

Hunters Point Shipyard Citizens Advisory Committee

OCII Affordable Housing and COP Program Update

May 13, 2024



OCII Affordable Housing Obligations

	MBN	MBS	Transbay	HPSY-I	HPSY II/CP	Replacement Housing	Grand Total
Completed	698	898	721	102		333	2,752
In Construction		148		191			339
Predevelopment			638	80	397		1,115
Preliminary Planning		164			386	424	974
Future Development			79	33	2,247	5,415	7,774
Grand Total	698	1,210	1,438	406	3,363	5,839	12,954
% Affordable	24%	34%	44%	28%	32%	100%	47%

*Does not include managers units

Who does OCII affordable housing serve?

- San Francisco households with limited incomes
- Very low-, low, and moderate-incomes, 4-person household (2023)

< 50% Area Median Income = <i>very low-income</i>	\$72,050 (50% AMI)
> 51% -80% = <i>low-income</i>	\$115,300 (80% AMI)
➤ 81% -120% = <i>moderate income</i>	\$144,100 (100% AMI)
- First preference in all OCII-funded units to Certificate of Preference (“COP”) holders (including descendants)
- Other preferences include:
 - Displaced Tenants Housing Preference
 - Neighborhood Resident Housing Preference

Annual Housing Production Report

FY 22-23 Housing Starts



Hunters Point Shipyard Blocks 52&54: 351&151 Friedell St	
PROJECT AREA	HPSY Phase I
SPONSOR/DEVELOPER	Jonathan Rose Companies / Bayview Hunters Point Multipurpose Senior Services
ARCHITECT	Mithun
PROJECT/HOUSING TYPE	100% Affordable / Family Rental
TOTAL/AFFORDABLE UNITS	112 / 110
CONSTRUCTION BEGAN	June 2023
TOTAL OCII FUNDING	\$61,518.208
AFFORDABLE UNITS/TARGET AMI	30-50%



Hunters Point Shipyard Block 56: 11 Innes Ct	
PROJECT AREA	HPSY Phase I
SPONSOR/DEVELOPER	Mercy Housing California
ARCHITECT	Van Meter Williams Pollack
PROJECT/HOUSING TYPE	100% Affordable / Family Rental
TOTAL/AFFORDABLE UNITS	73 / 72
CONSTRUCTION BEGAN	June 2023
TOTAL OCII FUNDING	\$34,813,441
AFFORDABLE UNITS/TARGET AMI	35-50%

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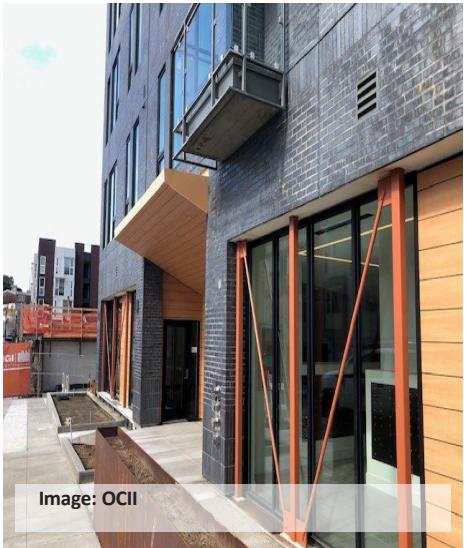
FY 22-23 Housing Starts (continued)



Mission Bay South Block 9A: 400 China Basin St	
PROJECT AREA	Mission Bay
SPONSOR/DEVELOPER	Michael Simmons Property Development; Curtis Development; Young Community Developers
ARCHITECT	Mithun / Studio Vara
PROJECT/HOUSING TYPE	100% Affordable Homeownership
TOTAL/AFFORDABLE UNITS	148
CONSTRUCTION BEGAN	July 2022
TOTAL OCII FUNDING	\$83,184,522
AFFORDABLE UNITS/TARGET AMI	110% and below

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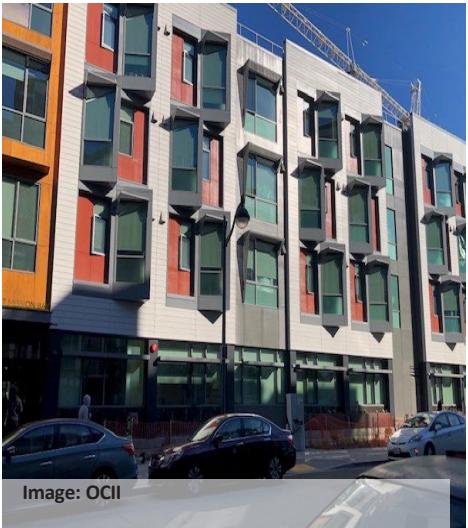
FY 22-23 Housing in Construction



Hunters Point Shipyard Block 52: 52 Kirkwood Ave	
PROJECT AREA	HPSY Phase 1
SPONSOR/DEVELOPER	Lennar
ARCHITECT	LPAS
PROJECT/HOUSING TYPE	Market Rate w/Inclusionary / Homeownership
TOTAL/AFFORDABLE UNITS	77/9
CONSTRUCTION COMPLETION	August 2023 (Temporary Certificate of Occupancy)
TOTAL OCII FUNDING	\$0
AFFORDABLE UNITS/TARGET AMI	80%

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FY 22-23 Housing Completions



Mission Bay South Block 9: 410 China Basin St	
PROJECT AREA	Mission Bay South
SPONSOR/DEVELOPER	BRIDGE Housing / HomeRise
ARCHITECT	Mithun
PROJECT/HOUSING TYPE	100% Affordable / Supportive Housing
TOTAL/AFFORDABLE UNITS	141/140
CONSTRUCTION COMPLETED	April 2023
TOTAL OCII FUNDING	\$37,245,760
AFFORDABLE UNITS/TARGET AMI	30% and below

SB 593 Replacement Housing

- Authorizes OCII to fund and develop up to 5,842 units destroyed by the former Redevelopment Agency.
- First availability of replacement housing funds is projected to occur in late 2025 or 2026 and the last allocation in the mid-to late 2050s.
- Replacement housing units must be developed pursuant to affordable housing standards in state law, i.e. Community Redevelopment Law

Potential Replacement Housing Funding Categories

- Adding units in excess of existing obligations to Project Areas where sites are available for development and are subject to time constraints to begin construction
- Developing affordable housing in former redevelopment project areas, particularly those subject to urban renewal displacement
- Developing affordable housing in other areas of the City where the City, through MOHCD, has identified priority projects in need of funding

Administration of COP Program

- Mayor's Office of Housing and Community Development ("MOHCD") provides, under an MOU with OCII, staffing and operational support to the program and OCII pays its costs for services provided in OCII-assisted affordable housing.
- Program is incorporated into MOHCD's Homeownership and Below Market Rate division.
- MOHCD staff continues to work with members of the public that request Certificates and verifies their eligibility

Early Outreach Plans

- COP holders receive advance notice of OCII affordable housing opportunities.
- Developers work with a housing counseling agency to outreach to COP holders.
- Postcards are mailed out to “active” COP holders with information on the housing development and workshops to be held on credit repair, money matters, and rental readiness.
- The two HPSY OCII affordable housing developments submitted Early Outreach Plans and the anticipation for these projects is building.

COP Holder Location Efforts

- **2022: Lynx Insights and Investigations, Inc. with New Community Leadership Foundation**
 - 5,893 households were displaced; approximately 12,188 individuals
 - Seeking to improve current contact information for individuals who were displaced
- **Initial Results**
 - Obtained current contact information for **456** displacees and contact information for **617** descendants.
 - One quarter (**3,025**) of the total number of the identified displacees were “located.”
 - The located group totaled three subcategories:
 - Contacted (**456 individuals**): confirmed updated contact information.
 - Located – Non-Responsive (**211 individuals**): individuals did not respond to outreach efforts.
 - Deceased (**2,358 individuals**): confirmed through database searches, obituaries and discussions with family members.

COP Holder Location Efforts cont.

Phase 2: focus on individuals where an Investigative Lead Identified (2,124)

- **Results through April 2024**
 - **108** of the total number of the identified displacees were located.
 - **61** people have been non-responsive.
 - **195** have been confirmed deceased.

Improved Inquiry Process

- MOHCD has reduced the number of times potential COP holders need to be contacted for more information.
- Reduced the number of requested documents.
- Approval turnaround time less than 60 days.
- Developed a Housing Resource Guide to assist holders with locating waitlist properties to use their certificate.
- Vital Records location assistance.
- Monthly newsletter with housing opportunities and program updates.

Application Request Results

FY 2022-23

- 595 inquiry applications for a COP were received.
- 115 certificates were issued: 21 for original displaced; 94 for descendants.
- 111 inquiries not displaced by former SFRA

Current Fiscal Year

- 361 Certificates issued: 72 original displaced household members; 289 for descendants.
- 20 estimated housed

COP Information

If you think you may be eligible for a Certificate of Preference more information is available here:

- [Learn about the Certificate of Preference \(COP\) | San Francisco \(sf.gov\)](#)
- **Certificate hotline at 628-652-5801**

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Questions / Comments

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Image: Mithun

HPS Phase 1 Block 52 351 Friedell Street

Construction Start – June 2023 Construction Complete – May 2025

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Image: Mithun

HPS Phase 1 Block 54, 151 Friedell Street

Construction Start – June 2023 Construction Complete – May 2025

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Image: Mithun

MBS Block 9A, 400 China Basin Street

Construction Start – July 2022 Construction Complete – September 2024