



# Hunters Point Shipyard Phase 1 Blocks 52 & 54

## Affordable Family Housing

### New Lead Developer Recommendation

Hunters Point Shipyard CAC  
February 8, 2021

# Background

- In HPS Phase 1, OCII will fund 218 units on 5 designated stand-alone affordable housing sites
- OCII-sponsored units will be subsidized through bonded tax increment funds
- RFP for Blocks 52/54 was the first offering for OCII-sponsored units to be developed in Phase 1

# HUNTERS POINT SHIPYARD

## BLOCKS 52 & 54



# Developer Team

- Co-Developers:
  - TBD (originally McCormack Baron Salazar)
  - Bayview Hunters Point Multi-purpose Senior Services (“BHPMSS”)
- Architect: Mithun|Solomon
- Property Manager: John Stewart Company
- Services Provider: BHPMSS
- Since selection the Developer Team added:
  - Associate Architect: Kerman Morris
  - General Contractor: Baines Nibbi

# Blocks 52/54 Project Background

- September 2017: RFP seeking qualified developer team
- February 2018: Hunters Point Shipyard Citizens Advisory Committee (“CAC”) approved recommended developer team
- March 2018: OCII Commission approved developer
- August 2018: Exclusive Negotiations Agreement and Predevelopment Loan Agreement approved by the OCII Commission
- July 2019: Schematic Design approved by OCII Commission
- July 2020: Lead developer chooses to exit the Project
- October 2020: OCII issues Request for Qualifications to replace the lead developer and join remaining existing team

# Development Program

Unit Size	Block 52	Block 54	Total	Avg SF
1 Bedroom	31	18	49	589
2 Bedroom	16	15	31	823
3 Bedroom	12	11	23	1081
4 Bedroom	8	0	8	1357
5 Bedroom	0	1	1	1660
<b>TOTAL</b>	<b>67*</b>	<b>45</b>	<b>112</b>	

\*Includes 1 Manager's unit

- Units will range from 30% AMI-50% AMI
- 2 Family Childcare Units
- 62 Parking Spaces (parking ratio: ~.6/1, exceeds OCII practice of .25/1)

# Contracting and Workforce Compliance

- Professional services:
  - 87% Small Business Enterprise (“SBE”)
  - 81% San Francisco SBE
- Developer selected Baines Nibbi as general contractor, a joint venture including Baines Group an SBE and MBE
- Workforce
  - Baines Nibbi partnering with SBEs for key scopes of work
  - Establish plan for meeting local hiring goals

# BLOCK 52

## STREET VIEWS

CORNER OF FRIEDELL & JERROLD



# BLOCK 54

## STREET VIEWS

FRIEDELL & INNES



# Selection Criteria

<u>SELECTION CRITERIA</u>
<b>Lead Developer Experience and Capacity</b>
Developer experience marketing affordable housing comparable to the housing proposed in this RFQ <b><i>and in accordance and in good standing with current OCII/MOHCD standards related to marketing and tenant selection</i></b>
Demonstrated experience in and/or ability to successfully: ➤ Complete projects on time and on budget (15 points) ➤ Maximize leverage through multiple local, state and federal financing sources (10 points) ➤ Develop Type V/I or III/I construction (10 points) ➤ Develop affordable family housing (10 points) ➤ Work in District 10 (10 points) ➤ Build community support through outreach (5 points)
Experience implementing Workforce and Contracting Action Plan
Input of the Development Team members (BHPMSS, Mithun)

# Submittal Ranking

- Submittals from four developers
- Evaluation Panel interviews on January 11, 2021
- Top ranking based on total scores

Developer	Score Ranking
Jonathan Rose Companies (JRC)	1
Freebird Development Company	2
The John Stewart Company	3
San Francisco Housing Development Corporation and Tableau Development	4

# JRC Strengths

- Team member development experience on AG 1, 2, and 3, and Dr Davis Senior Community
- Team member marketing experience and working with COP holders
- Robust project staffing, including construction management staffing with focus on cost control
- Track record, creativity and ability to secure financing with favorable terms
- Team member assembled existing development team and demonstrated ability to work together
- Performance with OCII's contracting/workforce program

# Estimated Timeline

Highest Ranked Applicant to Meet with Development Team	Weeks of February 1 <sup>st</sup> and 8 <sup>th</sup>
Presentation of Panel's Recommendation to the Hunters Point Shipyard Citizens Advisory Committee	Monday, February 8, 2021
OCII Commission consideration of developer team selection	Tuesday, March 9, 2021
Estimated construction start	Spring/Summer 2022
Estimated construction completion	Spring/Summer 2024

# Questions/Comments