

# ANNUAL HOUSING PRODUCTION REPORT

OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE  
FISCAL YEAR 2017-2018



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Alice Griffith Phase 3, 2500 Arelious Walker Drive, Photo Credit: ©Blake Thompson

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# 01



MBS6E, 626 Mission Bay Blvd N, Photo Credit: ©Bruce Damonte Photography

## **EXECUTIVE SUMMARY**

Summary of Report

Housing Completions and Starts

Housing Funding Activity

### **TABLES:**

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Housing Completions and Starts

Table 2:

Housing Funding Activity

“

I applied to one other housing opportunity, but Five88 was larger than the other choice in Lakeview. I worked with SFHDC at their Newcomb and Third offices, and completed a credit and housing readiness course. My son was murdered at the location where I was living previously, so I decided it wasn't healthy for me to live there alone. I had a Section 8 and a COP Certificate, and I thought it was time for me to use them to find peace in my life. I like the environment and the neighborhood at Five88. It's a really good price and a blessing to be able to live in that neighborhood. I am very grateful.

”

Certificate of Preference holder now residing at 588 Mission Bay Blvd North 100% affordable rental community in Mission Bay South

## Executive Summary

The Office of Community Investment and Infrastructure (“OCII”) is the driving force in creating three vibrant and inclusive neighborhoods in San Francisco. Beginning under the leadership of the San Francisco Redevelopment Agency Commission and now under the Commission on Community Investment and Infrastructure, 21,820 new housing units are being created in its major development project areas as summarized below.

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

As of the end of Fiscal Year 2017-2018 (“FY17-18”), 6,760 units (1,755 affordable units and 5,005 market rate units) have been completed in these project areas.

Of the 21,820 units, 32% (7,026 housing units) will be affordable. Affordable units are defined as being restricted to and priced for households earning up to 120% of the Area Median Income (AMI). Affordable rental projects typically serve low or very-low income households (up to 60% or 50% of AMI), while affordable homeownership units are designated for first-time low to moderate income buyers earning between 80%-120% AMI.

This Annual Housing Production Report for Fiscal Year 2017-18 provides a summary and status of OCII’s housing goals, and accomplishments from FY17-18 as of June 30, 2018, including the following:

- Housing construction completions
- Housing construction starts
- Housing funding activities
- Affordable housing marketing outcomes including Certificate of Preference results
- Small Business Enterprise and Workforce results
- An appendix with additional housing project details

### Total Housing Completions and Starts

In FY17-18, 374 housing units were completed, and 216 housing units started construction as shown in **Table 1**.

### Housing Funding Activity

One of OCII’s key tools in delivering affordable housing is the ability to secure funding through public financing and make direct loans to affordable housing developers. In FY17-18, the OCII Commission approved two predevelopment loans and one construction loan, for a total of \$28.6 million in loans as shown in **Table 2**.

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

**TABLE 1. FISCAL YEAR 2017-18  
TOTAL HOUSING COMPLETIONS AND STARTS**

| Project Area  | Total Housing Completions | Total Housing Starts |
|---|---------------------------|----------------------|
| Hunters Point Shipyard Phase I                        | 132                       | 66                   |
| Hunters Point Shipyard Phase II/<br>Candlestick Point | 122                       | 31                   |
| Mission Bay North                                     | 0                         | 0                    |
| Mission Bay South                                     | 0                         | 119                  |
| Transbay  | 120                       | 0                    |
| <b>TOTAL</b>  | <b>374</b>                | <b>216</b>           |

**TABLE 2. HOUSING FUNDING ACTIVITY**

| Project Area      | Project Name | Affordable Units | Type of Funding | Amount Funded       |
|-------------------|--------------|------------------|-----------------|---------------------|
| Mission Bay South | Block 6 West | 151              | Predevelopment  | \$3,495,000         |
| Mission Bay South | Block 9      | 140              | Predevelopment  | \$5,000,000         |
| Mission Bay South | Block 3 East | 118              | Construction    | \$20,093,600        |
| <b>TOTAL</b>      |              | <b>409</b>       |                 | <b>\$28,588,600</b> |

# 02



Transbay Block 9, 500 Folsom Street, Photo Credit: ©SOM & Fougeron Architecture



## HOUSING PROGRAM & GOALS

Housing Types

Hunters Point Shipyard Phase I

Hunters Point Shipyard Phase II/Candlestick Point

Mission Bay North and South

Transbay

### **TABLES:**

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## Housing Program and Goals

OCII became the Successor Agency to the San Francisco Redevelopment Agency (“SFRA”) after SFRA was dissolved in 2012 pursuant to state law. As Successor Agency, OCII’s work activities are focused on enforceable obligations that have been approved by the State Department of Finance (“DOF”). OCII’s “Retained Housing Obligations” include ensuring the development of affordable housing in OCII’s approved projects areas.

OCII directly carries out affordable housing development design review, entitling, underwriting and funding. In addition, OCII procures services

from the Mayor’s Office of Housing and Community Development (MOHCD) through a Memorandum of Understanding for outreach and marketing for both inclusionary and OCII funded projects, implementing the Certificate of Preference program, assisting with the fiscal management and disbursement of OCII’s funds, some construction monitoring, and other ancillary tasks as needed. Upon completion of the projects, OCII transfers the affordable housing assets such as land, funding agreements, ground leases, and affordability restrictions for each completed project to MOHCD, which is then responsible for all asset management responsibilities.

**Table 4A-G** reflects all OCII housing obligations and production goals as of June 30, 2018. Of OCII’s 21,820 planned total housing units, 7,026 (32% of the total) will be affordable. At the end of FY17-18, a total of 6,760 housing units (31% of the total goal) have been completed in the three project areas. Of these completed units, 1,755 are affordable units and 5,005 are market rate units. The total affordable units comprise both 100% OCII funded projects and inclusionary units in market rate projects.

More information on OCII’s three project areas can be found on OCII’s website: <https://sfocii.org/>

## Housing Types

Rental housing in OCII’s projects include Family Rental (generally a mix of bedroom sizes, with no other population restrictions), Senior Rental (for those 55 years or older, or those 62 years or older depending on the project’s funding source), and Supportive Rental (for formerly homeless households or other special needs). Rental units in 100% affordable developments typically offer services programming along with affordable rents. Homeownership units are typically condos in multi-family buildings or towers. Affordable homeownership units are offered to first time homebuyers through a limited equity program.

**Table 3** shows that 60% of completed units are for family rental and 36% of completed units are for homeownership.

**TABLE 3. STATUS OF TOTAL UNITS BY HOUSING TYPE, AS OF JUNE 30, 2018**

| TYPE              | Completed    | % Completed Units by Housing Type | Affordable Units Completed | In Construction | Predevelopment | Preliminary Planning | Future Development | Grand Total   |
|-------------------|--------------|-----------------------------------|----------------------------|-----------------|----------------|----------------------|--------------------|---------------|
| Family Rental     | 4,083        | 60%                               | 1,297                      | 1,141           | 1,140          | 910                  |                    | 7,274         |
| Senior Rental     | 140          | 2%                                | 140                        |                 |                | 405                  | 80                 | 625           |
| Supportive Rental | 120          | 2%                                | 120                        | 119             | 141            |                      |                    | 380           |
| Homeownership     | 2,417        | 36%                               | 198                        | 926             | 1,551          | 185                  |                    | 5,079         |
| TBD               |              | 0%                                |                            |                 |                | 579                  | 7,883              | 8,462         |
| <b>TOTAL</b>      | <b>6,760</b> | <b>31%</b>                        | <b>1,755</b>               | <b>2,186</b>    | <b>2,832</b>   | <b>2,079</b>         | <b>7,963</b>       | <b>21,820</b> |

## Hunters Point Shipyard Phase I

For Hunters Point Shipyard Phase I (HPSY Phase I), the total housing production goal at full build-out is 1,428 units, of which 29% (or 407 units) will be affordable. HPSY Phase I is divided into two areas, the “Hilltop”, where all the housing development has occurred to date, and the “Hillside” which has not yet started development. **Table 4C** shows that in HPSY Phase I, the housing production at the end of FY17-18 was 31% complete with 439 units. Of those completed units, 99 were affordable housing units, consisting of all inclusionary affordable units within market rate developments. As of publication date of this report, HPSY Phase I is not a part of the Navy’s retesting efforts described below, and has been confirmed by the U.S. Environmental Protection Agency to be safe for people to live and work there. Subsequent to FY17-18, the California Department of Public Health completed a health and safety scan of HPSY Phase I and found nothing hazardous to human health or the environment.

## Hunters Point Shipyard Phase II/ Candlestick Point

For Hunters Point Shipyard Phase II/Candlestick Point (HPSY Phase II/CP), the total housing production goal at full build-out is 10,672 units, of which 31% (or 3,330 units) will be affordable. The affordable housing program in HPSY Phase II/CP is unique in that it includes the broadest range of affordability, providing typical affordable units serving households ranging from very low-income households up to those at 120% of AMI, as well as “workforce” housing that will serve slightly

higher incomes of 140% to 160% of AMI. **Table 4D** shows that in HPSY Phase II/CP, the housing production at the end of FY17-18 was 3% complete with 306 units. Those completed units, along with those shown as in construction, are all part of the new housing in Candlestick Point for the HOPE SF revitalization of the Alice Griffith public housing development. The three market rate units represent the onsite property managers’ units, which are not income restricted.

The land in HPSY Phase II is an environmental “superfund” site that requires extensive clean-up by the Navy. Portions of HPSY Phase II are the subject of an investigation regarding the testing that was performed after the Navy had completed certain clean up and remediation activities. No construction is currently occurring on any of the HPSY Phase II parcels, and OCII will not accept any land or begin any development on HPSY Phase II until each parcel is tested and determined by regulatory agencies to be safe.

## Mission Bay North and South

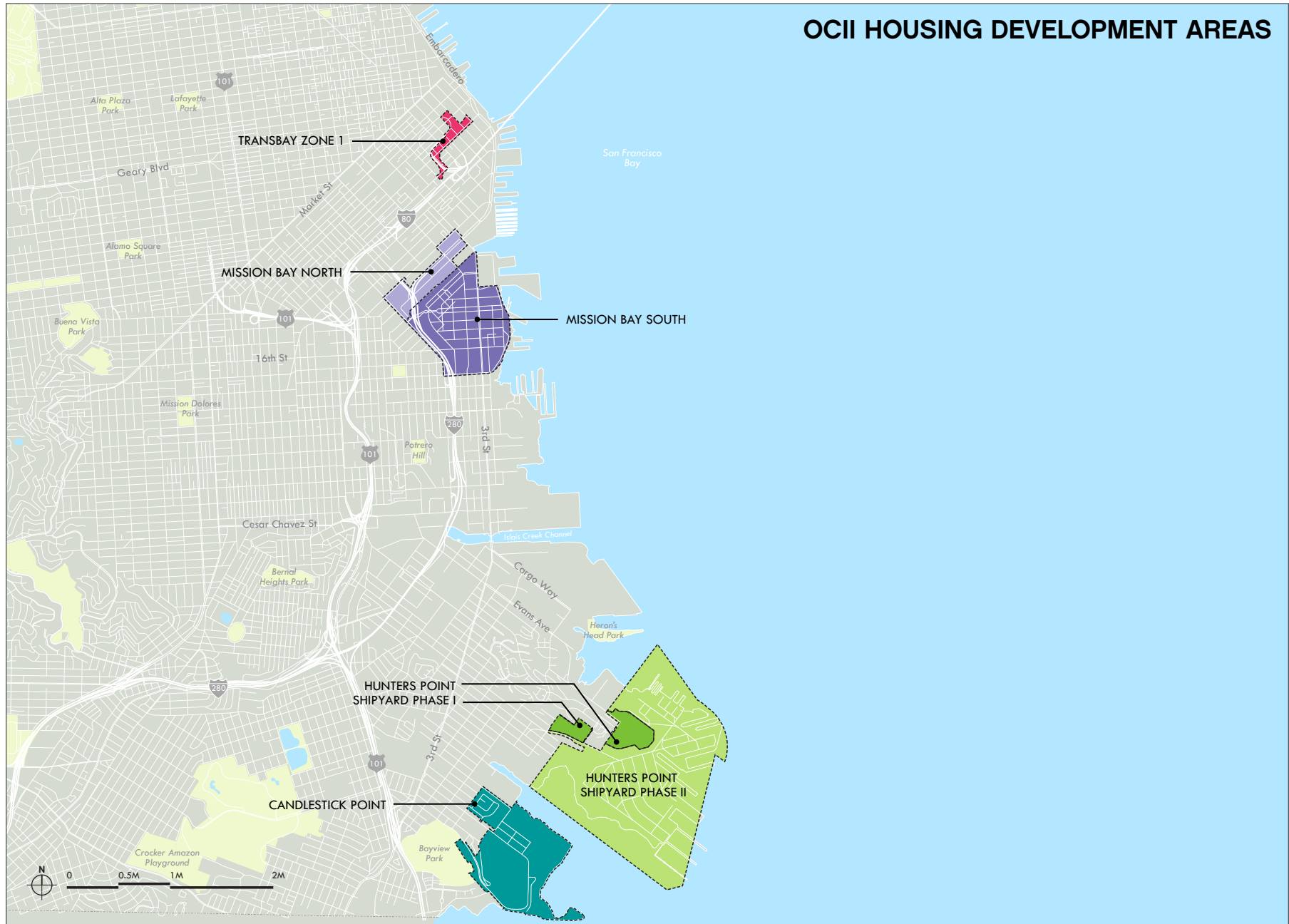
Together, the Mission Bay North (MBN) and South (MBS) total housing production goal at full build-out is 6,514 units, of which 29% (or 1,907 units) will be affordable, and combined the two project areas were 81% complete on housing construction, for a total of 5,296 units. **Table 4E** reflects housing completions in MBN, which was fully complete in FY16-17, and has provided 2,266 market rate units and 698 affordable units (24% of the total units). **Table 4F** shows that in MBS, the project area was 66% complete at the end of FY17-18,

with 2,332 units completed out of 3,550. Market rate units were 85% complete at that point, and 29% of the OCII affordable units were completed. The two market rate units shown in each of the Predevelopment and Preliminary Planning categories in MBS are onsite property manager’s units, which are not income restricted. At full build-out, the housing in MBS will be 34% affordable.

## Transbay

In Transbay Zone 1, for which OCII has land use and zoning jurisdiction, the total housing production goal at full build-out is 3,206, of which 43% (or 1,382 units) will be affordable. **Table 4G** shows that in Transbay Zone 1, the housing production at the end of FY17-18 was 22% complete with 719 units. Of these completed units, 308 were affordable units in OCII funded, 100% affordable housing developments. Construction was very active in FY17-18, however, with a total 1,477 units underway during that fiscal year. Zone 2 of the Transbay area is under the jurisdiction of the City’s Planning Department, and is not included in this report. Overall, 35% of all new housing in Zones 1 and 2 combined must be affordable, and given the high percentage of affordability in Zone 1, OCII is on track to meet that goal.

# OCII HOUSING DEVELOPMENT AREAS



**TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA**

| <b>TABLE 4A. HOUSING STATUS FOR ALL AREAS, AS OF JUNE 30, 2018</b> |                    |                    |                                |                        |                         |
|--|--------------------|--------------------|--------------------------------|------------------------|-------------------------|
|  | <b>Total Units</b> | <b>Market Rate</b> | <b>Inclusionary Affordable</b> | <b>OCII Affordable</b> | <b>Total Affordable</b> |
| <b>Completed as of 6/30/18</b>                                     | 6,760              | 5,005              | 390                            | 1,365                  | 1,755                   |
| <b>In Construction</b>   | 2,186              | 1,478              | 262                            | 446                    | 708                     |
| <b>Predevelopment</b>  | 2,832              | 1,632              | 468                            | 732                    | 1,200                   |
| <b>Preliminary Planning</b>  | 2,079              | 1,044              | 186                            | 849                    | 1,035                   |
| <b>Future Development</b>  | 7,963              | 5,635              | 1,472                          | 856                    | 2,328                   |
| <b>TOTAL</b>   | <b>21,820</b>      | <b>14,794</b>      | <b>2,778</b>                   | <b>4,248</b>           | <b>7,026</b>            |
| <b>% AFFORDABLE OF TOTAL HOUSING GOAL</b>                          |                    |                    |                                |                        | 32%                     |
| <b>AFFORDABLE UNITS AS % OF TOTAL COMPLETED</b>                    |                    |                    |                                |                        | 26%                     |
| <b>% COMPLETE, ALL UNITS</b>                                       |                    |                    |                                |                        | 31%                     |

\*OCII affordable does not include manager's units

**TABLE 4B. HOUSING STATUS BY PROJECT AREA, AS OF JUNE 30, 2018**

|                             | Hunters Point Shipyard Phase I | Hunters Point Shipyard Phase II & Candlestick Point | Mission Bay North & South | Transbay     | Total         |
|-----------------------------|--------------------------------|---|---------------------------|--------------|---------------|
| <b>Completed</b>            | 439                            | 306   | 5296                      | 719          | 6,760         |
| <b>In Construction</b>      | 66                             | 31  | 612                       | 1,477        | 2,186         |
| <b>Predevelopment</b>       | 593                            | 1,263   | 293                       | 683          | 2,832         |
| <b>Preliminary Planning</b> | 294                            | 1,225   | 313                       | 247          | 2,079         |
| <b>Future Development</b>   | 36                             | 7,847   |                           | 80           | 7,963         |
| <b>TOTAL</b>                | <b>1,428</b>                   | <b>10,672</b>                                       | <b>6,514</b>              | <b>3,206</b> | <b>21,820</b> |
| <b>% COMPLETE</b>           | <b>31%</b>                     | <b>3%</b>   | <b>81%</b>                | <b>22%</b>   | <b>31%</b>    |

\*OCII affordable does not include manager's units

**TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA**

**TABLE 4C. HUNTERS POINT SHIPYARD PHASE I STATUS, AS OF JUNE 30, 2018**

|                                       | Total Units  | Market Rate  | Inclusionary Affordable | OCII Affordable | Total Affordable |
|---------------------------------------|--------------|--------------|-------------------------|-----------------|------------------|
| Completed                             | 439          | 340          | 99                      |                 | 99               |
| In Construction                       | 66           | 63           | 3                       |                 | 3                |
| Predevelopment                        | 593          | 417          | 65                      | 111             | 176              |
| Preliminary Planning                  | 294          | 201          | 24                      | 69              | 93               |
| Future Development                    | 36           |              |                         | 36              | 36               |
| <b>TOTAL</b>                          | <b>1,428</b> | <b>1,021</b> | <b>191</b>              | <b>216</b>      | <b>407</b>       |
| <b>% COMPLETE</b>                     | <b>31%</b>   | <b>33%</b>   | <b>52%</b>              | <b>0%</b>       | <b>24%</b>       |
| <b>% AFFORDABLE AT FULL BUILD OUT</b> |              |              |                         |                 | <b>29%</b>       |

\*OCII affordable does not include manager's units



**TABLE 4D. HUNTERS POINT SHIPYARD PHASE II / CANDLESTICK POINT STATUS, AS OF JUNE 30, 2018**

|                                       | Total Units   | Market Rate  | Inclusionary Affordable | OCII Affordable | Total Affordable |
|---------------------------------------|---------------|--------------|-------------------------|-----------------|------------------|
| Completed                             | 306           | 3            |                         | 303             | 303              |
| In Construction                       | 31            |              |                         | 31              | 31               |
| Predevelopment                        | 1,263         | 866          | 67                      | 330             | 397              |
| Preliminary Planning                  | 1,225         | 839          | 162                     | 224             | 386              |
| Future Development                    | 7,847         | 5,634        | 1,472                   | 741             | 2,213            |
| <b>TOTAL</b>                          | <b>10,672</b> | <b>7,342</b> | <b>1,701</b>            | <b>1,629</b>    | <b>3,330</b>     |
| <b>% COMPLETE</b>                     | <b>3%</b>     | <b>0%</b>    | <b>0%</b>               | <b>19%</b>      | <b>9%</b>        |
| <b>% AFFORDABLE AT FULL BUILD OUT</b> |               |              |                         |                 | <b>31%</b>       |

\*OCII affordable does not include manager's units

**TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA**

**TABLE 4E. MISSION BAY NORTH STATUS, AS OF JUNE 30, 2018**

|                                       | Total Units  | Market Rate  | Inclusionary Affordable | OCII Affordable | Total Affordable |
|---------------------------------------|--------------|--------------|-------------------------|-----------------|------------------|
| Completed                             | 2,964        | 2,266        | 291                     | 407             | 698              |
| In Construction                       |              |              |                         |                 |                  |
| Predevelopment                        |              |              |                         |                 |                  |
| Preliminary Planning                  |              |              |                         |                 |                  |
| Future Development                    |              |              |                         |                 |                  |
| <b>TOTAL</b>                          | <b>2,964</b> | <b>2,266</b> | <b>291</b>              | <b>407</b>      | <b>698</b>       |
| <b>% COMPLETE</b>                     | <b>100%</b>  | <b>100%</b>  | <b>100%</b>             | <b>100%</b>     | <b>100%</b>      |
| <b>% AFFORDABLE AT FULL BUILD OUT</b> |              |              |                         |                 | <b>24%</b>       |

\*OCII affordable does not include manager's units

**TABLE 4F. MISSION BAY SOUTH STATUS, AS OF JUNE 30, 2018**

|                                       | Total Units  | Market Rate  | Inclusionary Affordable | OCII Affordable | Total Affordable |
|---------------------------------------|--------------|--------------|-------------------------|-----------------|------------------|
| Completed                             | 2,332        | 1,985        |                         | 347             | 347              |
| In Construction                       | 612          | 352          |                         | 260             | 260              |
| Predevelopment                        | 293          | 2            |                         | 291             | 291              |
| Preliminary Planning                  | 313          | 2            |                         | 311             | 311              |
| Future Development                    |              |              |                         |                 |                  |
| <b>TOTAL</b>                          | <b>3,550</b> | <b>2,341</b> | -                       | <b>1,209</b>    | <b>1,209</b>     |
| <b>% COMPLETE</b>                     | <b>66%</b>   | <b>85%</b>   | -                       | <b>29%</b>      | <b>29%</b>       |
| <b>% AFFORDABLE AT FULL BUILD OUT</b> |              |              |                         |                 | <b>34%</b>       |

\*OCII affordable does not include manager's units

**TABLE 4. HOUSING PRODUCTION GOALS AND STATUS BY PROJECT AREA**

**TABLE 4G. TRANSBAY STATUS, AS OF JUNE 30, 2018**

|                                       | Total Units  | Market Rate  | Inclusionary Affordable | OCII Affordable | Total Affordable |
|---------------------------------------|--------------|--------------|-------------------------|-----------------|------------------|
| Completed                             | 719          | 411          |                         | 308             | 308              |
| In Construction                       | 1,477        | 1,063        | 259                     | 155             | 414              |
| Predevelopment                        | 683          | 347          | 336                     |                 | 336              |
| Preliminary Planning                  | 247          | 2            |                         | 245             | 245              |
| Future Development                    | 80           | 1            |                         | 79              | 79               |
| <b>TOTAL</b>                          | <b>3,206</b> | <b>1,824</b> | <b>595</b>              | <b>787</b>      | <b>1,382</b>     |
| <b>% COMPLETE</b>                     | <b>22%</b>   | <b>23%</b>   | <b>0%</b>               | <b>39%</b>      | <b>22%</b>       |
| <b>% AFFORDABLE AT FULL BUILD OUT</b> |              |              |                         |                 | <b>43%</b>       |

\*OCII affordable does not include manager's units



Transbay Block 9, 500 Folsom Street, Image Credit: ©SOM & Fougeron Architecture

# 03



Transbay 7, Natalie Gubb Commons, 255 Fremont Street, Photo Credit ©Michael O'Callahan

## HOUSING ACCOMPLISHMENTS

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

### **TABLES:**

Table 5:  
Housing Completions

Table 6:  
Housing Starts

Table 7:  
Housing in Construction

Table 8:  
Marketing Outcomes Summary

# Housing Accomplishments

This section summarizes OCII housing accomplishments for FY17-18, including information on construction completions, construction starts, projects in construction, and marketing outcomes.

## Housing Completions

In FY17-18, 374 units completed construction of which 255 units are affordable. These units were in two 100% OCII-funded developments and two phases of a market rate project with a total of 15 inclusionary units. See **Table 5** for area summaries of these projects, and project specific details on the following pages, including developer, architect, and the Area Median Income (AMI) for the affordable units. Further project data, such as the percentage of contract funding awarded to Small Business Enterprise and local workforce hiring accomplishments can be found in Chapter 6, Appendix.





**TABLE 5. HOUSING COMPLETIONS**

| Project Area                        | Project Name                 | Project Type               | Housing Type  | Total Units | Total Aff. Units* |
|-------------------------------------|------------------------------|----------------------------|---------------|-------------|-------------------|
| HPSY Phase II/<br>Candlestick Point | Alice Griffith Ph 3          | 100% Affordable            | Family Rental | 122         | 121               |
| Transbay                            | Block 7 Natalie Gubb Commons | 100% Affordable            | Family Rental | 120         | 119               |
| HPSY Phase I                        | Block 56/57 1&2              | Market Rate w/inclusionary | Homeownership | 60          | 8                 |
| HPSY Phase I                        | Block 56/57 3&4              | Market Rate w/inclusionary | Homeownership | 72          | 7                 |
| <b>TOTAL</b>                        |                              |                            |               | <b>374</b>  | <b>255</b>        |

\*OCII affordable does not include manager's units

## Housing Completions by Project



### Alice Griffith Phase 3: 2500 Arelious Walker Drive

|                             |                                 |
|-----------------------------|---------------------------------|
| PROJECT AREA                | HPSY Phase II/Candlestick Point |
| SPONSOR/DEVELOPER           | McCormack Baron Salazar         |
| ARCHITECT                   | Torti Gallas                    |
| PROJECT/HOUSING TYPE        | 100% Affordable/Family Rental   |
| TOTAL/AFFORDABLE UNITS      | 122/121                         |
| CONSTRUCTION COMPLETED      | November 2017                   |
| TOTAL OCII FUNDING          | \$19,797,042                    |
| AFFORDABLE UNITS TARGET AMI | 50% and below                   |



### Natalie Gubb Commons (Transbay Block 7): 255 Fremont

|                             |                               |
|-----------------------------|-------------------------------|
| PROJECT AREA                | Transbay                      |
| SPONSOR/DEVELOPER           | Mercy Housing                 |
| ARCHITECT                   | Santos Prescott               |
| PROJECT/HOUSING TYPE        | 100% Affordable/Family Rental |
| TOTAL/AFFORDABLE UNITS      | 120/119                       |
| CONSTRUCTION COMPLETED      | February 2018                 |
| TOTAL OCII FUNDING          | \$25,560,000                  |
| AFFORDABLE UNITS TARGET AMI | 50% and below                 |

## Block 56/57: 10 Kennedy Pl, 10 Innes Court

|                             |   |
|-----------------------------|---|
| PROJECT AREA                | HPSY Phase I                                |
| SPONSOR/DEVELOPER           | Lennar                                      |
| ARCHITECT                   | Ian Birchall + Associates                   |
| PROJECT/HOUSING TYPE        | Market Rate with Inclusionary/Homeownership |
| TOTAL/AFFORDABLE UNITS      | 60/8  |
| CONSTRUCTION COMPLETED      | May 2018                                    |
| TOTAL OCII FUNDING          | N/A   |
| AFFORDABLE UNITS TARGET AMI | 80%   |



## Block 56/57: 52, 51 Innes Ct

|                             |   |
|-----------------------------|---|
| PROJECT AREA                | HPSY Phase I                                |
| SPONSOR/DEVELOPER           | Lennar                                      |
| ARCHITECT                   | Ian Birchall + Associates                   |
| PROJECT/HOUSING TYPE        | Market Rate with Inclusionary/Homeownership |
| TOTAL/AFFORDABLE UNITS      | 72/7  |
| CONSTRUCTION COMPLETED      | March 2018                                  |
| TOTAL OCII FUNDING          | N/A   |
| AFFORDABLE UNITS TARGET AMI | 80%   |



## Housing Starts

In FY17-18, construction of 216 units began of which 152 units are affordable. These units are in two 100% OCII-funded developments and one market rate project with 3 inclusionary units. See **Table 6** for summaries of these projects, and project specific details on the following pages and in Chapter 6, Appendix.



**TABLE 6. HOUSING STARTS**

| Project Area                        | Project Name        | Project Type                   | Housing Type                          | Total Units | Total Aff. Units* |
|-------------------------------------|---------------------|--------------------------------|---------------------------------------|-------------|-------------------|
| HPSY Phase II/<br>Candlestick Point | Alice Griffith Ph 4 | 100% Affordable                | Family Rental                         | 31          | 31                |
| MBS                                 | Block 3 East        | 100% Affordable                | Family Rental/<br>Supportive Veterans | 119         | 118               |
| HPSY Phase I                        | Block 55            | Market Rate w/<br>Inclusionary | Homeownership                         | 66          | 3                 |
| <b>TOTAL</b>                        |                     |                                |                                       | <b>216</b>  | <b>152</b>        |

\*OCII affordable does not include manager's units

## Housing Starts



### Alice Griffith Phase 4: 2800 Arelious Walker Drive

|                             |                                 |
|-----------------------------|---------------------------------|
| PROJECT AREA                | HPSY Phase II/Candlestick Point |
| SPONSOR/DEVELOPER           | McCormack Baron Salazar         |
| ARCHITECT                   | HKIT Architects/YA Studio       |
| PROJECT/HOUSING TYPE        | 100% Affordable/Family Rental   |
| TOTAL/AFFORDABLE UNITS      | 31/31                           |
| CONSTRUCTION START          | August 2017                     |
| TOTAL OCII FUNDING          | \$9,156,408                     |
| AFFORDABLE UNITS TARGET AMI | 60% and below                   |



### Mission Bay South Block 3 East: 1150 3rd Street

|                             |  |
|-----------------------------|--|
| PROJECT AREA                | MBS  |
| SPONSOR/DEVELOPER           | Chinatown CDC w/Swords to Plowshares                           |
| ARCHITECT                   | Leddy Maytum Stacy Architects/Saida + Sullivan Design Partners |
| PROJECT/HOUSING TYPE        | 100% Affordable/Family Rental, Veterans Supportive Rental      |
| TOTAL/AFFORDABLE UNITS      | 119/118  |
| CONSTRUCTION START          | December 2017  |
| TOTAL OCII FUNDING          | \$20,093,600   |
| AFFORDABLE UNITS TARGET AMI | 60% and below  |

## Block 55: 528 Hudson, 33, 23 Kirkwood

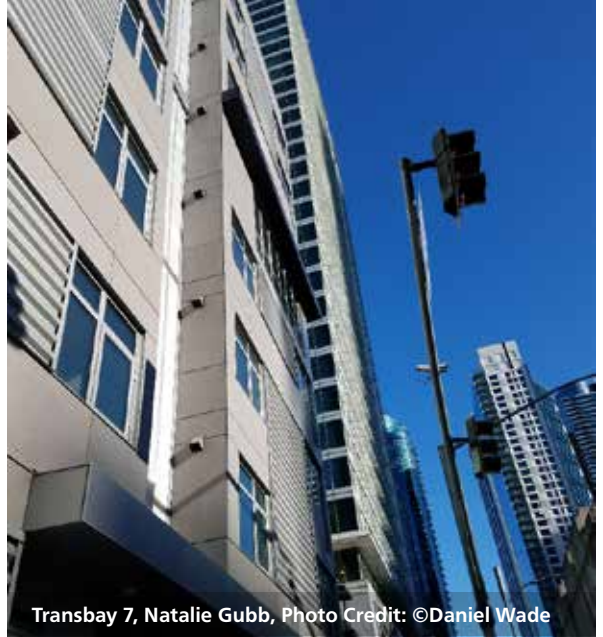
|                             |   |
|-----------------------------|---|
| PROJECT AREA                | HPSY Phase 1                                |
| SPONSOR/DEVELOPER           | Lennar                                      |
| ARCHITECT                   | LPAS Architecture + Design                  |
| PROJECT/HOUSING TYPE        | Market Rate with Inclusionary/Homeownership |
| TOTAL/AFFORDABLE UNITS      | 66/3  |
| CONSTRUCTION START          | August 2017                                 |
| TOTAL OCII FUNDING          | N/A   |
| AFFORDABLE UNITS TARGET AMI | 80%   |



# FY17-18 Completions



Alice Griffith Phase 3, 2500 Arelious Walker Drive, Photo Credit: ©Blake Thompson



Transbay 7, Natalie Gubb, Photo Credit: ©Daniel Wade



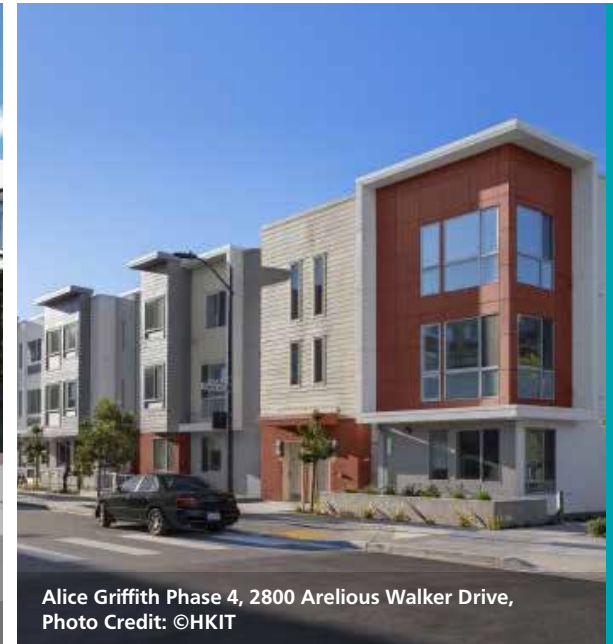
Transbay 7, Natalie Gubb Commons, Photo Credit: ©Daniel Wade



HPSY Phase I Block 56 & 57, 52,51 Innes Court, Photo Credit: ©Ian Birchall & Associates



## FY17-18 Starts





**TABLE 7. HOUSING IN CONSTRUCTION**

| Project Area | Project Name                   | Project Type                | Housing Type  | Total Units  | Total Aff. Units* |
|--------------|--------------------------------|-----------------------------|---------------|--------------|-------------------|
| MBS          | One Mission Bay                | Market Rate                 | Homeownership | 350          | 0                 |
| MBS          | Mission Bay South Block 6 East | 100% Affordable             | Family Rental | 143          | 142               |
| Transbay     | Transbay Block 1 (Podium)      | 100% Affordable             | Homeownership | 76           | 76                |
| Transbay     | Transbay Block 1 (Tower)       | Market Rate w/ inclusionary | Homeownership | 316          | 80                |
| Transbay     | Transbay Block 8 (Podium)      | 100% Affordable             | Family Rental | 80           | 79                |
| Transbay     | Transbay Block 8 (Tower)       | Market Rate                 | Homeownership | 118          | 0                 |
| Transbay     | Transbay Block 8 (Tower)       | Market Rate w/ inclusionary | Family Rental | 350          | 70                |
| Transbay     | Transbay Block 9               | Market Rate w/ inclusionary | Family Rental | 537          | 109               |
| <b>TOTAL</b> |                                |                             |               | <b>1,970</b> | <b>556</b>        |

\*OCII affordable does not include manager's units

## Housing in Construction



### Mission Bay South Block 1: 1000 3rd St/110 Channel St

|                             |                             |
|-----------------------------|-----------------------------|
| PROJECT AREA                | Mission Bay South           |
| SPONSOR/DEVELOPER           | Strada Investment/CIM Group |
| ARCHITECT                   | Arquitectonica              |
| PROJECT/HOUSING TYPE        | Market Rate Homeownership   |
| TOTAL/AFFORDABLE UNITS      | 350/0                       |
| CONSTRUCTION COMPLETED      | November 2018               |
| TOTAL OCII FUNDING          | \$0                         |
| AFFORDABLE UNITS TARGET AMI | N/A                         |



### Mission Bay South Block 6 East: 626 Mission Bay Blvd N

|                             |                               |
|-----------------------------|-------------------------------|
| PROJECT AREA                | Mission Bay South             |
| SPONSOR/DEVELOPER           | TNDC                          |
| ARCHITECT                   | Mithun & Studio Vara          |
| PROJECT/HOUSING TYPE        | 100% Affordable/Family Rental |
| TOTAL/AFFORDABLE UNITS      | 143/142                       |
| CONSTRUCTION COMPLETED      | November 2019                 |
| TOTAL OCII FUNDING          | \$35,750,000                  |
| AFFORDABLE UNITS TARGET AMI | 50% TCAC AMI                  |

## Transbay Block 1 (Affordable Podium): 160 Folsom

|                             |                               |
|-----------------------------|-------------------------------|
| PROJECT AREA                | Mission Bay North             |
| SPONSOR/DEVELOPER           | Tishman Speyer                |
| ARCHITECT                   | Studio Gang                   |
| PROJECT/HOUSING TYPE        | 100% Affordable/Homeownership |
| TOTAL/AFFORDABLE UNITS      | 76/76                         |
| CONSTRUCTION COMPLETED      | February 2020                 |
| TOTAL OCII FUNDING          | \$19,180,000                  |
| AFFORDABLE UNITS TARGET AMI | 100% and below                |



## Transbay Block 1 (Tower): 160 Folsom

|                             |   |
|-----------------------------|---|
| PROJECT AREA                | Transbay                                    |
| SPONSOR/DEVELOPER           | Tishman Speyer                              |
| ARCHITECT                   | Studio Gang                                 |
| PROJECT/HOUSING TYPE        | Market Rate with Inclusionary/Homeownership |
| TOTAL/AFFORDABLE UNITS      | 316/80                                      |
| CONSTRUCTION COMPLETED      | February 2020                               |
| TOTAL OCII FUNDING          | N/A   |
| AFFORDABLE UNITS TARGET AMI | 120% and below                              |





Photo Credit: ©Fougeron Architecture

### Transbay Block 8 (Podium): 250 Fremont

|                             |                               |
|-----------------------------|-------------------------------|
| PROJECT AREA                | Transbay                      |
| SPONSOR/DEVELOPER           | Related/TNDC                  |
| ARCHITECT                   | Fougeron Architecture         |
| PROJECT/HOUSING TYPE        | 100% Affordable/Family Rental |
| TOTAL/AFFORDABLE UNITS      | 80/79                         |
| CONSTRUCTION COMPLETED      | April 2019                    |
| TOTAL OCII FUNDING          | \$16,000,000                  |
| AFFORDABLE UNITS TARGET AMI | 50% and below                 |



Photo Credit: ©OMA/HKS

### Transbay Block 8 (Tower, Floors 32-51), Market Rate Condos: 400 Folsom

|                             |   |
|-----------------------------|---|
| PROJECT AREA                | Transbay                                    |
| SPONSOR/DEVELOPER           | Related                                     |
| ARCHITECT                   | OMA/HKS                                     |
| PROJECT/HOUSING TYPE        | Market Rate with Inclusionary/Homeownership |
| TOTAL/AFFORDABLE UNITS      | 118/0                                       |
| CONSTRUCTION COMPLETED      | June 2019                                   |
| TOTAL OCII FUNDING          | N/A   |
| AFFORDABLE UNITS TARGET AMI | N/A   |

## Transbay Block 8 (Tower, Floors 1-31) Mixed Income Rental: 450 Fremont

|                                |                            |
|--------------------------------|----------------------------|
| PROJECT AREA                   | Transbay                   |
| SPONSOR/DEVELOPER              | Related/TNDC               |
| ARCHITECT                      | OMA/HKS                    |
| PROJECT/HOUSING TYPE           | Mixed Income/Family Rental |
| TOTAL/AFFORDABLE UNITS         | 350/70                     |
| CONSTRUCTION COMPLETED         | April 2019                 |
| TOTAL OCII FUNDING             | N/A                        |
| AFFORDABLE UNITS<br>TARGET AMI | 40% and 50%, and below     |

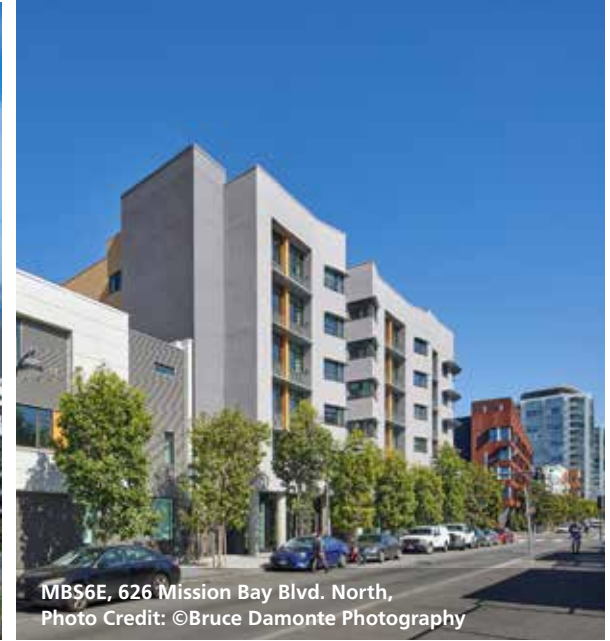


## Transbay Block 9: 500 Folsom

|                                |   |
|--------------------------------|---|
| PROJECT AREA                   | Transbay                                    |
| SPONSOR/DEVELOPER              | ESSEX/TMG/BRIDGE                            |
| ARCHITECT                      | SOM/Fougeron                                |
| PROJECT/HOUSING TYPE           | Market Rate with Inclusionary/Family Rental |
| TOTAL/AFFORDABLE UNITS         | 537/109                                     |
| CONSTRUCTION COMPLETED         | November 2019                               |
| TOTAL OCII FUNDING             | N/A   |
| AFFORDABLE UNITS<br>TARGET AMI | 50% and below                               |



# FY17-18 Housing in Construction

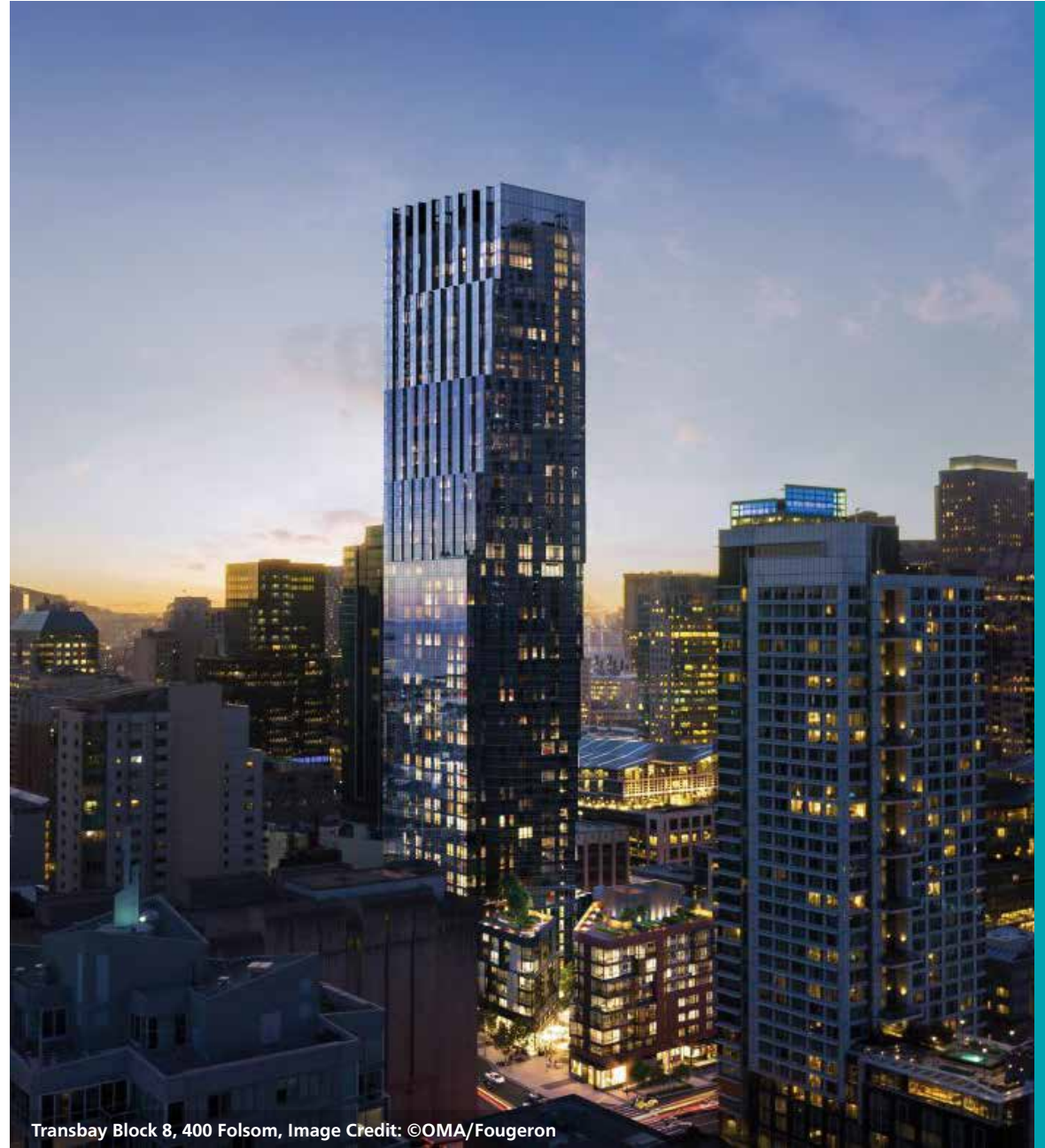




## FY17-18 Housing in Construction



Transbay Block 9, 500 Folsom, Image Credit: ©SOM/Fougeron



Transbay Block 8, 400 Folsom, Image Credit: ©OMA/Fougeron

## Marketing Accomplishments

In FY17-18, 544 affordable units were occupied in seven projects, according to project specific occupancy preferences required by OCII. OCII and MOHCD staff prepare a Marketing Outcomes Report for each project that is presented to the OCII Commission after full occupancy has been achieved (copies of which can be found on OCII's website at <https://sfocii.org/>). **Table 8** summarizes occupancy outcomes by housing preference for each project that achieved 100% occupancy in FY17-18.

### FY17-18 Occupancy Process

Units that are set aside for direct referral by a housing agency, such as supportive housing units for homeless households or HOPE SF public housing units, do not go through a lottery process. All other units are advertised through a proactive outreach and marketing plan that emphasizes early outreach to Certificate of Preference (COP) holders. After the application period has closed, a lottery is held to determine the order in which applications will be processed, and required occupancy preferences are applied. Below are brief summaries of the applicable preferences during this reporting period:

- **COP:** always receives first preference across all OCII projects.
- **Alice Griffith Preference:** only applied to returning Alice Griffith households.

- **Rent Burdened:** required only in the HPSY Phase I and HPSY Phase II/CP project areas; provides preference to households spending more than 50% of their income on rent or live in housing receiving project-based operating subsidies.
- For one project, restricted by agreement with the University of California, San Francisco, 25% of units have preference for Public Higher Education or Public Health Institution workers and persons with disabilities (Mission Bay South Block 7W).
- **Displaced Tenant Housing Preference:** for those evicted through the Ellis Act or owner move-ins, or for tenants displaced by fire damage.
- **HOPE SF:** applies to public housing units created through the HOPE SF program.

**TABLE 8. MARKETING OUTCOMES SUMMARY**

| PROJECT AREA    | PROJECTS                                       | Date 100% Occupied | Affordable Units by Lottery | COP Holders | Alice Griffith Preference | Rent Burdened | Public Higher Ed/ Public Health Institution Worker or Persons with Disabilities | Displaced Tenant Housing Preference | San Francisco Live or Work | HOPE SF Units Affordable Units | Affordable Units |
|-----------------|--|--------------------|-----------------------------|-------------|---------------------------|---------------|---|-------------------------------------|----------------------------|--------------------------------|------------------|
| MBS             | 588 Mission Bay Boulevard North (MBS Block 7W) | Oct-17             | 198                         | 6           | N/A                       | N/A           | 50  | N/A                                 | 142                        | N/A                            | 198              |
| MBN             | Mission Bay by Windsor (MBN N4P3)              | Jan-18             | 26                          | 2           | N/A                       | N/A           | N/A   | N/A                                 | 24                         | N/A                            | 26               |
| HPS Phase II/CP | Alice Griffith Phases 1 & 2                    | Oct-17             | 68                          | 5           | 8                         | 4             | N/A   | N/A                                 | 51                         | 114                            | 182              |
| HPS Phase I     | HPS Blocks 53 & 54                             | Jul-17             | 16                          | 0           | N/A                       | 5             | N/A   | N/A                                 | 11                         | N/A                            | 16               |
| HPS Phase I     | HPS Blocks 56 & 57                             | Apr-18             | 7                           | 0           | N/A                       | 0             | N/A   | 1                                   | 6                          | N/A                            | 7                |
| BVHP            | Hunters View Phase IIA                         | Jul-17             | 26                          | 3           | N/A                       | 10            | N/A   | 0                                   | 13                         | 80                             | 106              |
| WA2             | 1450 Franklin                                  | Jan-18             | 9                           | 2           | N/A                       | N/A           | N/A   | 0                                   | 7                          | N/A                            | 9                |
| <b>TOTAL</b>    |  |                    | <b>350</b>                  | <b>18</b>   | <b>8</b>                  | <b>19</b>     | <b>50</b>   | <b>1</b>                            | <b>254</b>                 | <b>194</b>                     | <b>544</b>       |

\*Projects funded prior to redevelopment dissolution by SFRA and completed by OCII

# 04



MBS6E, 626 Mission Bay Blvd North, Photo Credit: ©Bruce Damonte Photography

# CERTIFICATE OF PREFERENCE PROGRAM & MARKETING REQUIREMENTS

Certificate of Preference Program  
Marketing Requirements

**TABLE:**

Table 9:  
COP Program Highlights Five Years  
Ending FY17-18

## Certificate of Preference Program

During the 1960s and 1970s, SFRA, as part of the federal urban renewal program, displaced many residents and businesses from its project areas. In 1967, the SFRA initiated the COP program to residents of housing who were displaced by its activities.

The COP does not guarantee a certificate holder any particular housing unit but provides the holder with a preference over other applicants of affordable housing sponsored by OCII, provided that the Certificate Holder meets the financial and other qualifications of the unit.

A primary goal of the COP has been to provide an opportunity for those displaced to return to the Project Area from which the resident was displaced. The COP program is authorized under the California Community Redevelopment Law ("CRL"), which limits the preference to low- to moderate-income persons who were displaced. The preference only applies to housing that is affordable to low- and moderate-income households.

At the direction of the OCII Commission in FY13-14, OCII staff initiated a more robust early outreach and marketing protocol to ensure that as many COP holders as possible obtain housing, and to maximize the number of COP holders who live outside of San Francisco but want to return. **Table 9** shows success, over the past five years, as measured by the increased number of COP holders housed and those returning to San Francisco.



OCII contracts with MOHCD to assist with marketing our affordable units, and MOHCD manages the COP program for both OCII and MOHCD projects.

MOHCD provides an annual report to the OCII Commission describing the COP program for OCII sponsored projects, accomplishments, and next steps in greater detail. The COP Annual Report for FY17-18 can be found online at: <https://sfocii.org/sites/default/files/COP%20Annual%20Report%20FY17-18.pdf>.

**TABLE 9. COP PROGRAM HIGHLIGHTS FIVE YEARS ENDING FY17-18**

|                                       | FY17-18 | Total Past 5 Years | FY16-17 | FY15-16 | FY14-15 | FY13-14 |
|---------------------------------------|---------|--------------------|---------|---------|---------|---------|
| COP Holders Housed                    | 18      | 81                 | 24      | 41      | 3       | 2       |
| COP Holders Returned to San Francisco | 12      | 45                 | 19      | 10      | 3       | 1       |
| COP Holders Applied for Housing       | 202     | 673                | 158     | 157     | 95      | 61      |
| New Certificates Issued               | 61      | 61                 | 55      | 111     | 73      | 62      |

During the past five fiscal years, COP program highlights for OCII sponsored projects are shown in **Table 9**.

### Marketing Requirements

OCII relies on an early outreach plan and tenant selection plan (“Marketing Plan”) for each OCII sponsored project as tools to guide marketing. OCII requires affirmative marketing to COP holders during the early phases of construction in order to allow applicants sufficient time to prepare for and take advantage of any community based or City sponsored rental or homeownership readiness programs. OCII also requires developers to outreach to COP holders and connect them to rental and homebuyer readiness workshops. For each lottery, COP holders are ranked first. Details of FY17-18 marketing outcomes by individual project are listed earlier in this report in **Table 8**.

MOHCD uses its web-based application system, the Database of Affordable Housing Listings, Information and Applications (“DAHLIA”) for all OCII sponsored affordable housing, to streamline the application process to make it easier for COP holders and others seeking affordable rental or homeownership housing opportunities. MOHCD partners with several non-profit agencies to support rental readiness and eviction prevention programs targeting Bayview Hunters Point and Western Addition residents as well as applicants to assist in using DAHLIA and to prepare residents for successful tenancies/occupancies.

# 05



MBS6E, 626 Mission Bay Blvd N, Photo Credit ©Bruce Damonte Photography



## **SMALL BUSINESS ENTERPRISE & WORKFORCE GOALS**

Equal Opportunity Programs  
Small Business Enterprise  
Workforce Development

# Small Business Enterprise and Workforce Goals

## Equal Opportunity Programs

OCII is committed to social and economic equity that extends beyond providing affordable housing and into the realm of employment and business opportunities. OCII promotes equal opportunity in contracting and employment among professional services consultants and construction contractors through its Small Business Enterprise (“SBE”) Program and its Local Construction Workforce Hiring Program. Each program has a robust goal of 50% for SBE engagement and local construction employment, and both programs are enforced by OCII’s Contract Compliance Division. All contracts for construction are also subject to OCII’s Prevailing Wages Policy, which requires the payment of prevailing, livable wages.

## Small Business Enterprise

Under OCII’s SBE Policy, prime contractors on OCII assisted-projects must make a good faith effort to award 50% of contract dollars to bona fide SBEs that hold valid certifications and fall within certain revenue thresholds. Additionally, OCII recognizes the City and County of San Francisco (“City”) Local Business Enterprise (“LBE”) Program. Under OCII’s SBE program, project area businesses bidding on agency-assisted contracts are given first consideration, followed by San-Francisco based

SBEs, and then non-SF based SBEs. In July of 2015, OCII’s Commission amended the agency’s SBE Policy to conform its small business size standards to the City’s Small LBE revenue thresholds, making it easier for LBEs to participate in OCII’s SBE Program.

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

In FY2017-18, OCII’s developer partners awarded professional service and construction contracts on 6 affordable and inclusionary housing projects totaling more than \$89 million. Over \$45 million (or 50%) were awarded to small businesses, many of whom are LBEs certified by the City’s Contract Monitoring Division. Notably, small businesses were awarded over \$12 million (87%) of professional services contracts and nearly \$33 million (43%) of construction contracts (**See Chart 1**). Reflecting the gender and ethnic diversity of San Francisco, minority and women owned firms received over \$25 million (29%) of professional services and construction contracts.

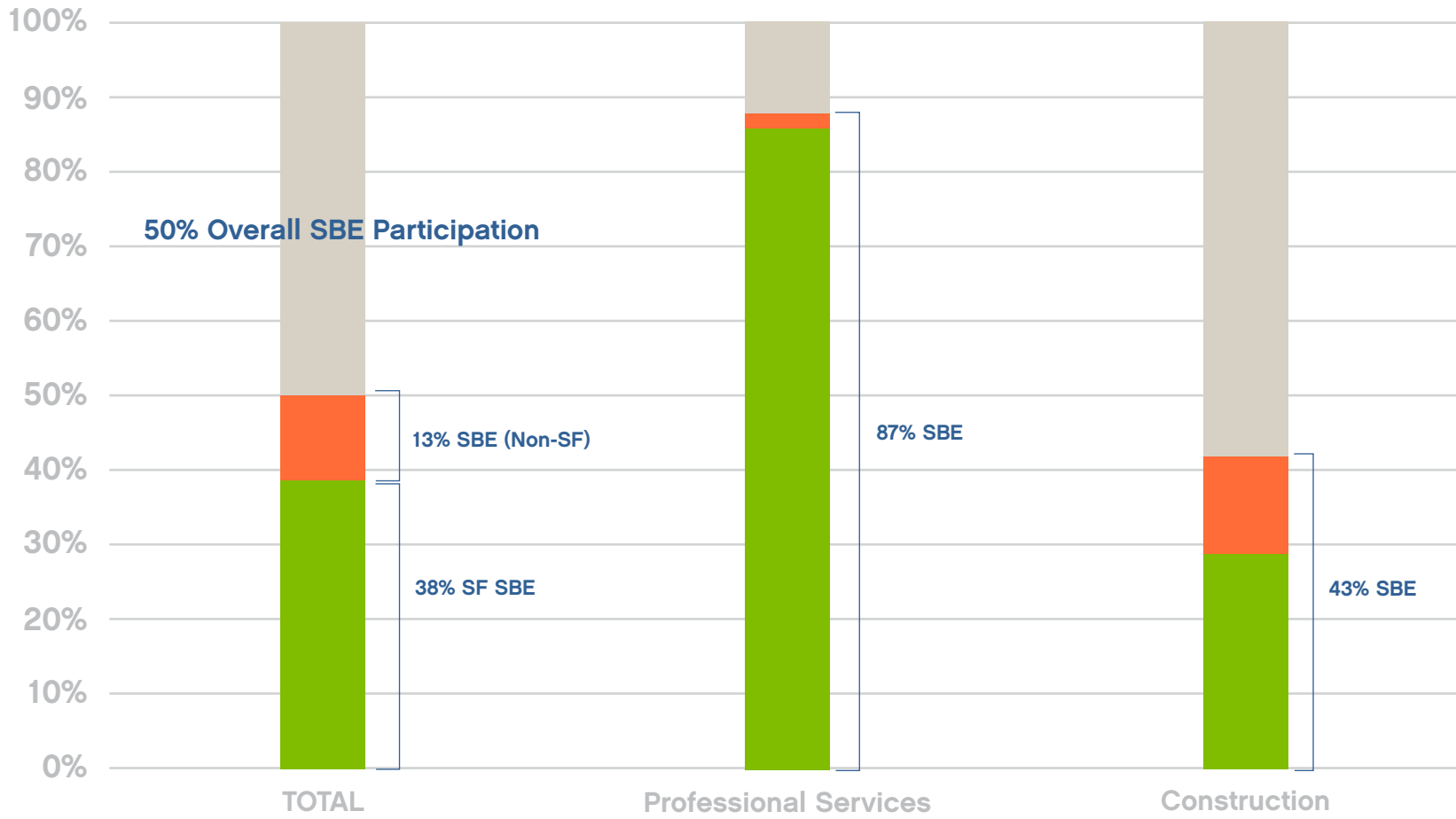
To ensure inclusion of small businesses in OCII-administered projects, OCII encourages larger and established firms to pair with SBEs by forming associations and joint ventures (JV). These partnerships help Prime Contractors comply with SBE goals, while giving smaller firms access to large scale projects 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 OCII’s JV policy.

**Chart 1** provides SBE data on affordable housing contracts.

# CHART 1: SBE Participation on Affordable Housing Contracts

FY17-18



■ SF SBE   ■ SBE (Non-SF)   ■ Non-SBE

# Workforce Development

## Construction

Prior to the City and County of San Francisco's adoption of its local hiring policy for construction, the former SFRA and current OCII (as successor agency to SFRA) had a long history of implementing a local workforce requirement on agency-assisted construction projects. OCII's local workforce policy is aggressive and unique in that it establishes a local hiring goal of 50%, with first consideration given to Project Area residents and requires contractors to adhere to State prevailing wage requirements, even on projects entirely funded with private dollars. OCII's wage policies are demonstrative of the agency's commitment to livable wages for San Franciscans.

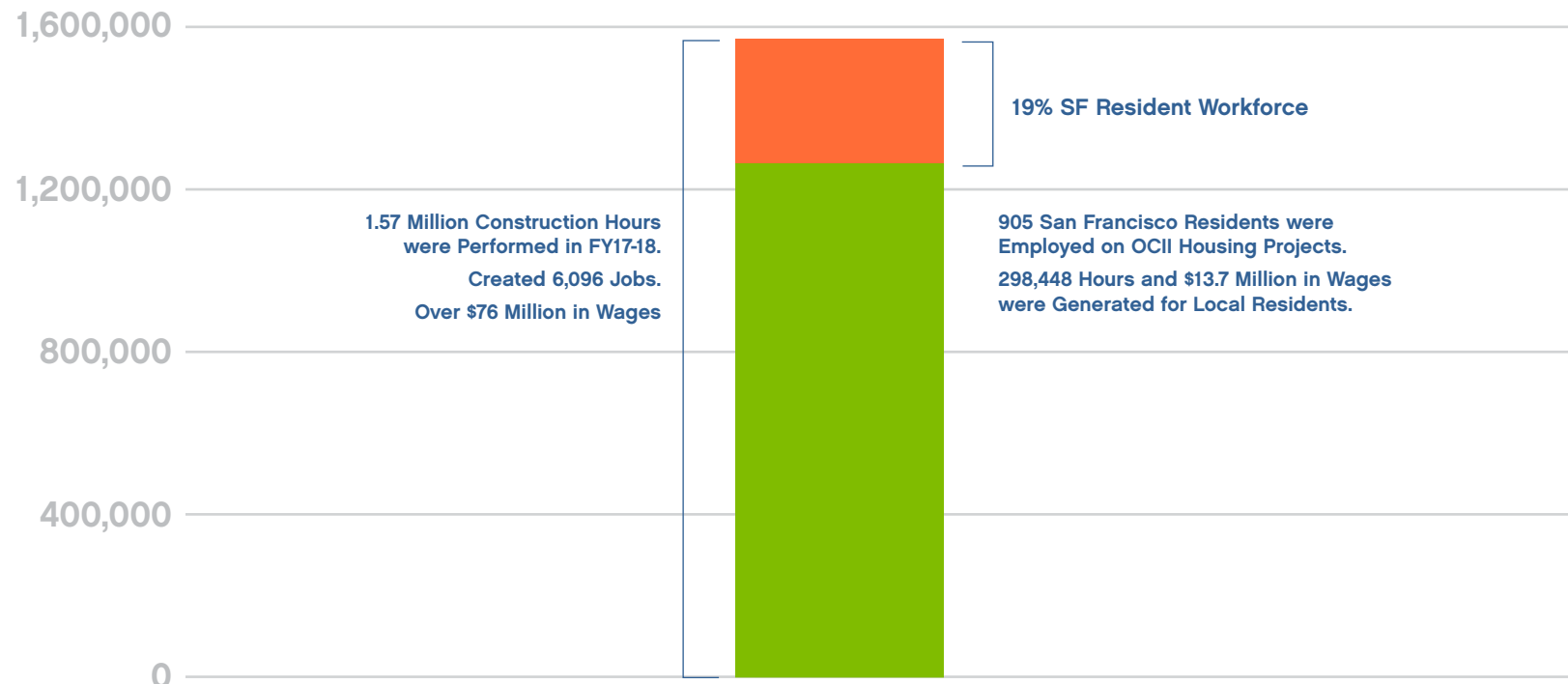
The San Francisco Office of Economic and Workforce Development, through its CityBuild Division, assists OCII with its workforce development program. Contractors and subcontractors are required to submit certified payroll reports through a web-based monitoring and reporting system, which tracks hours by trade, residency, and other relevant demographic information of employees. CityBuild and Contract Compliance staff closely monitors payroll submissions to ensure adherence to OCII's policies, and to allow for "real time" and actionable remedies for deficiencies.

On OCII-sponsored affordable and inclusionary housing projects in FY17-18, OCII's Local Construction Workforce Hiring Program created 6,096 construction jobs, of which 905 were filled by San Francisco residents, yielding an overall local workforce participation rate of 19%, as measured by work hours.

Although the percentage is below the goal, OCII-sponsored projects had the highest number of CityBuild worker placements. 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, these figures represent more than 298,448 hours of work performed by San Francisco residents and over \$13,694,000 in wages paid to local residents (**See Chart 2**).

## CHART 2: Construction Work Opportunities Created by OCII Affordable & Inclusionary Housing Projects

FY17-18



■ Non-SF Residents      ■ SF Residents

# 06



Alice Griffith Phase 3, Photo Credit: ©Blake Thompson

## APPENDIX

### TABLE 10:

Construction Completions in FY17-18  
Construction Starts in FY17-18  
In Construction Throughout FY17-18

TABLE 10. CONSTRUCTION COMPLETIONS IN FY17-18

| Project Area                        | Project Name                          | Address                          | Supervisor District | Project Sponsor         | Type of Project             | Type of Housing | Total Units | Market Rate Units | Inclusionary Affordable Units | OCII Affordable Units | Total Affordable Units |
|-------------------------------------|---------------------------------------|----------------------------------|---------------------|-------------------------|-----------------------------|-----------------|-------------|-------------------|-------------------------------|-----------------------|------------------------|
| HPSY Phase II/<br>Candlestick Point | Alice Griffith Ph 3                   | 2500 Arelious Walker Dr          | 10                  | McCormack Baron Salazar | OCII Affordable (HOPE SF)   | Family Rental   | 122         | 1                 | 0                             | 121                   | 121                    |
| HPSY Phase I                        | HPSY I Block 56/57 3&4                | 52, 51 Innes Ct                  | 10                  | Lennar                  | Market Rate w/ inclusionary | Homeownership   | 72          | 65                | 7                             | 0                     | 7                      |
| HPSY Phase I                        | HPSY I Block 56/57 1&2                | 10 Kennedy Pl,<br>10 Innes Court | 10                  | Lennar                  | Market Rate w/ inclusionary | Homeownership   | 60          | 52                | 8                             | 0                     | 8                      |
| Transbay                            | Transbay Block 7 Natalie Gubb Commons | 255 Fremont                      | 6                   | Mercy Housing           | OCII Affordable             | Family Rental   | 120         | 1                 | 0                             | 119                   | 119                    |



| AMI Targeting     | Set-Aside Units                  | Parking Spaces | OCII Actual Funding to Date | Construction Completion | Architect                 | General Contractor | SBE Professional (completed projects only) | SBE Construction (completed projects only) | SF Workforce (completed projects only) |
|-------------------|----------------------------------|----------------|-----------------------------|-------------------------|---------------------------|--------------------|--|--|--|
| 50% AMI and below | 93 Public Hsg Replacemnent Units | 61             | \$19,797,042                | Nov-17                  | Torti Gallas              | Nibbi/Baines       | 84.2%                                      | 46%  | 31.2%                                  |
| 80% AMI           | n/a                              | 72             | n/a                         | Mar-18                  | Ian Birchall + Associates | Cahill             | 87.2%                                      | 46.3%                                      | 30.9%                                  |
| 80% AMI           | n/a                              | 60             | n/a                         | May-18                  | Ian Birchall + Associates | Cahill             | 87.2%                                      | 46.3%                                      | 30.9%                                  |
| 50% AMI and below | 24 Public Hsg Relocatee Units    | 0              | \$66,706,591                | Feb-18                  | Santos Prescott           | Cahill             | 97.9%                                      | 49.7%                                      | 23.0%                                  |

TABLE 10: CONSTRUCTION STARTS IN FY17-18

| Project Area                        | Project Name        | Address                    | Supervisor District | Project Sponsor                       | Type of Project             | Type of Housing            | Total Units | Market Rate Units | Inclusionary Affordable Units | OCII Affordable Units | Total Affordable Units |
|-------------------------------------|---------------------|----------------------------|---------------------|---------------------------------------|-----------------------------|----------------------------|-------------|-------------------|-------------------------------|-----------------------|------------------------|
| HPSY Phase II/<br>Candlestick Point | Alice Griffith Ph 4 | 2800 Arelious Walker Dr    | 10                  | McCormack Baron Salazar               | OCII Affordable (HOPE SF)   | Family Rental              | 31          | 0                 | 0                             | 31                    | 31                     |
| HPSY Phase I                        | HPSY I Block 55     | 528 Hudson, 33,23 Kirkwood | 10                  | Lennar                                | Market Rate w/ inclusionary | Homeownership              | 66          | 63                | 3                             | 0                     | 3                      |
| MBS                                 | Mission Bay South   | 1150 3rd St                | 6                   | Chinatown CDC w/ Swords to Plowshares | OCII Affordable             | Supportive + Family Rental | 119         | 1                 | 0                             | 118                   | 118                    |

| AMI Targeting     | Set-Aside Units                 | Parking Spaces | OCII Actual Funding to Date | Construction Completion | Architect                               | General Contractor | SBE Professional (completed projects only) | SBE Construction (completed projects only) | SF Workforce (completed projects only) |
|-------------------|---------------------------------|----------------|-----------------------------|-------------------------|---|--------------------|--|--|--|
| 60% AMI and below | 19 Public Hsg Replacement Units | 18             | \$9,156,408                 | Feb-19                  | HKIT                                    | Nibbi/Baines       | 82.4%                                      | 73.2%                                      | 26.3%                                  |
| 80% AMI           | n/a                             | 121            | n/a                         | Aug-19                  | NC2 Studios                             | Build Group        | TBD  | TBD  | TBD                                    |
| 60% AMI and below | 62 Homeless Units               | 25             | \$20,093,600                | Dec-19                  | Leddy Maytum<br>Stacy/Saida<br>Sullivan | Nibbi              | TBD  | TBD  | TBD                                    |

TABLE 10: IN CONSTRUCTION THROUGHOUT FY17-18

| Project Area | Project Name                                   | Address                    | Supervisor District | Project Sponsor             | Type of Project             | Type of Housing | Total Units | Market Rate Units | Inclusionary Affordable Units | OCII Affordable Units | Total Affordable Units |
|--------------|--|----------------------------|---------------------|-----------------------------|-----------------------------|-----------------|-------------|-------------------|-------------------------------|-----------------------|------------------------|
| MBS          | Mission Bay South Block 6 East                 | 626 Mission Bay Blvd N     | 6                   | TNDC                        | OCI Affordable              | Family Rental   | 143         | 1                 | 0                             | 142                   | 142                    |
| MBS          | One Mission Bay                                | 1000 3rd St/110 Channel St | 6                   | Strada Investment/CIM Group | Market Rate                 | Homeownership   | 350         | 350               | 0                             | 0                     | 0                      |
| Transbay     | Transbay Block 1 (Podium)                      | 160 Folsom                 | 6                   | Tishman Speyer              | OCII Affordable             | Homeownership   | 76          | 0                 | 0                             | 76                    | 76                     |
| Transbay     | Transbay Block 1 (Tower)                       | 160 Folsom                 | 6                   | Tishman Speyer              | Market Rate w/ inclusionary | Homeownership   | 316         | 236               | 80                            | 0                     | 80                     |
| Transbay     | Transbay Block 8 (Podium)                      | 250 Fremont                | 6                   | Related/TNDC                | OCII Affordable             | Family Rental   | 80          | 1                 | 0                             | 79                    | 79                     |
| Transbay     | Transbay Block 8 (Tower - Mixed Income Rental) | 400 Fremont                | 6                   | Related/TNDC                | Market Rate w/ inclusionary | Family Rental   | 350         | 280               | 70                            | 0                     | 70                     |
| Transbay     | Transbay Block 8 (Tower - Market Rate Condos)  | 400 Folsom                 | 6                   | Related                     | Market Rate                 | Homeownership   | 118         | 118               | 0                             | 0                     | 0                      |
| Transbay     | Transbay Block 9                               | 500 Folsom                 | 6                   | ESSEX/TMG/ BRIDGE           | Market Rate w/ inclusionary | Family Rental   | 537         | 428               | 109                           | 0                     | 109                    |

| AMI Targeting          | Set-Aside Units    | Parking Spaces | OCII Actual Funding to Date | Construction Completion | Architect                 | General Contractor | SBE Professional (completed projects only) | SBE Construction (completed projects only) | SF Workforce (completed projects only) |
|------------------------|--------------------|----------------|-----------------------------|-------------------------|---------------------------|--------------------|--|--|--|
| 50% TCAC AMI and below | 140 Homeless Units | 41             | \$35,750,000                | Jul-18                  | Mithun/Studio VARA        | Nibbi              | TBD  | TBD  | TBD                                    |
| n/a                    | n/a                | 350            | n/a                         | Nov-18                  | Arquitectonica            | Lendlease          | 52.7%                                      | 20.7%                                      | 16.6%                                  |
| 100% AMI and below     | n/a                | 19             | \$19,180,000                | Feb-20                  | Studio Gang Barcelon Jang | Lendlease          | TBD  | TBD  | TBD                                    |
| 100% and 120% AMI      | n/a                | 316            | n/a                         | Feb-20                  | Studio Gang Barcelon Jang | Lendlease          | TBD  | TBD  | TBD                                    |
| 50% AMI and below      | n/a                | 20             | \$16,000,000                | Apr-19                  | Fougeron                  | Webcor             | 58.6%                                      | 22.7%                                      | 19.5%                                  |
| 40% and 50% AMI        | n/a                | 59             | n/a                         | Apr-19                  | OMA                       | Webcor             | 58.6%                                      | 22.7%                                      | 19.5%                                  |
| n/a                    | n/a                | 125            | n/a                         | Jun-19                  | OMA                       | Webcor             | 58.6%                                      | 22.7%                                      | 19.5%                                  |
| 50% AMI and below      | n/a                | 283            | n/a                         | Nov-19                  | Skidmore Owings & Merrill | Balfour Beatty     | TBD  | TBD  | TBD                                    |

# Acknowledgments

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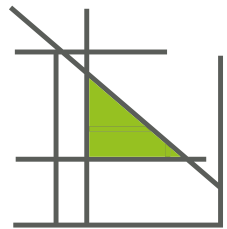
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