

Sites Inventory Appendix B1: Development Agreements and Large Project Profiles and Research

ADOPTED - January 2023

Prepared as Part of the
San Francisco Planning Department's

Housing Element Update 2022



**San Francisco
Planning**

Introduction and Summary

Development agreements and other large projects make up the majority of San Francisco's residential development pipeline, including the overwhelming majority of housing units approved and entitled by the Planning Commission. Each of these developments contains hundreds or thousands of approved units and together they have the potential to provide tens of thousands of homes affordable at different income levels to help accommodate the 8-year Regional Housing Needs Allocation (RHNA) as part of the Sites Inventory for the city's Housing Element for 2023-2030. These developments include projects that are already well underway, including Mission Rock by the Giants ballpark, or the Plumber's Union site near 12th and Market streets, as well as sites that are in early preparation for development, such as Candlestick Point.

Just a few large projects were approved up until 2011, but the number of approved projects more than doubled from 2015 through 2020. More recently approved projects tend to be smaller in scale. Each project is fully entitled, with a binding bi-lateral contract agreed to by private developers and City agencies and approved by elected officials, or in a few cases, actively under negotiation. These agreements differ from standard housing development entitlements in multiple ways, most notably that the agreement sets the duration (term) of the entitlement, typically lasting from 10 to 30 years depending on the scale of the project, in contrast to a standard development entitlement that has a duration of three years before expiring if a project sponsor has not commenced construction. This long entitlement period for DAs is important because typically these projects are exceptionally large by local standards and involve many buildings that must be built in phases, in often in tandem with new infrastructure, streets and other improvements. As such, development may take up

to one to three decades due to need for major infrastructure or site improvements or because development must be planned around existing residential or commercial uses.

Typically these agreements allow the sponsor to proceed with construction at their own discretion based on market demand and economic conditions (subject to a phasing plan in the agreement), though some projects on public land do contain performance timelines for implementation with provisions for adverse or unforeseen macroeconomic conditions (e.g. a pandemic). In general, these large projects have an expected ramp-up time after entitlement before units start being delivered due to the need to do detailed design and construction of key horizontal infrastructure. Then, once that work is well underway, housing units can begin to be delivered with much greater speed and at a regular pace assuming stable market conditions. To accurately estimate the potential for these developments to accommodate part of the city's RHNA for the Sites Inventory, each project must be looked at individually to understand its unique timeline.

San Francisco's Planning Department (Planning) worked with the Office of Housing Delivery (OHD), which is tasked with tracking and facilitating the development of these large projects, to compile the information on developments in this appendix. OHD in turn worked with project managers at the City agencies that coordinate with developers on the implementation of these developments including the Office of Community Investment and Infrastructure (OCII), the Port, the Office of Economic and Workforce Development (OEWD), and the Treasure Island Development Authority (TIDA) to develop an estimate of housing likely to be developed over the 8-year RHNA period.

Each development profile in this appendix is presented in order of year entitled (see summary table on next page), includes a project description and site plan, estimated units to be built by affordability level by year, and an explanation of the basis for the estimates. This explanation focuses on key infrastructure improvements or phasing plans that shape the development timeline. Construction of housing also depends on economic factors that are difficult to predict, such as construction costs or rents or prices and so the amount of housing in these developments ultimately built over the 8-year period may vary from estimates. The City can also look to adopt policies and programs to speed the construction of housing in these and other projects, such as helping to support infrastructure development.

Based on the project-level research in this appendix, the number of units estimated to be built in these developments over the 8-year RHNA period is 24,600 units, including 1,762 very low income, 4,650 low income, 1,610 moderate income, and 16,579 above moderate income units (see Table 1 for a summary of project numbers on following page). This represents less than half of the total units approved or under negotiation as part of these developments, meaning that more than 25,000 units in development agreements are anticipated to be built beyond 2030. The City is monitoring progress of building at these developments and can look to implement additional policies and programs should construction of housing not keep up with these estimates over the initial four years of the RHNA period.

Table 1. San Francisco Development Agreements & Large Projects Units Anticipated 2023 through 2030

<i>Project</i>	<i>Year Entitled</i>	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total Units</i>
Mission Bay South and North	1998	-	980	0	21	1,001
Hunters Point Shipyard Phase 1	2003	-	327	60	409	796
Transbay	2005	131	339	156	377	1,003
HOPE SF: Hunters View	2008	92	25	-	101	218
Hunters Point Shipyard and Candlestick Phase 2	2010	-	330	104	986	1,420
Treasure Island	2011	-	559	67	2,810	3,436
Parkmerced	2011	0	130	0	2,111	2,241
Schlage Lock	2015	252	-	-	1,427	1,679
5M	2016	-	-	-	400	400
HOPE SF: Potrero	2017	251	1	-	-	252
HOPE SF: Sunnydale	2017	354	114	-	189	657
Plumbers Union	2017	-	7	-	53	60
Pier 70	2018	90	90	102	777	1,059

Mission Rock	2018	0	135	122	421	678
India Basin	2018	-	79	315	1,181	1,575
3333 California	2019		185		559	744
Potrero Power Station	2020	89	90	-	832	1,011
Balboa Reservoir	2020	214	185	151	550	1,100
UCSF Plan by 2030	2022		189	189	253	631
Total Units	-	1,473	3,765	1,266	13,457	19,961

Table 2. San Francisco Development Agreements Under Negotiation Anticipated 2023 through 2030

	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total Units</i>
Freedom West	0	301	150	1,554	2,005
Plaza East	193	292	0	270	755
Potrero Yards	96	96	96	287	575
Stonestown	0	196	98	1,011	1,304
Total Units	289	885	344	3,122	4,639

Development Agreement Profile

Mission Bay

Located on OCII property, the Mission Bay redevelopment area includes 6,535 new residential units – both rental and ownership – including 1,916 affordable units on the 303-acre site. The project also includes 41 acres of parks, over 25,000 square feet of commercial, and land dedicated to both a new SFUSD public elementary school and a new police/fire facility. Most of the planned units are built out with mostly low income affordable units remaining.

The completions in 2026 are for 21 market-rate homeownership units, which are entitled as part of the Golden State Warriors' Mixed-Use Hotel/Residential Project. There is no start date yet scheduled for these units, and as such, their delivery is uncertain. The completions in 2029 are for remaining affordable housing parcels in the

project area. OCII is putting forward state legislation that will increase the density of the remaining 2 affordable housing parcels in the project area by up to 815 units (for a total of 980). If the current affordable housing bond and tax credit funding environment continues to disadvantage San Francisco projects due to high costs and limited availability of bond financing these projects are more likely to deliver approximately 591 units by 2030. The state legislation allowing for the increased density is slated to go forward in the next legislative session in 2023. The entitlement process for these units will also require local approvals at the CII Commission, CII Oversight Board and Board of Supervisors level, including an amendment of the redevelopment plan and associated governing documents.

Figure 1. Eight-Year Projection Table for Mission Bay

Year	Units up to 50% AMI	Units 50%-80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025						
2026				21	21	
2027						
2028						
2029		980			980	
2030						
Total	0	980	0	21	1,001	



Hunters Point Shipyard Phase I

Located on OCII property, and lead by Lennar as the developer, the first phase of development at the Hunter's Point Shipyard will consist of 1,428 residential units, including 409 affordable units, on the 75-acre site. The project will also provide 1.2 acres of lots to be developed into community facilities, and 24 acres of new public parks and open space. New public infrastructure will include new street networks with bike parking and street trees.

Estimates above based on Hunters Point Shipyard Phase 1 DDA and current status of development. We receive monthly updates from developer and

permits are in process for 423 units. The 183 units between 50-80% AMI to be completed in 2025 are all OCII-funded 100% affordable developments at 50% AMI and below with site permits issued. OCII is putting forward state legislation that will increase the density of the remaining 2 affordable housing parcels in the project area by up to 111 units. The unit completions in 2030 reflects that increase. The entitlement process for these units will also require local approvals at the CII Commission, CII Oversight Board and Board of Supervisors level, including an amendment of the redevelopment plan and associated governing documents.

Figure 2. Eight-Year Projection Table for Hunters Point Shipyard Phase I

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024			27	223	250	
2025		183	15	73	271	
2026			18	113	131	
2027						

2028						
2029						
2030		144			144	
Total	0	327	60	409	796	



Transbay

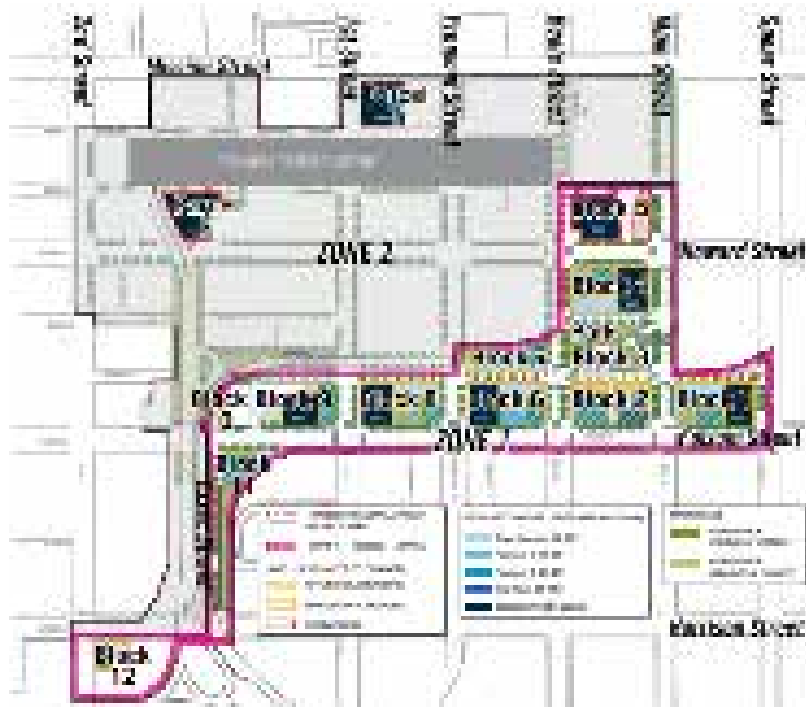
Located on 10 acres of OCII property in the South of Market neighborhood, the Transbay project was planned provide approximately 3,200 new rental and homeownership units, including approximately 1,350 affordable units. The plan includes 3.5 acres of parks and open space. The project area includes the Salesforce Transit Center, which was partially funded by the OCII sale of formerly State-owned parcels.

The completions in 2025 are Transbay Block 2E and 2W and are based on schedules of performance from the affordable developers. We update these projections monthly. The only delay we foresee with these projects is related to competitive nature of CDLAC and TCAC financing which currently disadvantages San Francisco

projects due to their high cost. The City anticipates it may need to apply in multiple rounds to secure funding, though the expected delay is no more than 1-2 years. The completions in 2027 are the Transbay Block 4 mixed income development and the dates are based on the Disposition and Development Agreement that was approved by OCII Commission on June 21, 2022. We anticipate there could be delays due to market conditions related to securing financing for the overall project and due to CDLAC and TCAC issues for the affordable portion as described above but would still expect the Project to be built by 2030. The above totals do not include the 165 units in Parcel F, which is in Transbay Zone 2 and under the Planning Department's jurisdiction.

Figure 3. Eight-Year Projection Table for Transbay

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025	91	229		2	322	
2026						
2027	40	110	156	375	681	
2028						
2029						
2030						
Total Units	131	339	156	377	1,003	



Hunter's View

The San Francisco Housing Authority is working with a development team lead by the John Stewart Company to redevelop the 22-acre site. The project consists of 569 housing units, 404 of which will be permanently affordable, including 267 public housing replacement units most of which are complete. The project will create a new street grid that eliminates dead-end streets and reconnects the neighborhood with the rest of San Francisco. It will also create all new utility infrastructure that utilizes PG&E power. The project will provide approximately 18,000 square feet of space for community facilities and amenities, as well as 2.5 acres of new parks and open space.

Developer issued a Notice to Proceed for the infrastructure/horizontal portion of Hunters View Phase 3 (e.g. construction of future public streets and utilities, and mass grading for affordable and

future market-rate parcels) in June 2022, which will be the final infrastructure phase. State and federal funding for affordable housing projects remain highly competitive with a number of shovel-ready projects competing for limited financing availability. The California Dept. of Housing and Community Development Accelerator award for the Hunters View Phase 3 affordable project in July 2022 did not occur although HV Phase 3 scored high on the Accelerator's ranking list. MOHCD has applied for tax-exempt construction bond financing and tax credits through CDLAC and TCAC which will be awarded in November 2022. If state and federal financing is secured in Fall 2022 then construction will be able to begin in early 2023 for the affordable Blocks 14 (42 units) and 17 (76 units). The market-rate parcels are currently on hold due to rising interest rates and unstable market conditions related to COVID-19.

Figure 4. Eight-Year Projection Table for Hunter's View

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025	92	25		101	218	53
2026						
2027						
2028						
2029						
2030						
Total Units	92	25	0	102	218	53



Hunter's Point Shipyard Phase II

Phase II of the Hunters Point Shipyard project, located on 693 acres of OCII property, will provide 10,672 dwelling units, including 3,363 affordable units. Lead by development partner FivePoint, the project will include a new bus rapid transit (BRT) line connecting the neighborhood to downtown San Francisco, as well as improvements to other bus lines in the area. The project will also include 338 acres of parks and open spaces, and up to 65,000 square feet of community facility space. Estimates above based on Hunters Point Shipyard Phase 2 and Candlestick Point DDA and current status of development, which is on hold.

OCII updates housing delivery estimates monthly based on the status of negotiations and existing entitlements and design stage. 509 units to be delivered in 2028 (including 46 affordable to house holds between 80% and 120% AMI) are entitled and have schematic design approval, but are on hold. 579 units to be delivered in 2028 (including 58 affordable to house holds between 80% and 120% AMI) are in the schematic design stage, but are also on hold. 330 units between 50-80% AMI to be completed in 2029 are all OCII-funded 100% affordable developments with schematic design approval and site permits issued.

Figure 5. Eight-Year Projection Table for Hunters Point Shipyard Phase II

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025						
2026						
2027						
2028			104	984	1,088	
2029		330		2	332	
2030						
Total	0	330	104	986	1,420	



Treasure Island and Yerba Buena Island

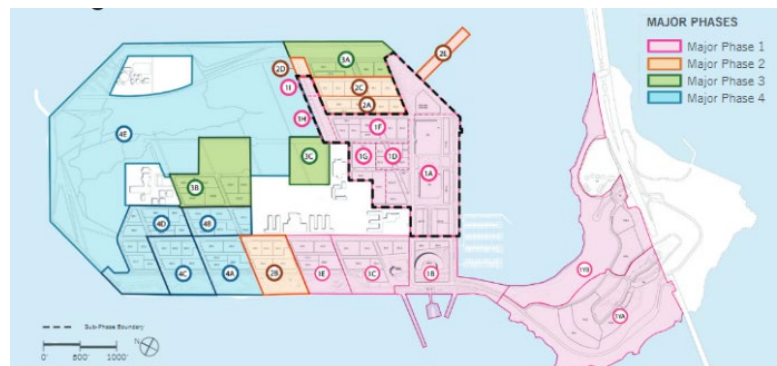
The project, located on 465 acres, will generate up to 8,000 new housing units, including 2,173 affordable units. It will also include 290 acres of parks and open spaces, a new SFUSD public school, and a combined police and fire station. The project will provide a number of transportation amenities, including a new ferry terminal with service to San Francisco.

The project anticipates a total of 8 stages. After three years post-entitlement of CEQA litigation and then necessary ramping up geotechnical and

other work to prepare the islands for housing construction, the first phases of housing construction are now well underway. Within Stage 1 and YBI, Maceo May and Mercy Housing Project (TIDA Authority Lots), and YBI Townhomes and Flats currently under construction. The First stage has 1,900 units, with the remaining 6,100 of market rate, inclusionary, and Authority units allocated across future stages. By 2029, it is anticipated that the Project will have delivered all 1,900 units in Stage 1 and YBI, approximately 1,000 units in Stage 2, and approximately 350 units in Stage 3.

Figure 6. Eight-Year Projection Table for Treasure Island and Yerba Buena Island

Year	Units up to 50% AMI	Units 50%-80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023			0		0	
2024		24	7	441	472	
2025		15	12	504	531	
2026		110	0	0	110	
2027		180	12	665	857	
2028		0	13	620	633	
2029		230	23	580	833	
2030		0	0	0	0	
Total		559	67	2,810	3,436	



Parkmerced

The project, located on 152 acres in southwest San Francisco, consists of adding 5,679 dwelling net new units, including 851 below market rate units, to the existing Parkmerced site. Additionally, 1,538 rent-controlled dwellings will be replaced with newly-constructed units. The project will include extensive street reconfiguration and new bike paths, as well as green infrastructure for onsite stormwater treatment. The developer will also be providing 68 acres of parks and open spaces.

The project's start was initially delayed for nearly 3-1/2 years due to CEQA litigation through the end

of 2014. Subphases 1A and 1B (1,013 combined units) have approved Final Maps, approved site permits, and infrastructure is permit-ready for construction. Construction on subphases 1A and 1B was expected to begin in 2020, but was delayed due to the impacts of the COVID pandemic. Construction is now projected to start in 2023 following completion of subdivision actions for subphases 1C and 1D. Construction on subphases 1C and 1D (891 combined units) is then expected to begin in 2025. Construction on subsequent phases would occur after 2030.

Figure 7. Eight-Year Projection Table for Parkmerced

<i>Year</i>	<i>Units up to 50% AMI</i>	<i>Units 50%- 80% AMI</i>	<i>Units 80%-120% AMI</i>	<i>Units above 120% AMI</i>	<i>Total Units</i>	<i>Replacement units (if any)</i>
2023						
2024						
2025		48		853	901	56
2026						
2027		36		523	559	166
2028						
2029		46		735	781	132
2030						
Total		130		2,111	2,241	354

Note: replacement units are not counted toward total units for RHNA or the Sites Inventory.



Schlage Lock

Located on the 20-acre site of the former Schlage Lock factory, the project will generate 1,679 new residential units, including 252 affordable units. The new street network will improve connection both within the neighborhood, and to other parts of San Francisco, and will provide substantial bike and pedestrian infrastructure. The project will create 2 new acres of open space, and preserve the historic Schlage Lock office building, 25% of which will be allocated for community use.

The project was expected to start construction in 2020 but experienced delays due to market

conditions and the COVID pandemic. The developer has permit-ready infrastructure plans for the first phase of development (~557 units) and has restarted vertical design work with a design review application pending City review as of July 2022. Rehabilitation of the historic office building for community use is complete. Construction on the first phase is currently anticipated to begin in 2023 and complete in 2025, with remaining phases of the project to be completed by 2030, when the term of the project's Development Agreement ends.

Figure 8. Eight-Year Projection Table for Schlage Lock

Year	Units up to 50% AMI	Units 50%-80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025	39			221	260	
2026	45			252	297	
2027	39			221	260	
2028	39			221	260	
2029	45			256	301	
2030	45			256	301	
Total Units	252	0	0	1,427	1,679	



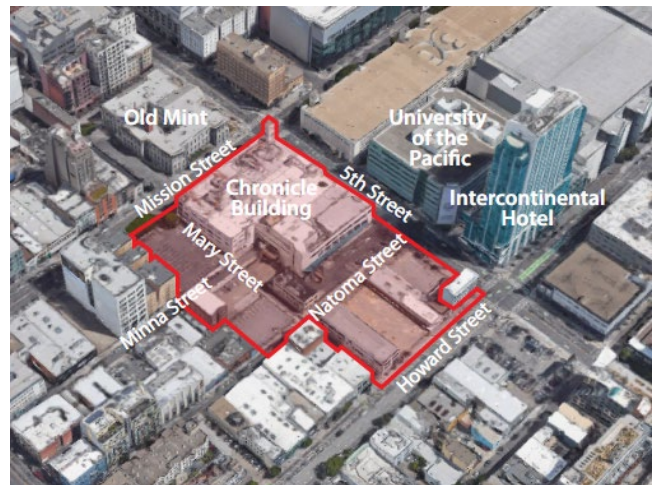
5M

The project, which sits on a four-acre site owned by Hearst, the publisher of the San Francisco Chronicle newspaper, in the South of Market Neighborhood, will provide up to 702 on-site housing units, 91 of which will be affordable. The developer will also provide funding for youth development programs, schools, childcare facilities, and improvements to public transit and pedestrian safety. The project will include up to 331 off-street parking spaces, as well as 496 bicycle parking spaces.

302 units of housing were completed in 2022. Infrastructure improvements were also completed in 2022. Due to the current economic climate and continued high construction costs, the developer, Hearst, is not currently planning to begin work on the N1 building (400 market rate condo/ownership units) of the 5M project during 2022. The economic factors impacting the project are regularly reviewed and it is anticipated that this final phase of residential construction will be permitted prior to 2030.

Figure 9. Eight-Year Projection Table for 5M

Year	Units up to 50% AMI	Units 50%-80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025						
2026						
2027						
2028						
2029						
2030				400	400	
Total Units	0	0	0	400	400	



Potrero HOPE SF

The project is a public-private partnership wherein Bridge Housing is leading a redevelopment of a large site of public housing in Potrero Hill. After the project's completion, the 38-acre site will contain 1,700 units of housing, including 774 public and affordable units. The street grid will be comprehensively re-imagined, with improved connections to other parts of San Francisco. The site will also receive 3.5 acres of new parks and open space, as well as 30,000 square feet of community facilities, including a childcare facility.

Construction for the vertical component of the Phase II (Block B) portion of the redevelopment will take place over 24 months starting in August 2022 which is receiving \$145M via a combination of City and State financing including \$18M from MOHCD, \$20M from the Affordable Housing & Sustainable Communities Program, \$94.8M from the California Dept. of Housing and Community Development Housing Accelerator Program, and \$11.6M from the Infill Infrastructure Grant. Block B was fortunate to receive a wide range of state funding to proceed, which was necessary due to the very high cost to develop at this site, which is challenged with steep topography and naturally-occurring asbestos in the serpentinite bedrock. With increasingly competitive state and federal resources future affordable housing phases will be similarly challenged to receive the necessary financing to move forward to construction. Phase 2

infrastructure improvements began in February 2021 and are expected to be completed in Spring 2023. Residents from Phase 3 will have a choice to relocate to Block B or another HOPE SF off-site. Once the relocation of Phase 3 residents is complete, construction will begin on Phase 3 infrastructure. This includes demolishing existing public housing units, improving streetscapes, and undergrounding utilities. It is estimated that horizontal improvements will take approximately 1.5 to 2 years to complete with 6 months of overlap with vertical construction activities. The subsequent affordable developments, Blocks Q & R, will have a 22-month construction period. The remaining development phases (Phases 4 & 5) will follow the same schedule: resident relocation, demolition of public housing, infrastructure and vertical construction. Construction of all phases is estimated to be complete in 2034, however, due to increasing costs and the challenges of the existing topography and need for resident relocation, future phases may require division into subphases, which will increase time and cost. Further, market instability and rising interest rates are creating challenging conditions for the disposition of market-rate development parcels needed to off-set the cost of the development of the affordable housing parcels. The Developer is working with the City on strategies to market these market-rate sites during these challenging times via solicitation of brokerage firms.

Figure 10. Eight-Year Projection Table for Potrero HOPE SF

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024	156	1			157	117
2025						
2026						

2027						
2028	95				95	71
2029						
2030						
Total Units	251	1	0	0	252	188

Sunnydale HOPE SF

The project is a public-private partnership wherein Mercy Housing and Related California, with support from the City, are leading a redevelopment the Sunnydale public housing projects. The 50-acre site will include 3.6 acre of open space, a community center, and 30,000 square feet of community-serving retail space. A new street grid will improve connections to the rest of San Francisco, and transportation improvements will include bicycle safety measures, realignment of public transit, and bicycle share opportunities.

It centers on the redevelopment of the Sunnydale public housing community. The DA comprises approximately 1,770 units including approximately 1,000 affordable units (deed restricted) and the remaining market rate (not deed restricted). The numbers above are dependent on the progress of three infrastructure phases and funding through the

state and city to finance the affordable housing. As of September 2022, the project has secured public financing for Blocks 3A (80 affordable units) and 3B (90 affordable units) in the current Phase 1A3 which will allow for construction to start in early 2023; infrastructure construction started in May 2022. The following major Phase 4 is the combination of two phases and is set to start infrastructure construction in Fall 2023 and set to deliver 255 units across Blocks 2, 47, 7 8A, 8b, and 9). A market-rate development pad was graded and established in the project's first major phase 1A1 + 1A2 which can accommodate 20 units, but market instability and rising interest rates are creating challenging conditions for the disposition of market-rate development parcels across the HOPE SF sites, which are needed to offset the cost of the development of the affordable housing parcels.

Figure 11. Eight-Year Projection Table for Sunnydale HOPE SF

<i>Year</i>	<i>Units up to 50% AMI</i>	<i>Units 50%-80% AMI</i>	<i>Units 80%-120% AMI</i>	<i>Units above 120% AMI</i>	<i>Total Units</i>	<i>Replacement units (if any)</i>
2023						
2024	128	42			170	128
2025						
2026	53	17			70	53
2027	72	23		70	165	72

2028	101	32			133	101
2029				119	119	
2030						
Total Units	354	114	0	189	657	354



Plumbers Union

The 2.2-acre project site, located in Civic Center, will provide 595 dwelling units, including 103 affordable units, across six buildings. The project will include 109 parking spaces, as well as 273 bicycle parking spaces. Public benefits will include a half-acre open space, as well as improvements to the adjacent streets of Colton, Brady, and Stevenson.

The project preserved 66 affordable units at the South Beach Marina Apartments via affordable housing fee credits administered by MOHCD and Planning which satisfied the project's inclusionary housing requirements in addition to the completion of 96 permanent supportive housing units in 53 Colton (a joint venture between Strada and HomeRise, completed in July 2022) and 7 affordable units that will be a part of Building C (renovation of the Civic Center Hotel, which will begin building permitting in Fall 2022 and construction start in 2023 with a completion expected in 2024-2025). Permitting for the in-kind

privately owned publicly accessible open space (Joseph P. Mazzola Gardens) will begin in Fall 2022. Building A or One Brady Street (190 units) will be completed in Fall 2022 with a partial TCO as of July 2022. 1125 Stevenson was completed in September 2022. Construction is underway on Building B or 1629 Market Street (185 units) with infrastructure improvements under construction.



Figure 12. Eight-Year Projection Table for Plumbers Union

Year	Units up to 50% AMI	Units 50%-80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024				60	60	
2025						
2026						
2027						
2028						
2029						
2030						
Total Units	0	0	0	60	60	

Pier 70

The 28-acre development agreement site is situated within the larger 70-acre publicly (Port of SF) owned Pier 70 complex. The project will generate up to 2,150 dwelling units, 30% of which will be affordable. The development will include sea-level rise adaptation measures to improve the resiliency of the site. Public benefits will include 6.5 acres of waterfront parks and open space, two childcare facilities, a 90,000 square foot arts facility, and improvements to the street grid to better connect the site to the rest of San Francisco.

This schedule is based on the vertical development schedule distributed to the City in April 2022 by the Developer, Brookfield. However, it is subject to change based on market conditions. Phase 1 of the Pier 70 project is currently in down market delay as permitted by the agreements, so Developer is not required to move forward with Phase 1 vertical projects until market conditions improve. Parcel C2A (MOHCD) is contingent on availability of in-lieu fees and Jobs Housing Equivalency Fees from Phase 1 to provide gap financing.

Figure 13. Eight-Year Projection Table for Pier 70

Year	Units up to 50% AMI	Units 50%-80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025			56	225	281	
2026				67	67	
2027	50	50		166	266	
2028			46	319	365	
2029	40	40			80	
2030						
Total Units	90	90	102	777	1,059	



Mission Rock

The site is 28-acres of publicly Port-owned land on the waterfront, adjacent to the San Francisco Giants stadium in the South Beach/Mission Bay neighborhood. The project will generate up to 1,300 housing units, 40% of which will be affordable. The development process will include resiliency measures such as sea level rise adaptation. The project will include 8 acres of open space, direct connections to the new Central Subway, extensive bicycle and pedestrian infrastructure, and the payment of a \$50 million transportation sustainability fee.

Currently, there are 537 units under construction at Mission Rock, with 283 expected to be complete in 2023 and 254 expected to be complete in 2024. 358 units are estimated to be constructed in Phase 2 of Mission Rock. 320 units are estimated to be constructed in Phase 4 of Mission Rock. Please note that Phase II and IV are in early planning stages (currently not under construction) and are subject to change.

Figure 14. Eight-Year Projection Table for Mission Rock

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025						
2026		135	47	176	358	
2027						
2028						
2029			75	245	320	
2030						
Total Units	0	135	122	421	678	



India Basin

The project will generate 1,575 dwelling units – with 40% of the 394 affordable units subject to Neighborhood Resident Housing Preference. The 29-acre site will include 14 acres of open space, up to 209,000 square feet of commercial space, a grocery store, and a childcare facility. The developer will also conduct extensive shoreline and wetlands restoration, as well as other resilience and sea level rise adaptations. The project will also include dedicated bikeways and pedestrian walkways, bike share stations, and funding for SFMTA to make off-site improvements to public transit in the area.

By early 2022, the project obtained required permits from regional, state and federal agencies including the RWQCB, Army Corps, and BCDC. In June 2022, the project achieved a major milestone with the completion of a Public Trust Exchange Agreement with the State of California and City of San Francisco and the closing of a series of land conveyances to prepare the site for development. Approval of a sitewide Tentative Subdivision Map is expected in July 2022. The project is currently working on infrastructure design and permitting for the first phase of development and will begin grading work in late 2022. Vertical construction on the first phase of development is currently anticipated to begin in late 2023.

Figure 15. Eight-Year Projection Table for India Basin

Year	Units up to 50% AMI	Units 50%-80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025		20	78	293	391	
2026		12	47	177	236	
2027		19	78	292	389	
2028		9	38	142	189	
2029		15	60	224	299	
2030		4	14	53	71	
Total Units	0	79	315	1,181	1,575	0



Potrero Power Station

The project, located on a 29-acre site in the Central Waterfront neighborhood will generate up to 2,601 dwelling units, including 780 affordable units. Historic infrastructure of the power station will be preserved to showcase the area's industrial past. The project will include 6.9 acres of open space, as well as sea level rise adaptation measures and other green infrastructure. Additional community benefits will include a recreation center and two childcare facilities.

The project was entitled in Spring 2020 and since then has been developing and finalizing detailed design for Phase 1 streets and horizontal infrastructure, open spaces, and residential/commercial buildings. During that time, the project has received permits to construct horizontal infrastructure and streets and has

completed all necessary subdivision mapping. Significant site clearance and remediation has taken place since entitlement in preparation for horizontal and vertical construction. The project will break ground on horizontal infrastructure and streets to serve the project in September 2022. Block 8, the project's first residential building, will start construction in Q4 2023. Site and building permits, and the financing necessary for Block 8's construction will be secured prior to Q4 of 2023. All permits and financing will be secured prior to commencing construction on any other buildings as well. The project has a 30 year development agreement; as such, approximately 1,700-1,800 residential units are anticipated to be constructed and ready for occupancy after 2030.

Figure 16. Eight-Year Projection Table for Potrero Power Station

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025				348	348	
2026	44	45		273	362	
2027						
2028						
2029	45	45		211	301	
2030						
Total Units	89	90	0	832	1,011	



Balboa Reservoir

The project, located on a 17-acre parcel formerly owned by the SF Public Utilities Commission (SFPUC) in the Ingleside neighborhood, will generate 1,100 housing units, 50% of which will be affordable. The structures themselves will achieve net-zero greenhouse gas emissions in construction and operation, with an added goal of providing electric vehicle charging stations for 100% of off-street parking. The project will provide 4 acres of parks and open space, as well as a childcare facility with 50% of slots reserved for low-income families.

Balboa Reservoir is split into 2 phases. In Phase 1 is the necessary infrastructure, Building E (traditional affordable rental housing), Building F

(moderate income rental housing for educators) and Building C/D (market rate rental housing). In Phase 2 there will be another small round of infrastructure in addition to Building A (traditional affordable rental housing), Building B (traditional affordable rental housing and affordable for-sale housing), and Building G (market rate rental housing). In addition to this, 100 market rate townhomes will be constructed in 2024 to help finance the affordable housing. Since 2020 the team has been assembling funding sources to help finance the infrastructure and affordable housing. The project was awarded more than \$50 Million from the Department of Housing and Community Development and these funds need to be dispersed in the next few years, ensuring that housing units will begin to come online in 2024.

Figure 17. Eight-Year Projection Table for Balboa Reservoir

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024				100	100	
2025	54	74	151	250	529	
2026						
2027	160	111		200	471	
2028						
2029						
2030						
Total Units	214	185	151	550	1,100	



Freedom West

The Freedom West 2.0 project is currently in the pre-entitlement stage with anticipated approval hearings occurring in late 2023 or early 2024. The project sponsor has submitted a PPA and PRJ application and has initiated environmental review for the project. Full build out of the project is expected to occur 7 years after entitlement (est. completion in 2030). The 382 co-op replacement units would be constructed in the first phase of the project. The specific affordable housing plan for the project is currently being developed, and so

the requirements of the City's on-site inclusionary affordable housing ordinance have been assumed as a baseline for this analysis. The analysis assumes an overall 22.5% inclusionary rate, with approximately 2/3 of those units at 50-80% of AMI and 1/3 of those units at 80-120% of AMI. Co-op replacement units are included only in the replacement units column of the table below and are not counted toward the Sites Inventory for the Housing Element.

Figure 18. Eight-Year Projection Table for Freedom West

<i>Year</i>	<i>Units up to 50% AMI</i>	<i>Units 50%- 80% AMI</i>	<i>Units 80%-120% AMI</i>	<i>Units above 120% AMI</i>	<i>Total Units</i>	<i>Replacement units (if any)</i>
2023						
2024						
2025						
2026						
2027						
2028						
2029						
2030		301	150	1,554	2,005	382
Total Units	0	301	150	1,554	2,005	382



Plaza East

The development team has undertaken an extensive 18-month community engagement process to identify resident priorities as part of the effort to transform and improve Plaza East, which is the only 100% public housing property in San Francisco that has not received major capital improvements in its lifetime. Informed and driven by this resident feedback, the project proposes replacement housing for all current residents, as well as 292 additional affordable units and 270 market rate units. On-site amenities will include childcare, community rooms, and fitness facilities, as well as substantial open space, and 185 parking spots.

The Plaza East project is currently in the pre-entitlement stage with anticipated approval hearings in 2024. The project sponsor submitted a Preliminary Project Application (PPA) in September 2022, and the numbers included above are reflective of that proposal. The project proposes to rebuild the existing public housing site currently containing 193 Very Low Income units with 700 total units, including 1:1 replacement units, an additional 292 Low Income affordable units, and 270 market rate units. Full build out of the project is expected to be complete by 2030 but a more detailed schedule is not available.

Figure 19. Eight-Year Projection Table for Plaza East

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025						
2026						
2027						
2028						
2029						
2030	193	292		270	755	193
Total Units	193	292	0	270	755	193



Potrero Yards

The SFMTA has issued developer solicitation documents for a bus maintenance and storage yard project that would include housing above the bus facility. The RFP asks for a maximum of 575 units in the project with a minimum of 50% affordable units. The project is planned to be complete by 2030 in order to meet the SFMTA's capital facilities need for bus storage based on planned fleet replacement and expansion. This data is reflective of the program that is included in the RFP and being analyzed in an ongoing CEQA review. Developer selection is anticipated in fall 2022 and the final program may change. This analysis assumes an equal breakdown of units across the three AMI levels.

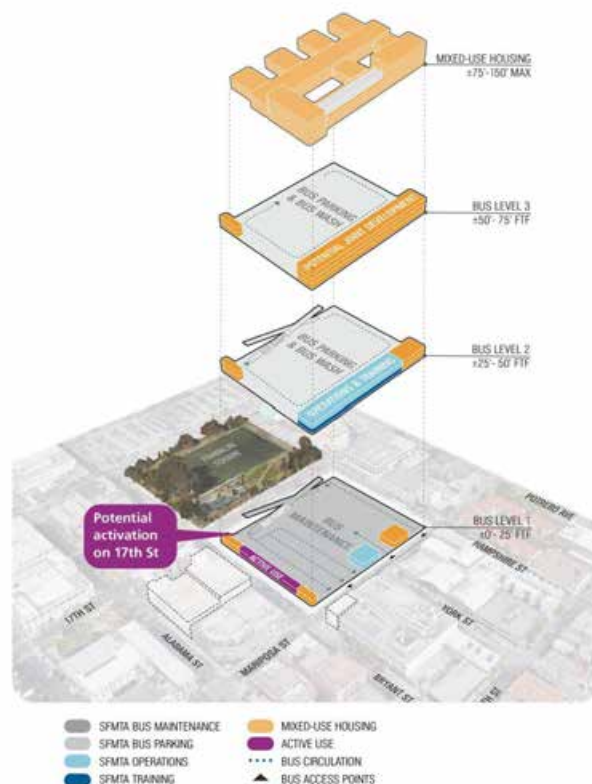


Figure 20. Eight-Year Projection Table for Potrero Yards

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025						
2026						
2027						
2028						
2029						
2030	96	96	96	287	575	
Total Units	96	96	96	287	575	0

Stonestown

The 40-acre project site is currently a shopping mall, which would remain part of the future development. The project will include improvements to the street network to create connections with the rest of San Francisco, and would also provide office space and other community amenities.

The Stonestown project is currently in the pre-entitlement phase and anticipated to hold approval hearings in 2023 or 2024. This analysis anticipates

that phases 1 and 2 of the project would be complete by 2030, which represents 1,304 units. The specific affordable housing plan for the project is currently being developed, and so the requirements of the City's on-site inclusionary affordable housing ordinance have been assumed as a baseline for this analysis. The analysis assumes an overall 22.5% inclusionary rate, with approximately 2/3 of those units at 50-80% of AMI and 1/3 of those units at 80-120% of AMI.

Figure 21. Eight-Year Projection Table for Stonestown

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025						
2026						
2027						
2028						
2029						
2030		196	98	1,011	1,304	
Total Units		196	98	1,011	1,304	0

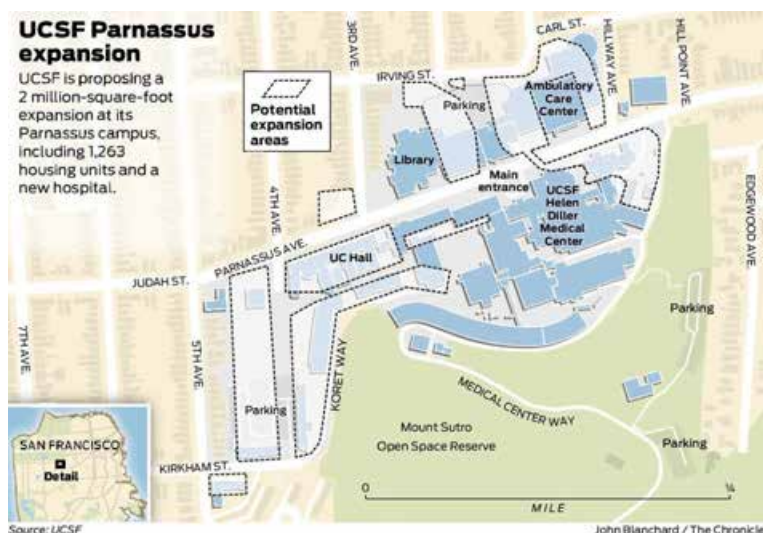


UCSF

As part of UCSF's planned Parnassus Campus expansion, UCSF has committed provide 631 units of employee housing affordable at low, moderate, and above moderate income levels to be completed by 2030. The units may be added on or near the Parnassus Campus or in other parts of San Francisco.

Figure 22. Eight-Year Projection Table for UCSF

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025						
2026						
2027						
2028						
2029						
2030	0	189	189	253	631	
Total Units	0	189	189	253	631	



3333 California

The proposed project will generate up to 744 new residences, 185 of which will be designated as affordable housing for seniors, at the 10-acre site of the former UCSF Laurel Heights campus. Up to three stories will be added to the site's two existing buildings, while 13 additional buildings, ranging from 4-story townhouses to 6-story apartment buildings, will be constructed throughout the site. More than two acres of open space will be included in the project, as will office space, childcare, and 35,000 square feet of retail space. The project will also include 857 parking spaces.



Figure 22. Eight-Year Projection Table for 3333 California

Year	Units up to 50% AMI	Units 50%- 80% AMI	Units 80%-120% AMI	Units above 120% AMI	Total Units	Replacement units (if any)
2023						
2024						
2025						
2026						
2027						
2028						
2029						
2030	0	185	0	559	744	
Total Units	0	185	0	559	744	