3. Ellis Act Housing Preference (EAHP) Holders 4. San Francisco residents 5. General public (including employees working in San Francisco)

Head of Household Race/Ethnicity:

Race Ethnicity	Successful Homebuyers	Percent:
Asian	6	67%
Black	1	11%
White	1	11%
Unknown	1	11%
Total	9	100%

The highlights of the lease-up are:

- The Developer accepted applications from August 15-October 16, 2014
- A total of 45 applications were received
- The lottery was held on October 23, 2014.
- Breakdown by lottery preference:
 - One Certificate of Preference applicant – not successful because over income
 - One rent burdened applicant - successful
 - One Ellis Act Housing Preference applicant – successful
 - 23 applicants resided in San Francisco – seven successful applicants
 - Two general public applicants – unsuccessful
 - 17 applicants submitted incomplete applications

- Successful applicants' occupations include: engineer, nursing assistant, hotel attendant, housekeeping, construction, restaurant worker, and cashiers.

Leasing Completed During 2016

Dr. Davis Senior Residence

Address	1751 Carroll Ave.
Project Area	Bayview Hunters Point
Developer	McCormack Baron Salazar and Bayview Hunters Point Multipurpose Senior Center
Housing Type	Senior Rental
Affordable Units	120
Affordability Level	50% AMI and below
Construction Completion	May 2016
Leasing Completion	October 2016
*Project Preferences	<ol style="list-style-type: none"> 1. Existing Alice Griffith Residents 2. Hunters Point Certificate of Preference Holders 3. Western Addition Certificate of Preference Holders 4. Rent Burdened or Assisted Housing Residents defined as persons paying more than fifty percent (50%) of their income for housing, and assisted residents, defined as persons residing in public housing or project-based Section 8 housing. 5. San Francisco residents or workers 6. General public

*Per the OCII loan agreement.

For a more detailed project description see page 30.

The highlights of lease up are:

- The application process occurred in October 2015, and in excess of 4,500 applications were received by the San Francisco Housing Authority ("SFHA")
- Seniors living at Alice Griffith have first priority. 12 seniors from Alice Griffith were housed.
- 23 units are set-aside for formerly homeless seniors. Referrals for the homeless set-aside units come from the Department of Public Health Direct Access to

Housing (“DPH-DAH”) Program. All 23 formerly homeless households have moved in.

- Certificate of Preference (“COP”) Holders participation and placement:
 - 58 COP holders (35 from Bayview and 23 from the Western Addition) applied
 - **26 COP holders were housed (18 from Bayview and 8 from Western Addition).**
 - The primary reason that 32 of the 58 COP holders who applied to reside at Dr. Davis were not housed is because they were interested in residing at the Willie B. Kennedy Senior Residence. Other reasons include ineligibility due to age, and a higher level of frailty.

Pacific Pointe

Address	350 Friedell St.
Project Area	HPSY Phase 1
Developer	AMCAL and Young Community Developers
Housing Type	Family Rental
Affordable Units	59
Affordability Level	50% AMI and below
Construction Completion	April 2016
Leasing Completion	September 2016
Project Preferences	<ol style="list-style-type: none"> 1. Hunters Point Certificate of Preference Holders 2. Western Addition Certificate of Preference Holders 3. Rent Burdened or Assisted Housing Residents defined as persons paying more than fifty percent (50%) of their income for housing, and assisted residents, defined as persons residing in public housing or project-based Section 8 housing. 4. San Francisco residents 5. General public

For a more detailed project description see page 34.

The highlights of lease up are:

- The application process occurred in from January 25-February 23, 2016, and in excess of 2,400 applications were received by the developer.
- The development reached 100% occupancy on September 22, 2016.

- Certificate of Preference (“COP”) Holders participation and placement:
 - 25 COP holders (14 from Bayview and 11 from the Western Addition) applied.
 - **12 COP holders were housed.**
 - Status of remaining thirteen COP holders:
 - One applicant cannot be located; the leasing agent, BHPMSS staff, MOHCD and the applicant’s family have all tried to contact her.
 - One applicant was non-responsive after repeated outreach efforts.
 - One applicant failed to submit any income documentation. BHPMSS staff helping applicant gather information.
 - One applicant found the unit too small for his household.
 - Six applicants are over income; MOHCD staff will inform these applicants of other BMR unit opportunities (i.e., Eviva Midtown).
 - 3 applicants withdrew from the applicant pool: 1) under income; 2) wants to remain in Sacramento; and, 3) believed she would not qualify for the housing.
- Rent Burdened participation and placement:
 - 345 applicants stated they were eligible for the “Rent Burdened” preference
 - 34 of the Rent Burdened were housed.

Racial/Ethnic Composition and District 10 residency of successful applicants:

Race Ethnicity	*Previous D10 Address	*All Residents	Percent:
African American	21	31	53%
Asian American	10	16	27%
Other/ Multiracial	1	3	5%
White	1	1	2%
Hispanic/Latino	4	6	10%
Unknown	1	2	3%
Total	38	59	100%

*Numbers need confirmation with the Final Report from the leasing agent to MOHCD.

In Construction and in leasing

Hunters View Phase 2a

Address	112 Middlepoint Rd.
Project Area	Bayview Hunters Point
Developer	John Stewart Co, Devine and Gong, and Ridgepoint Nonprofit
Housing Type	Family Rental
Affordable Units	106
Affordability Level	50% AMI and below
Construction Completion	November 2016
Leasing Completion	In process
Project Preferences	<ol style="list-style-type: none">1. Hunters Point Certificate of Preference Holders2. Western Addition Certificate of Preference Holders3. Rent Burdened or Assisted Housing Residents defined as persons paying more than fifty percent (50%) of their income for housing, and assisted residents, defined as persons residing in public housing or project-based Section 8 housing.4. San Francisco residents or workers5. General public

For a more detailed project description see page 38.

The highlights of the upcoming marketing process will include:

- This project includes 80 public housing replacement units. The remaining 26 units are tax credit units and affordable at 50% AMI levels and are the subject of the marketing plan.
- The application process occurred from June 9-July 7, 2016, and a total of 1,947 applications were received by the developer.
- The lottery was held on July 29, 2016.
- Applicants started being interviewed in September 2016.
- Certificate of Preference (“COP”) Holders participation:
 - 8 COP holders applied.
 - 3 COP holders approved for housing.
 - 3 COP holders did not satisfy the credit criteria. All 3 appealed and were subsequently referred to credit counseling to work on severe credit issues.

- One COP holder was over income.
- One COP holder did not respond to repeated outreach.
- The Developer completed targeted outreach to COP holders, posted flyers about this housing opportunity in and around the community, as well as conducted an information session.

In Construction

Alice Griffith Phase 1 and 2

Address	2600 Arelious Walker Drive, and 2700 Arelious Walker Drive
Project Area	Bayview Hunters Point
Developer	McCormack Baron Salazar, San Francisco Housing Development Corporation and Tabernacle Community Development Corporation
Housing Type	Family Rental
Affordable Units	182
Affordability Level	50% AMI and below
Construction Completion	February 2017
Leasing Completion	In process
Project Preferences	<ol style="list-style-type: none"> 1. Households in which one member was or is a resident of the Alice Griffith housing development on or after October 26, 2010 2. Hunters Point Certificate of Preference Holders 3. Western Addition Certificate of Preference Holders 4. Households in which one member is Rent Burdened or an Assisted Housing Resident: <ol style="list-style-type: none"> a. Rent Burdened is defined as persons paying more than 50% of their income for housing. This preference does not apply to Section 8 voucher holders. b. Assisted Housing Resident is defined as persons residing in public housing or Project-Based Section 8 housing. 5. Households in which one member holds a Displaced Tenant Housing Preference (DTHP) Certificate from the Mayor's Office of Housing and Community Development for up to 20% of the units (or 36 units for this development). 6. Live or work in San Francisco. 7. General public.

For a more detailed project description see pages 36 and 37.

The highlights of the marketing process to date include:

- These projects include 114 public housing replacement units. The remaining 68 units are affordable at 50% AMI levels and are the subject of the marketing plan.
- The Developer completed targeted outreach to COP holders, posted flyers about this housing opportunity in and around the community, and provided Rental Readiness workshops through its leasing partner.
- The application process occurred from October 6-November 3, 2016, and a total of 2,783 applications were received by the Developer.
- Lottery: December 1, 2016.
- Applicants will begin being interviewed by the end of the year.

Alice Griffith Phase 3A and 3B

Address	2500 Arelious Walker Drive
Project Area	Bayview Hunters Point
Developer	McCormack Baron Salazar and San Francisco Housing Development Corporation
Housing Type	Family Rental
Affordable Units	121
Affordability Level	50% AMI and below
Construction Completion	November 2016
Leasing Completion	Starting 2017
Project Preferences	<ol style="list-style-type: none"> 1. Residents of the Alice Griffith housing development per the HUD Requirements, and as required in the Redevelopment Plan for the Bayview Hunters Point Redevelopment Area adopted on August 3, 2010. 2. Hunters Point Certificate of Preference Holders 3. Western Addition Certificate of Preference Holders 4. Rent burdened or assisted housing residents, defined as persons paying more than fifty percent (50%) of their income for housing, or persons residing in public housing, or persons residing in public housing or Project-Based Section 8 housing. 5. Households in which one member holds a Displaced Tenant Housing Preference (DTHP)

	<p>Certificate from the Mayor's Office of Housing and Community Development for up to 20% of the units.</p> <p>6. San Francisco residents or workers.</p> <p>7. General public.</p>
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For a more detailed project description see page 41.

The highlights of the marketing process to date include:

- This project includes 93 public housing replacement units. The remaining 27 units are affordable at 50% AMI levels and are the subject of the marketing plan.
- The Developer has submitted Early Outreach materials. Early Outreach postcards to COP holders are anticipated to be sent in January 2017.

Mission Bay South 7 West

Address	588 Mission Bay Blvd. North
Project Area	Mission Bay South
Developer	Related Companies
Housing Type	Family Rental
Affordable Units	198
Affordability Level	60% AMI and below
Construction Completion	February 2017
Leasing Completion	In process
	<ol style="list-style-type: none"> 1. Certificate of Preference Holders 2. Employees of a public higher education institution located in San Francisco or employees of a public health care institution in San Francisco for up to 25% of the units (or 50 units). 3. Live or work in San Francisco. 4. General public.

For a more detailed project description see page 39.

The highlights of the marketing process to date include:

- The Developer is completing targeted outreach to COP holders, posting flyers about this housing opportunity in and around the community, and will conduct information sessions.
- The lottery is anticipated to occur in January 2017.
- Applicants will begin being interviewed late January 2017.

Inclusionary Currently Leasing or For Sale

HPS Blocks 53 and 54

Address	Various
Project Area	HPSY Phase 1
Developer	Lennar Urban
Housing Type	For Sale Inclusionary
Affordable Units	16
Affordability Level	80% AMI and below
Construction Completion	December 2016
Sales Completion	In process
Project Preferences	<ol style="list-style-type: none">1. Certificate of Preference Holders2. Ellis Act Housing Preference Holders3. San Francisco residents4. General public

For a more detailed project description see pages 45 and 46.

The highlights of the marketing process to date include:

- The application phase for these blocks was during the fall of 2015.
- The lottery was held on December 16, 2015 for a total of 80 applicants.
- A total of two COP holders applied: one was ineligible for the lottery process because they did not have the requisite 3% buyer down payment amount, this applicant was sent to SFHDC for homeownership assistance; and, the other was initially deemed over income (due to overtime worked). The household appealed this decision and won their appeal. The applicant worked with MOHCD staff to understand the eligible income limits. The Developer did not hold the unit until the tax return forms were completed in February 2016. Unfortunately, the Developer's leasing agent did not hold the COP's selected unit, nor an appropriately sized unit for the applicant family. The household is now waiting for Blocks 56 and 57 to come onto the market. Unfortunately, no COP holders were successful applicants for this development.
- 4 of the 16 units have closed.
- 11 of the units are in contract.
- One unit is in review.

72 Townsend Street

Address	72 Townsend St.
Developer	SIMEON Residential Properties
Housing Type	For Sale Inclusionary
Affordable Units	7
Affordability Level	95% AMI and below
Construction Completion	July 2016
Sales Completion	In process
Project Preferences	1. Certificate of Preference Holders 2. Ellis Act Housing Preference Holders 3. San Francisco residents 4. Members of the general public

For a more detailed project description see page 32.

The highlights of the marketing process to date include:

- Applications for this project were accepted from January 28, 2016 through March 14, 2016.
- The lottery was held on March 22, 2016 for 304 applicants.
- No COP holders applied.
- Of the 304 applicants, a total of 269 indicated they live in San Francisco and two applicants stated an Ellis Act Housing Preference holder status.

Eviva

Address	360 Berry St.
Project Area	Mission Bay North
Developer	The Integral Group
Housing Type	Rental Inclusionary
Affordable Units	26
Affordability Level	90% and below
Construction Completion	November 2016
Sales Completion	In process
Project Preferences	<ol style="list-style-type: none">1. Certificate of Preference Holders2. Displaced Tenant Housing Preference (DTHP) Certificate from the Mayor's Office of Housing and Community Development3. San Francisco residents or workers4. General public

For a more detailed project description see page 48.

The highlights of the marketing process to date include:

- Applications for this project are anticipated to be available from December 5, 2016 through January 3, 2017.
- The lottery will be held in January 2017.

1450 Franklin Street

Address	1450 Franklin St.
Developer	Pacific Heights Franklin Partners
Housing Type	For Sale Inclusionary
Affordable Units	9
Affordability Level	95% AMI average 100% AMI maximum
Construction Completion	November 2016
Sales Completion	In process

The highlights of the marketing process to date include:

- Postcards were mailed to COP holders on July 12, 2016.
- The development is in for pricing, and applications will be received later in 2016.
- OCII and MOHCD staff are working on the pricing schedule for the BMR units.

Other Marketing Accomplishments

- 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. This year MOHCD and OCII staff have begun working with the new Department of Homelessness and Supportive Housing to ensure that those positive relationships, protocols, and systems are maintained and improved upon as the new department becomes established.
- MOHCD is preparing to launch a web-based application system. 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. Per a request for proposals process, MOHCD selected Homeownership SF to provide train-the-trainer sessions for community groups on the DAHLIA system. Training sessions began in November 2016.

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 (280 Beale Street and Dr. George W. Davis Senior Residence) that received completion permits during 2015-2016, and opened their doors to welcome new residents in 189 affordable units. 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 Affordable and Inclusionary Units			
Project Status	Affordable Stand-Alone Units	Affordable Inclusionary Units	Totals
Completed & Occupied	517	79	596
In Construction	792	66	858
In Predevelopment	919	327	1,246
In Preliminary	243	593	836
Totals	2,471	1,065	3,536

Affordable Housing Obligations by Major Approved Project:

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 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 ten stand-alone sites, for which OCII will select development teams and provide funding. The Phase 2 plan also includes approximately three million square feet of research and development and office uses as a hub for emerging technologies on the Shipyard, over 325 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 general 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 1.9 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. Several new parks, including a new children's park and Mariposa Park opened in 2016.

Two new commercial buildings started construction in 2015 with over one million square feet of office space. The Golden State Warriors relocation to Mission Bay project was approved in November 2015, with construction to start by early 2017. To serve all this new development, almost all of the remaining streets and underground utilities will be finished by early 2019.

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, 1,300 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. Two of OCII's development parcels are completed, a 120-unit affordable supportive housing project on Block 11A (known as Rene Cazenave Apartments), and another 69 affordable units on 280 Beale have been completed. Another 119 units on Block 7 are under construction. Three other OCII residential projects are in various stages of pre-development with OCII selected development teams for a total of 235 OCII funded units and 449 inclusionary units.

Affordable Housing Production Tracking per Major Approved Project

The following chart provides a snapshot of OCII's housing obligations status as of the end of the reporting period for each major approved project. 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 ("completed" means that the project has received, at a minimum, a Temporary Certificate of Occupancy) compared to the units of all housing completed.

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 7% of all housing delivered. However, 2 OCII Funded affordable projects are under construction and with the completion of those projects, the affordable housing delivered to date will increase to 20% of the total. The enforceable obligation for affordable housing in Mission Bay South is 35% of all housing built.

In Transbay, housing delivered to date includes two OCII stand-alone projects: Rene Cazenave Apartments (120 affordable units) and 280 Beale at Block 6 (69 affordable units); and Solaire at Block 6 (409 market rate units). The percent of affordable housing to total housing delivered is 32%. The enforceable obligation in Transbay is that 35% of all housing be affordable.

In Hunters Point Shipyard Phase I, one affordable project at Block 49 (59 units) and one market rate project at Block 51 (57 market rate units and 6 inclusionary units) were delivered during the reporting period. To date, in HPS I, the percent of affordable housing delivered to all housing delivered is 22%. The enforceable obligation in HPS Phase I is 27%.

In HPS/CP Phase II, no housing units have been completed to date. However, OCII Funded Alice Griffith Phases 1, 2, and 3 are under construction. The enforceable obligation in HPS/CP Phase II is 32%.

Progress Summary in Major Approved Projects: Affordable Units to All Housing Units

The chart below provides a snapshot tracking the percentage of affordable housing units delivered to date compared to all housing units delivered to date in each major approved project, providing the current proportion of affordable housing to all housing (affordable and market rate housing).

		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	794	218	1,644	4,281
	OCII Inclusionary Units	291	-	680	192	1,701	2,864
Project Area Totals	Total Affordable and MR Units	2,964	3,495	4,133	1,498	10,500	22,590
	Affordable Units % of Total	24%	35%	36%	27%	32%	32%
Delivered to Date	OCII Funded Affordable Units	407	150	189	-	-	746
	OCII Inclusionary Units	265	-	-	68	-	333
	Total Affordable and MR Units	2,835	2,132	599	307	0	5,873
	% Affordable Units of Total Delivered	24%	7%	32%	22%	0%	18%
To Be Delivered	OCII Funded Affordable Units	-	1,068	605	218	1,644	3,535
	OCII Inclusionary Units	26	-	680	124	1,701	2,531
	Total Affordable and MR Units	129	1,363	3,534	1,191	10,500	16,717

Note: Including projects under construction in MBS will be % of Affordable to Total from 7% to 20%.

* 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 pending CEQA and other regulatory review.

***OCII Inclusionary Units in HPSII/CP include 892 workforce units at 121-160% AMI serving moderate and middle income households.

Equal Opportunity Program and Affordable Housing

The Office of Community Investment and Infrastructure (“OCII”) is committed to creating permanent affordable housing in our Redevelopment Project Areas. To date OCII has funded the creation of 1,102 affordable housing units, and has sponsored 344 inclusionary units; thereby providing permanent housing to some of San Francisco’s most vulnerable populations. The OCII’s commitment to equity extends beyond providing affordable housing, and into the realm of employment and business opportunities. OCII promotes equal opportunity in contracting and employment among professional services consultants and construction contractors through its Small Business Enterprise (“SBE”) Program and its Local Construction Workforce Hiring Program. Each program has a robust goal of 50% for SBE engagement and local construction employment, and both programs are enforced by OCII’s Contract Compliance Division. All contracts for construction are subject to OCII’s Prevailing Wages Policy which requires the payment of prevailing wages.

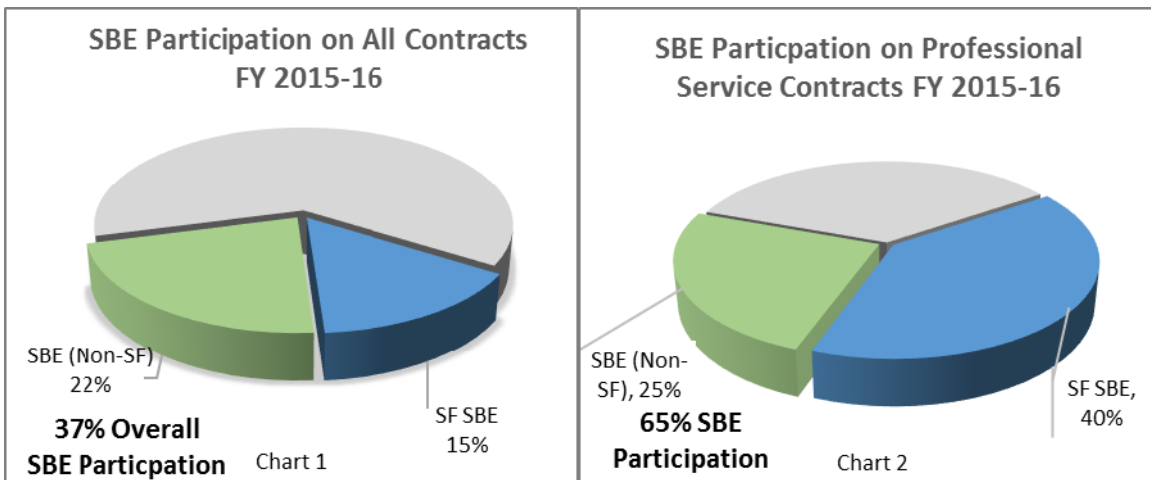
Small Business Enterprise

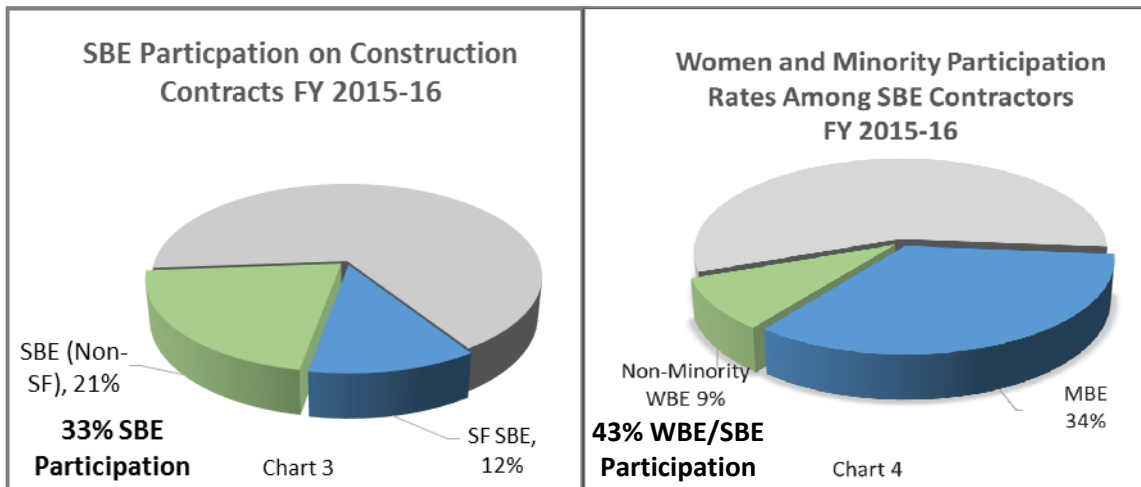
Under OCII’s SBE Policy, Prime Contractors on OCII assisted-projects must make a good faith effort to award 50% of contract dollars to bona fide SBEs that hold valid certifications and fall within certain income thresholds. Additionally, OCII recognizes the City and County of San Francisco (“City”) Local Business Enterprise (“LBE”) Program. Under OCII’s SBE program, project area businesses bidding on agency-assisted contracts are given first consideration, followed by San-Francisco based SBES, and then non-SF based SBEs. In July of 2015, OCII’s Commission amended the agency’s SBE Policy to conform its small business size standards with the City’s Small LBE revenue thresholds, making it easier for LBEs to participate in OCII’s SBE Program.

In addition to giving first consideration to local firms, OCII’s SBE policy encourages Prime Contractors to award contracting opportunities to businesses that reflect the gender, ethnic and economic diversity of San Francisco.

In FY2015-2016, OCII’s developer partners awarded professional service and construction contracts on 12 affordable housing projects totaling more than \$296 million. Over \$109 million (or 37%) were awarded to small businesses, many of whom are LBEs certified by the City’s Contract Monitoring Division (See *Chart 1*).

On a disaggregate basis, small businesses were awarded over \$21 million (or 65%) of professional services contracts (See *Chart 2*) and over \$87 million (or 33%) of construction contracts (See *Chart 3*). Meanwhile, of the 109 million in small business contracts awarded, minority and women owned firms received over 43% (or \$46.6 million) of professional services contracts and construction contracts (See *Chart 4*).





To ensure inclusion of small businesses in OCII-administered projects, OCII encourages larger and established firms to pair with SBEs by forming Associations and Joint Ventures (JV). These partnerships help Prime Contractors comply with SBE goals, while giving smaller firms access to large scale projects and an opportunity to acquire greater footing and visibility within their trade. OCII recognizes JVs and Associations between SBE firms and non-SBE firms, where the SBE partner performs 35% or more of the work and receives a proportionate share of the profits. Both professional service and construction firms have benefited from the agency’s JV policy. Notable partnerships include the joint venture between Baines Group Inc., an African American-owned contracting company, and Nibbi Brothers General Contractors, a long established local contractor, for the rebuild of Alice Griffith housing. This partnership has been instrumental in managing nearly \$144 million in construction activity and providing economic benefit to the local community, while actively working towards delivering over 300 affordable housing units by the close of 2017.

Workforce Development

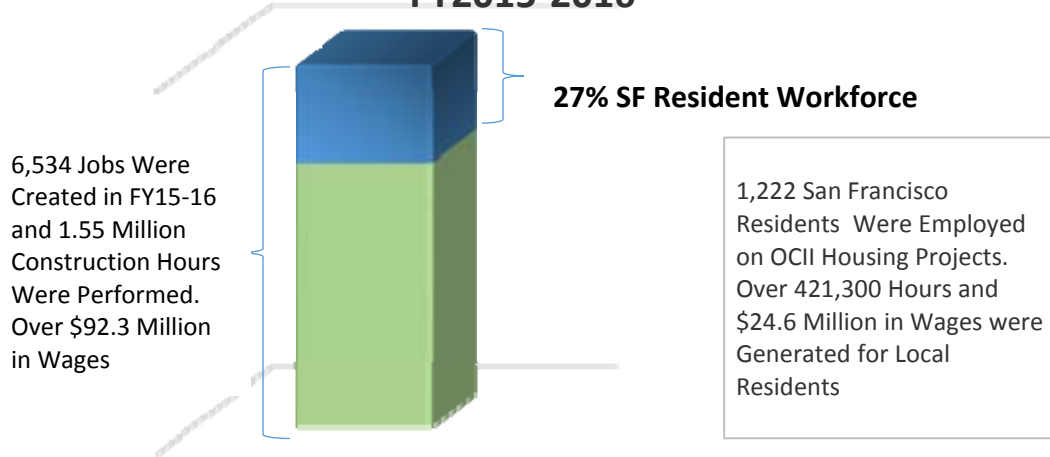
CONSTRUCTION

Prior to the City and County of San Francisco’s adoption of its local hiring policy for construction, the former San Francisco Redevelopment Agency (“SFRA”) and current OCII (as successor agency to SFRA) have 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.

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. Meanwhile, Contract Compliance staff closely monitors payroll submissions to ensure adherence to OCII’s policies, and to allow for “real time” and actionable remedies for deficiencies.

On OCII-sponsored affordable and inclusionary housing projects in FY2015-2016, OCII’s Local Construction Workforce Hiring Program created 6,534 construction jobs, of which 1,222 were filled by San Francisco residents, yielding an overall local workforce participation rate of 27%, as measured by work hours. It is important to note that the foregoing employment numbers represent all construction positions, many of which are temporary and transitional by nature of the construction industry. Nevertheless, the figures represent more than 421,305 hours of work performed by San Francisco residents and over \$24,593,185 in wages paid to local residents.

Construction Work Opportunities Created by OCII Affordable & Inclusionary Housing Projects FY2015-2016





**PROJECTS COMPLETED
OCII FUNDED**



280 BEALE, TRANSBAY BLOCK 6

Projects Completed – OCII Funded



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-bdrm; 14 2-bdrm)
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 46.6%; SF SBE 8.9%; MBE 3.3%; WBE 2.8%
Workforce Participation	SF Residents 21.4%; Minority 47.5%; Female 3%
Marketing Status	See Marketing Accomplishments section, page 7.

1751 CARROLL AVENUE – CARROLL AVENUE SENIOR HOUSING
Dr. George W. Davis Senior Housing and Senior Center
 Projects Completed - OCII Funded



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, Michael Willis (Senior Center)
Project Contractor	Baines/Nibbi JV
Project Tenure	Permanent Rental
Population Type	Seniors
Total Units	121 (117 1-bdrm; 3 2-bdrm)
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	April 2016
SBE Contracting Participation	Professional: SBE 42.2%; SF SBE 33.1%, MBE 23.3%, WBE 3.3% Construction: SBE 50.3%; SF SBE 16.4%, MBE 18.1%, WBE 0.3%
Workforce Participation	SF Residents 32%; Bayview Hunters Point (BVHP) Residents 12.1%; Minority: 66.5%; Women: 5.5%
Marketing Status	See Marketing Accomplishments section, page 10.



PROJECTS COMPLETED



OCII INCLUSIONARY



72 TOWNSEND STREET

Projects Completed - OCII Inclusionary



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
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	Professional: SBE: 36.4%; SF SBE: 36.4%; MBE: 7.5% Construction: SBE 26.6%; SF SBE 2.4%, MBE 3.1%, WBE 9%
Workforce Participation	SF Residents 16.3%; Minority 43.3%; Women 0.4%
Marketing Status	See Marketing Accomplishments section, page 18.

Block 51- Merchant
Projects Completed - OCII Inclusionary



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: 47.5%; BVHP Residents: 27.1%; Minority: 70.2%; Women: 3.7%
Marketing Status	See Marketing Accomplishments section, page 9.

PACIFIC POINTE APARTMENTS
350 FRIEDEL STREET (Shipyard, Block 49)
 Projects Completed - OCII Inclusionary



Project Area	Hunters Point Shipyard
Project Owner	AMCAL Pacific Pointe Fund, L.P.
Project Sponsor	AMCAL / Young Community Developers
Project Architect	David Baker Architects / Interstice Architects
Project Contractor	Cahill Construction, Inc.
Project Tenure	Permanent Rental
Population Type	Families
Total Units	60 (27 1-bdrm; 20 2-bdrm; 12 3-bdrm)
Total Affordable Units	59
Parking	44 (.73:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	Community/Multi-purpose Room/Cultural-Historical References
Total Development Cost	\$34,600,000
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary (Lennar)
Construction Start Date	November 2014
Construction Completion Date	April 2016
SBE Contracting Participation	Professional: SBE 61.6%; SF SBE 55%, MBE 28.9%, WBE 27.8% Construction: SBE 53.8%; SF SBE 44.6%, MBE 32.9%, WBE 1.7%
Workforce Participation	SF Residents 34%, BVHP Residents 15.5%; Minority 57.6%, Female 2.4%
Marketing Status	See Marketing Accomplishments section, page 11.



**PROJECTS IN CONSTRUCTION
OCII FUNDED**



2600 ARELIOS WALKER DRIVE – ALICE GRIFFITH, PHASE 1, BLOCK 2

Projects In Construction - OCII Funded



**OCII funding includes 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	Baines/Nibbi JV
Project Tenure	Permanent Rental
Population Type	Families
Total Units	93 (23 1-bdrm; 51 2-bdrm; 7 3-bdrm; 12 4-bdrm)
Total Affordable Units	92 (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	\$59,610,564
Total OCII Funding	\$19,699,024
OCII or Inclusionary	OCII
Construction Start Date	March 2015
Construction Completion Date	February 2016
SBE Contracting Participation	Professional: SBE 55.8%; SF SBE 46.0%, MBE 34.3%, WBE 6% Construction: SBE 55.9%; SF SBE 9.9%; MBE 12.1%; WBE .2%
Workforce Participation	SF Residents: 39.9%; BVHP Residents: 23.6%; Minority 58.3%; Women: 7.9%
Marketing Status	See Marketing Accomplishments section, page 14.

2700 ARELIUS WALKER DRIVE – ALICE GRIFFITH, PHASE 2, BLOCK 4

Projects In Construction - OCII Funded



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	Baines/Nibbi JV
Project Tenure	Permanent Rental
Population Type	Families
Total Units	91 (23 1-bdrm; 47 2-bdrm; 9 3-bdrm; 12 4-bdrm)
Total Affordable Units	90 (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	\$59,106,652
Total OCII Funding	\$19,601,371
OCII or Inclusionary	OCII
Construction Start Date	March 2015
Construction Completion Date	February 2016
SBE Contracting Participation	Professional: SBE 55.8%; SF SBE 46.0%; MBE 34.3%; WBE 6% Construction: SBE 53.4%; SF SBE 9.3%; MBE 11.5%; WBE 2%
Workforce Participation	SF Residents: 37.9%; BVHP Residents: 21.5%; Minority 63.8%; Women 5.1%
Marketing Status	See Marketing Accomplishments section, page 14.

112 MIDDLEPOINT ROAD – HUNTERS VIEW, PHASE II

Projects In Construction - OCII Funded



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
Population Type	Families
Total Units	107 (30 1-bdrm; 32 2-bdrm; 36 3-bdrm; 8 4-bdrm; 1 5-bdrm)
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	November 2016
SBE Contracting Participation	Professional: SBE 62.2%; SF SBE 43.8%; MBE 6.2%; WBE 31.1%; Construction: SBE: 35.3%; SF SBE 13%, MBE 12.9%, WBE 0.9%
Workforce Participation	SF Residents 30.9%; BVHP Residents 16.9%; Minority 61.4%, Women 2.6%
Marketing Status	See Marketing Accomplishments section, page 13.

588 MISSION BAY BOULEVARD NORTH – MISSION BAY SOUTH 7 WEST

Projects In Construction - OCII Funded



Project Area	Mission Bay South
Project Owner	Related Companies of California, LLC and Chinatown Community Development Corporation
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-bdrm; 128 2-bdrm)
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	February 2017
SBE Contracting Participation	Professional: SBE 53.0%; SF SBE 47.1%, MBE 37.3%, WBE 0% Construction: SBE 43.4%; SF SBE 14.2%; MBE: 13.5%; WBE 0.2%
Workforce Participation	SF Residents: 21.6%; Minority 57.7%; Women: 1.2%
Marketing Status	See Marketing Accomplishments section, page 16.

1009 HOWARD STREET – BILL SORRO COMMUNITY

Projects In Construction - OCII Funded



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	Roberts Obayashi
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	MOHCD Data: SBE 75.4%
Workforce Participation	MOHCD Data: SF Residents 23.9%, Minority 94.5, Women 2.9%

2500 ARELIUS WALKER DRIVE – ALICE GRIFFITH, PHASE 3A AND 3B

Projects In Construction - OCII Funded



**OCII funding includes 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 3, LP
Project Sponsor	McCormack Baron Salazar/SFHDC
Project Architect	Torti Gallas
Project Contractor	Baines/Nibbi JV
Project Tenure	Permanent Rental
Population Type	Families
Total Units	122 (13 1-bdrm; 71 2-bdrm; 35 3-bdrm; 3 4-bdrm)
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	\$84,947,022
Total OCII Funding	\$30,720,022
OCII or Inclusionary	OCII
Construction Start Date	February 2016
Construction Completion Date	November 2017
SBE Contracting Participation	Professional: SBE 84.2%; SF 41.1%, MBE 15.3%, WBE 5.4% Construction: SBE 48.5% SF 12.6%; MBE 15.3%; WBE: 0.1%
Workforce Participation	SF Residents: 21.1%; BVHP Residents: 5.5%; Minority 35.6%; Women 1.8%
Marketing Status	See Marketing Accomplishments section, p 15.

222 BEALE STREET – TRANSBAY BLOCK 7

Projects In Construction - OCII Funded



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-bdrm; 45 2-bdrm; 23 3-bdrm)
Total Affordable Units	119
Parking	0
Affordability Levels	40% 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	\$66,706,591
Total OCII Funding	\$25,560,000
OCII or Inclusionary	OCII / Inclusionary
Construction Start Date	June 2016
Construction Completion Date	Spring 2018
SBE Contracting Participation	Professional: SBE 96.3%; SF 93%; MBE 28.85; WBE 5% Construction: SBE 54.8%; SF 15.7%; MBE 6.2%; WBE 11%
Workforce Participation	Construction pending

626 MISSION BAY BOULEVARD NORTH – MISSION BAY SOUTH, BLOCK 6 EAST

Projects In Construction - OCII Funded



Project Area	Mission Bay South
Project Owner	1300 4 th Street Associates
Project Sponsor	Tenderloin Neighborhood Development Center
Project Architect	Mithun Solomon
Project Contractor	Nibbi
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	\$92,619,955
Total OCII Funding	\$35,750,000
OCII or Inclusionary	OCII
Construction Start Date	October 2016
Construction Completion Date	August 2018
SBE Contracting Participation	Professional: SBE 54.4%; SF SBE 47.2%; MBE 30.8%; WBE 2.6%
Workforce Participation	Construction pending



**PROJECTS IN CONSTRUCTION
OCII INCLUSIONARY**



HUNTERS POINT SHIPYARD, BLOCK 53 (Alma and Engel)

Projects In Construction - OCII Inclusionary



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-bdrm; 46 2-bdrm; 21 3-bdrm)
Total Affordable Units	9
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	March 2016
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 40.4%; BVHP Residents 25.2%; Minority 70.7%; Women 2.1%
Marketing Status	See Marketing Accomplishments section, page 17.

HUNTERS POINT SHIPYARD, BLOCK 54 (Thayer and Tides)

Projects In Construction - OCII Inclusionary



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-bdrm; 28 2-bdrm; 18 3-bdrm)
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	March 2016
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%; BVHP Residents 25.2%; Minority 70.7%; Women 2.1%
Marketing Status	See Marketing Accomplishments section, page 17.

1450 FRANKLIN STREET
Projects In Construction - OCII Inclusionary



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-bdrm; 40 2-bdrm; 4 3-bdrm)
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	November 2016
SBE Contracting Participation	Construction: SBE 47%; SF SBE 3.6%; MBE 0%; WBE 0% Professional: SBE 85%; SF-SBE 85%; MBE 3.7%; WBE; 27.8%
Workforce Participation	SF Residents 8%; Minority 59.7%; Women 0.2%
Marketing Status	See Marketing Accomplishments section, page 19.

360 BERRY STREET - EVIVA
Projects In Construction - OCII Inclusionary



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 49.8%; WBE 0%. Construction: SBE 48.2%; SF SBE 19.0%; MBE 21.1%; WBE 2.0%
Workforce Participation	SF Residents 15.2%; Minority 54.4%; Women 1.4%
Marketing Status	See Marketing Accomplishments section, page 19.

HUNTERS POINT SHIPYARD, BLOCK 56/57

Projects In Construction - OCII Inclusionary



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-bdrm; 71 2-bdrm; 10 3-bdrm)
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 52.6%; WBE 0% Construction: SBE 33.8%; SF SBE 22.7%; MBE 23%; WBE 3%
Workforce Participation	SF Residents: 30.8%; BVHP Residents: 16.3%; Minority 70.2%; Women 3.7%

500-510 FOLSOM STREET, TRANSBAY BLOCK 9

Projects In Construction - OCII Inclusionary



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 (.52:1)
Affordability Levels	50% AMI and below
Non-Residential Uses	3,730 sf retail
Total Development Cost	\$189,838,000
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	March 2016 (foundation work only)
Construction Completion Date	December 2018
SBE Contracting Participation	Professional: SBE 50.9%; SF SBE 42.1%; MBE 19% WBE 11.6% Construction: SBE 4.7%, SF SBE 2.8%; MBE 0.8%; WBE 0%
Workforce Participation	SF Residents: 16.1%; Minority 44.3%; Women: 0%



**PROJECTS IN ACTIVE
PREDEVELOPMENT
OCII FUNDED**



TRANSBAY BLOCK 8

Projects In Predevelopment - OCII Funded



Project Area	Transbay
Project Owner	MR Tower (Rental): T8 Urban Hsng Assoc, LLC; Inclusionary Tower BMR (Rental): T8 Urban Hsng Assoc BMR, LP; OCII-sponsored standalone affordable project: 58 Housing Partners, LP
Project Sponsor	Related / Tenderloin Neighborhood Development Corporation
Project Architect	Exec: HKS Architects; Tower: OMA*AMO Architect; Podium: Fougerson
Project Contractor	Webcor
Project Tenure	Permanent Rental
Population Type	Families
Total Units	546
Total Affordable Units	149 (20 studios, 71 1-bdrm; 34 2-bdrm; 24 3-bdrm, Mgr's unit: 2-1 bdrm)
Parking	80 Affordable (.25:1 parking ratio), (70 Inclusionary .50:1 parking ratio)
Affordability Levels	50% AMI and below
Non-Residential Uses	17,000 sf retail for entire site; Community/Multi-purpose Room
Total Development Cost	N/A
Total OCII Funding	\$37,000,000
OCII or Inclusionary	OCII / Inclusionary
Construction Start Date	November 2016
Construction Completion Date	Afford. Proj: August 2018; Tower/ancillary bldg.: March 2019
SBE Contracting Participation	Professional: SBE 58.6%; SF 29.8%; MBE 18.3%; Women 8.7%
Workforce Participation	Construction commencement December 2016, data not yet available

ALICE GRIFFITH, PHASE 4, BLOCK 5

Projects In Predevelopment - OCII Funded



**OCII funding includes 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 4 L.P.
Project Sponsor	Double Rock Ventures / LLC, McCormack Baron Salazar
Project Architect	HKIT Architects/Y.A. Studios
Project Contractor	Baines Nibbi JV
Project Tenure	Permanent Rental
Population Type	Families
Total Units	31 (12 1-bdrm; 6 2-bdrm; 10 4-bdrm; 3 5-bdrm)
Total Affordable Units	31
Parking	18 (.56:1 ratio)
Affordability Levels	50% of AMI or below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	\$26,021,839
Total OCII Funding	\$10,934,667
OCII or Inclusionary	OCII
Construction Start Date	March 2017
Construction Completion Date	July 2018
SBE Contracting Participation	Professional: SBE 96.6%; SF SBE 61%; MBE 49%; WBE 9.4%
Workforce Participation	Construction not yet started

TRANSBAY BLOCK 1

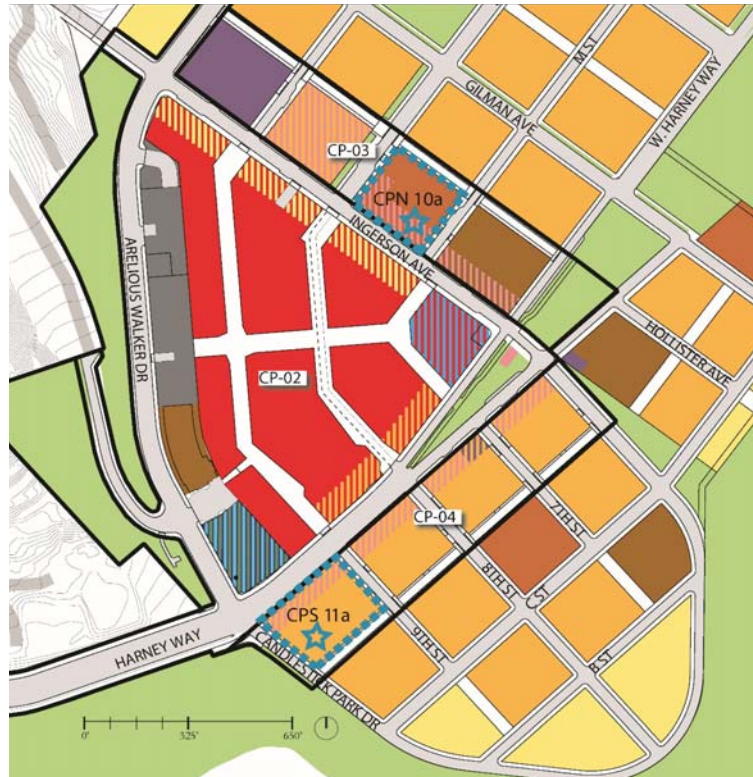
Projects In Predevelopment - OCII Funded



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	391
Total Affordable Units	156
Parking	334 car spaces; 150 bike spaces
Affordability Levels	80% - 120% AMI
Non-Residential Uses	6500 sf open space on 3 rooftop decks, central courtyard, northern edge park
Total Development Cost	9330 sf retail
Total OCII Funding	19,200,000
OCII or Inclusionary	OCII - 76 units and Inclusionary – 80 units
Construction Start Date	February 2017
Construction Completion Date	February 2019
SBE Contracting Participation	Professional: SBE 82%; SF 45.7%; MBE 20.5%; WBE 4.95
Workforce Participation	Construction pending.

HUNTERS POINT SHIPYARD, PHASE II, CANDLESTICK POINT CP03, BLOCK 10A

Projects In Predevelopment - OCII Funded



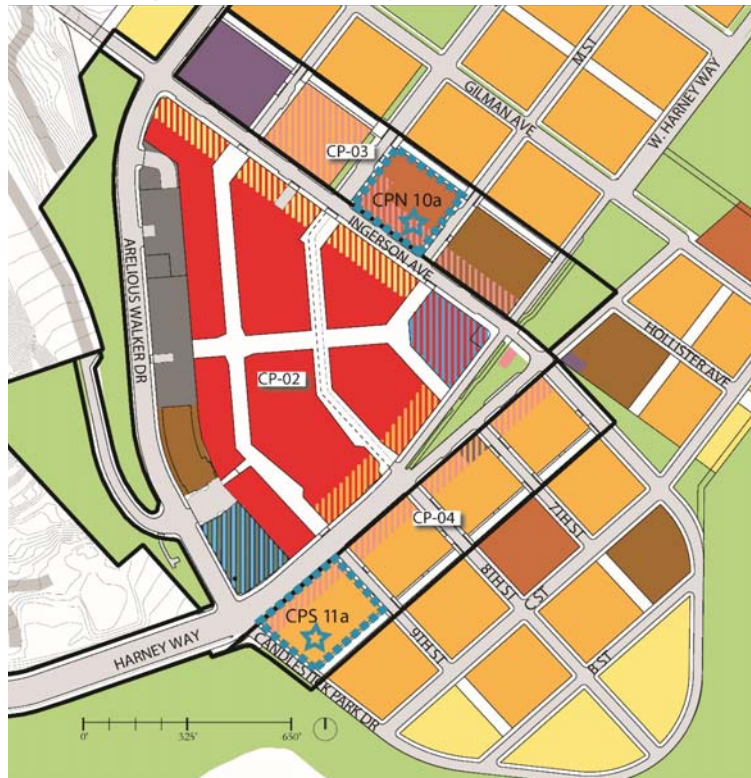
Legend

- Residential Density I (15-75 units per acre)
- Residential Density II (50-125 units per acre)
- Residential Density III (100-175 units per acre)
- Residential Density IV (175-285 units per acre)
- Regional Retail
- Neighborhood Retail
- Performance Venue/Film Arts Center
- Hotel
- Office
- Parking
- Community Use
- Parks & Open Space
- Sub-Phase Boundary

Project Area	Hunters Point Shipyard
Project Owner	TBD
Project Sponsor	Tenderloin Neighborhood Development Corporation and Young Community Developers
Project Architect	Herman Coliver Locus Architecture
Project Tenure	Rental
Population Type	Family
Total Units	140
Total Affordable Units	139
Parking	TBD
Affordability Levels	30%-60% AMI
Non-Residential Uses	Ground Floor Commercial TBD
Total Development Cost	TBD
Total OCII Funding	TBD
OCII or Inclusionary	OCII
Construction Start Date	February 2018
Construction Completion Date	January 2019
SBE Contracting Participation	TBD
Workforce Participation	TBD

HUNTERS POINT SHIPYARD, PHASE II CANDLESTICK POINT CP03, BLOCK 11A

Projects In Predevelopment - OCII Funded



Legend

- Residential Density I (15-75 units per acre)
- Residential Density II (50-125 units per acre)
- Residential Density III (100-175 units per acre)
- Residential Density IV (175-285 units per acre)
- Regional Retail
- Neighborhood Retail
- Performance Venue/Film Arts Center
- Hotel
- Office
- Parking
- Community Use
- Parks & Open Space
- Sub-Phase Boundary

Project Area	Hunters Point Shipyard
Project Owner	TBD
Project Sponsor	San Francisco Housing Development Corporation/Mercy Housing CA
Project Architect	Leddy Maytum Stacy Architects
Project Tenure	Rental
Population Type	Family
Total Units	150
Total Affordable Units	149
Parking	TBD
Affordability Levels	30-60% AMI
Non-Residential Uses	Ground Floor Commercial TBD
Total Development Cost	TBD
Total OCII Funding	TBD
OCII or Inclusionary	OCII
Construction Start Date	February 2018
Construction Completion Date	September 2019
SBE Contracting Participation	TBD
Workforce Participation	TBD

1150 THIRD STREET – MISSION BAY SOUTH, BLOCK 3 EAST

Projects In Predevelopment - OCII Funded



Project Area	Mission Bay South
Project Owner	MBS3E, L.P.
Project Sponsor	Chinatown CDC with Swords to Plowshares
Project Architect	Leddy Maytum Stacey Architects
Project Contractor	Nibbi
Project Tenure	Permanent Rental
Population Type	Formerly homeless Veterans/Families
Total Units	119
Total Affordable Units	118
Parking	TBD
Affordability Levels	Not to exceed 60% AMI; veterans' units will be lower
Non-Residential Uses	N/A
Total Development Cost	\$73,040,010
Total OCII Funding	\$21,032,354
OCII or Inclusionary	OCII
Construction Start Date	September 2017
Construction Completion Date	October 2019
SBE Contracting Participation	TBD
Workforce Participation	TBD

410 CHINA BASIN STREET – MISSION BAY SOUTH, BLOCK 9

Projects In Predevelopment - OCII Funded



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 targeted for release in early 2017
Population Type	Formerly homeless
Total Units	Approximately 100-120
Total Affordable Units	99-119
Parking	TBD
Affordability Levels	Restricted at 50% AMI
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

MISSION BAY SOUTH, BLOCK 6 WEST

Projects In Predevelopment - OCII Funded through 2020



Project Area	Mission Bay South
Project Owner	TBD
Project Sponsor	TBD
Project Architect	TBD
Project Contractor	TBD
Project Tenure	Rental
Population Type	Family/Special Needs
Total Units	106
Total Affordable Units	105
Parking	.2:1 to .5:1
Affordability Levels	60% AMI
Non-Residential Uses	Childcare Facility
Total Development Cost	TBD
Total OCII Funding	TBD
OCII or Inclusionary	OCII
Construction Start Date	September 2018
Construction Completion Date	TBD
SBE Contracting Participation	TBD
Workforce Participation	TBD



**PROJECTS IN ACTIVE
PREDEVELOPMENT
OCII INCLUSIONARY**



HUNTERS POINT SHIPYARD, BLOCK 48, PHASE 1A (BLOCKS N1, N2, O, P)

Projects In Predevelopment - OCII Inclusionary



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
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 2017
Construction Completion Date	January 2019
SBE Contracting Participation	Professional: SBE 31.5%; SF SBE 28.7%; MBE 20.5%; WBE 1.2%
Workforce Participation	Construction pending.

HUNTERS POINT SHIPYARD, BLOCK 48, PHASE 2A (BLOCKS B, F, J, M)

Projects In Predevelopment - OCII Inclusionary



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 48-2A, LLC
Project Sponsor	Lennar Urban
Project Architect	Mithun Solomon
Project Tenure	For Sale
Population Type	Families
Total Units	164
Total Affordable Units	24
Parking	164 (1:1 parking ratio)
Affordability Levels	80-120% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	January 2018
Construction Completion Date	June 2019
SBE Contracting Participation	Professional: SBE 31.5%; SF SBE 28.7%; MBE 20.5%; WBE 1.2%
Workforce Participation	Construction pending.

HUNTERS POINT SHIPYARD, BLOCK 48, PHASE 1B (BLOCKS A and G)

Projects In Predevelopment - OCII Inclusionary



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 48-1B, LLC
Project Sponsor	Lennar Urban
Project Architect	Mithun Solomon
Project Tenure	For Sale
Population Type	Families
Total Units	50
Total Affordable Units	7
Parking	50 (1:1 parking ratio)
Affordability Levels	80-120% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	March 2018
Construction Completion Date	August 2019
SBE Contracting Participation	Professional: SBE 31.5%; SF SBE 28.7%; MBE 20.5%; WBE 1.2%
Workforce Participation	Construction pending.

HUNTERS POINT SHIPYARD, BLOCK 48, PHASE 3A (BLOCKS H and K)

Projects In Predevelopment - OCII Inclusionary



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 48-3A, LLC
Project Sponsor	Lennar Urban
Project Architect	Mithun Solomon
Project Tenure	For Sale
Population Type	Families
Total Units	40
Total Affordable Units	5
Parking	40 (1:1 parking ratio)
Affordability Levels	80-120% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	May 2018
Construction Completion Date	October 2019
SBE Contracting Participation	Professional: SBE 31.5%; SF SBE 28.7%; MBE 20.5%; WBE 1.2%
Workforce Participation	Construction pending.

HUNTERS POINT SHIPYARD, BLOCK 48, PHASE 2B (BLOCKS E, I and L)

Projects In Predevelopment - OCII Inclusionary



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 48-2B, LLC
Project Sponsor	Lennar Urban
Project Architect	Mithun Solomon
Project Tenure	For Sale
Population Type	Families
Total Units	52
Total Affordable Units	7
Parking	52 (1:1 parking ratio)
Affordability Levels	80-120% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	June 2018
Construction Completion Date	November 2019
SBE Contracting Participation	Professional: SBE 31.5%; SF SBE 28.7%; MBE 20.5%; WBE 1.2%
Workforce Participation	Construction pending.

HUNTERS POINT SHIPYARD, BLOCK 48, PHASE 3B (BLOCKS D and Q)

Projects In Predevelopment - OCII Inclusionary



Project Area	Hunters Point Shipyard
Project Owner	HPS1 Block 48-3B, LLC
Project Sponsor	Lennar Urban
Project Architect	Mithun Solomon
Project Tenure	For Sale
Population Type	Families
Total Units	51
Total Affordable Units	8
Parking	51 (1:1 parking ratio)
Affordability Levels	80-120% AMI
Non-Residential Uses	None
Total Development Cost	N/A
Total OCII Funding	None, Private Funding
OCII or Inclusionary	Inclusionary
Construction Start Date	October 2018
Construction Completion Date	March 2020
SBE Contracting Participation	Professional: SBE 31.5%; SF SBE 28.7%; MBE 20.5%; WBE 1.2%
Workforce Participation	Construction pending.

HUNTERS POINT SHIPYARD, BLOCK 52

Projects In Predevelopment - OCII Inclusionary



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	9
Parking	86 (1.2:1 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	March 2018
Construction Completion Date	March 2019
SBE Contracting Participation	Professional: SBE 76.8%; SF SBE 18.3%; MBE 16%; WBE 58.1%
Workforce Participation	Construction pending.

HUNTERS POINT SHIPYARD, BLOCK 55

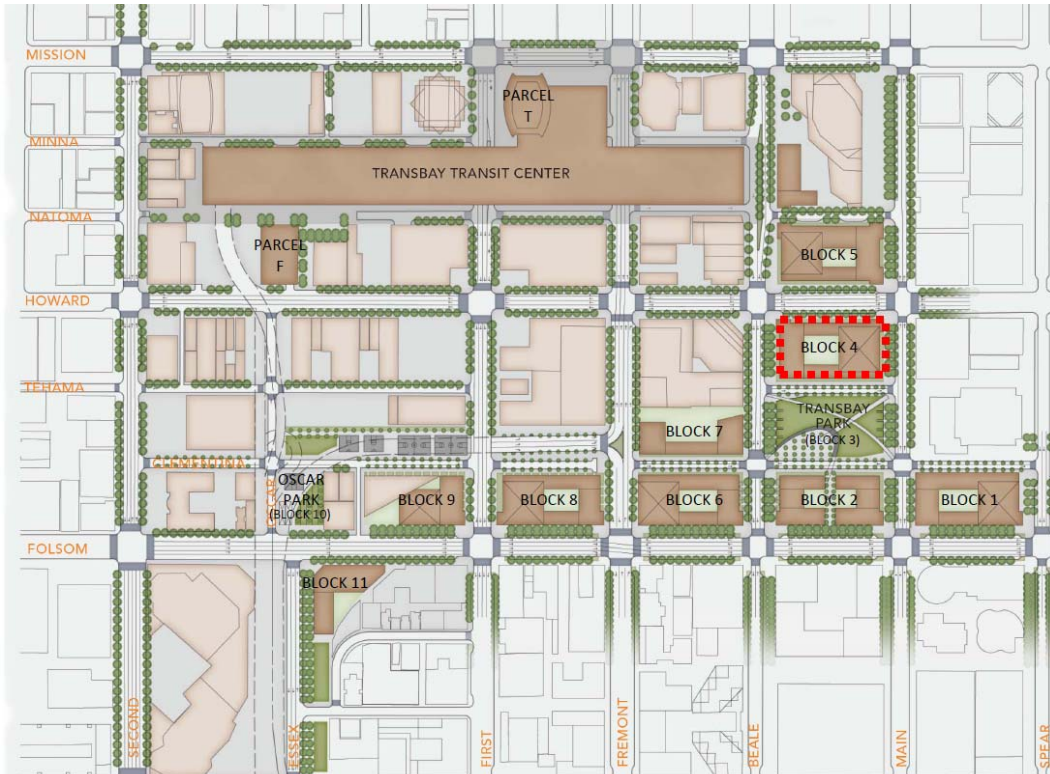
Projects In Predevelopment - OCII Inclusionary



Project Owner	Block 55, LLC
Project Sponsor	Lennar Urban
Project Architect	NC2
Project Tenure	For Sale
Population Type	Families
Total Units	66 (22 2-bdrm; 44 3-bdrm)
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	December 2016
Construction Completion Date	December 2018
SBE Contracting Participation	Professional: SBE: 83.6%; SF SBE: 72.6%; MBE: 70%; WBE: 10.7%
Workforce Participation	Construction pending.

410 MAIN STREET – TRANSBAY BLOCK 4

Projects In Predevelopment – OCII Inclusionary



Project Area	Transbay
Project Owner	TBD
Project Sponsor	Not yet selected
Project Architect	Not yet selected
Project Contractor	TBD
Project Tenure	TBD
Population Type	Families
Total Units	480
Total Affordable Units	270
Parking	TBD
Affordability Levels	Not to exceed 60% AMI
Non-Residential Uses	N/A
Total Development Cost	TBD
Total OCII Funding	TBD
OCII or Inclusionary	Inclusionary
Construction Start Date	TBD
Construction Completion Date	TBD
SBE Contracting Participation	TBD
Workforce Participation	TBD

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-I	HPSY I – Blocks 52 & 54	Family Rental	78	50-60% AMI	December 2020
HPSY II/CP	Alice Griffith Phase 5	Family Rental	35	50-60% AMI	December 2020
HPSY II/CP	Alice Griffith Phase 6	Senior Rental	132	50-60% AMI	December 2020
		Total	245		

ALICE GRIFFITH, PHASE 5

Projects In Preliminary Planning - OCII Funded

Alice Griffith Public Housing Transformation Phasing



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	Families
Total Units	35
Total Affordable Units	35 (all public housing replacement units)
Parking	TBD
Affordability Levels	50% of AMI or below
Non-Residential Uses	Community/Multi-purpose Room
Total Development Cost	TBD
Total OCII Funding	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.
OCII or Inclusionary	OCII
Construction Start Date	January 2019
Construction Completion Date	September 2020
SBE Contracting Participation	Predevelopment not yet started
Workforce Participation	Construction not yet started

ALICE GRIFFITH, PHASE 6

Projects In Preliminary Planning - OCII Funded

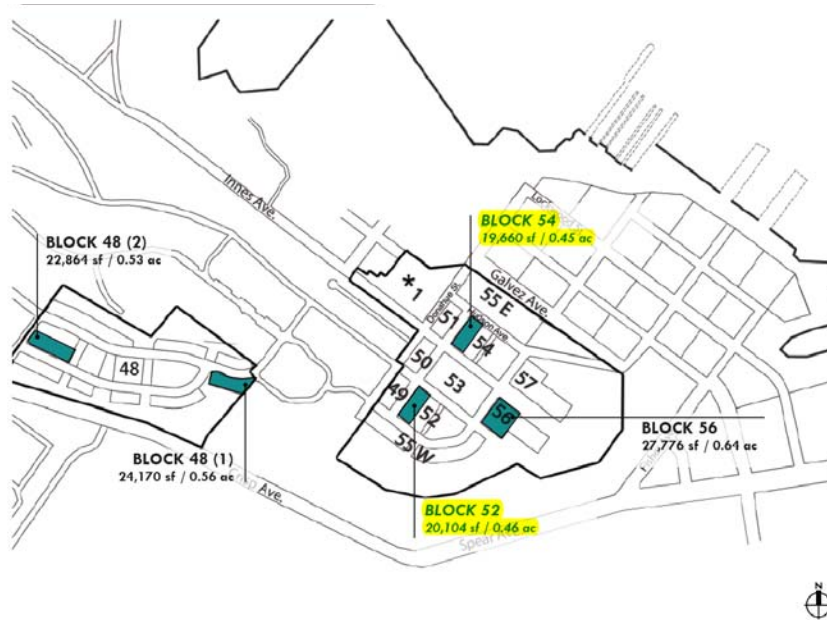
Alice Griffith Public Housing Transformation Phasing



Project Area	Bayview Hunters Point (Candlestick Point)
Project Owner	Alice Griffith Phase 6 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	TBD
Total OCII Funding	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.
OCII or Inclusionary	OCII
Construction Start Date	May 2019
Construction Completion Date	December 2020
SBE Contracting Participation	Predevelopment not yet started
Workforce Participation	Construction not yet started

HUNTERS POINT SHIPYARD, PHASE I, BLOCKS 52 and 54

Projects In Preliminary Planning - OCII Funded through 2020



Project Area	Hunters Point Shipyard
Project Owner	TBD
Project Sponsor	TBD
Project Architect	TBD
Project Tenure	Rental
Population Type	Family
Total Units	79
Total Affordable Units	78
Parking	TBD
Affordability Levels	50-60% AMI
Non-Residential Uses	TBD
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

PROJECTS IN PRELIMINARY PLANNING OCII INCLUSIONARY THROUGH 2020

The following chart lists OCII Inclusionary 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 INCLUSIONARY THROUGH 2020						
Project Area	Project Name	Type of Housing	Total Units	Total Affordable Units	AMI Targeting	Construction Completion Date
HPSY-I	HPSY Block 1, Hilltop	For Sale	240	24	80% AMI	TBD
HPSY-I	HPSY-I Block 48, Phase 2A, Block B, F, J, M	For Sale	164	24	80% AMI	June 2019
HPSY-I	HPSY-I Block 48, Phase 2B, Block E, I, L	For Sale	50	7	80% AMI	November 2019
HPSY-I	HPSY-I Block 48, Phase 1B, Block A, G	For Sale	50	7	80% AMI	August 2019
HPSY-I	HPSY-I Block 48, Phase 3A, Block H, K	For Sale	40	5	80% AMI	October 2019
HPSY-I	HPSY-I Block 48, Phase 3B, Block D, Q	For Sale	51	8	80-120% AMI	March 2020
HPSY II/CP	HPSY II/CP, CP-02	For Sale	570	58	80-120% AMI	TBD
HPSY II/CP	HPSY II/CP, CP-03, CP-04	For Sale	910	92	80-120% AMI	January 2020
HPSY II/CP	HPSY II/CP, Parcel B (HP02/HP03)	For Sale	<u>1420</u>	<u>149</u>	80-120% AMI	December 2020
HPSY II/CP		TOTAL	3497	374		

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