



Mission Bay South Block 4 East
Phase I and Phase II
Mixed-use Affordable Housing Project

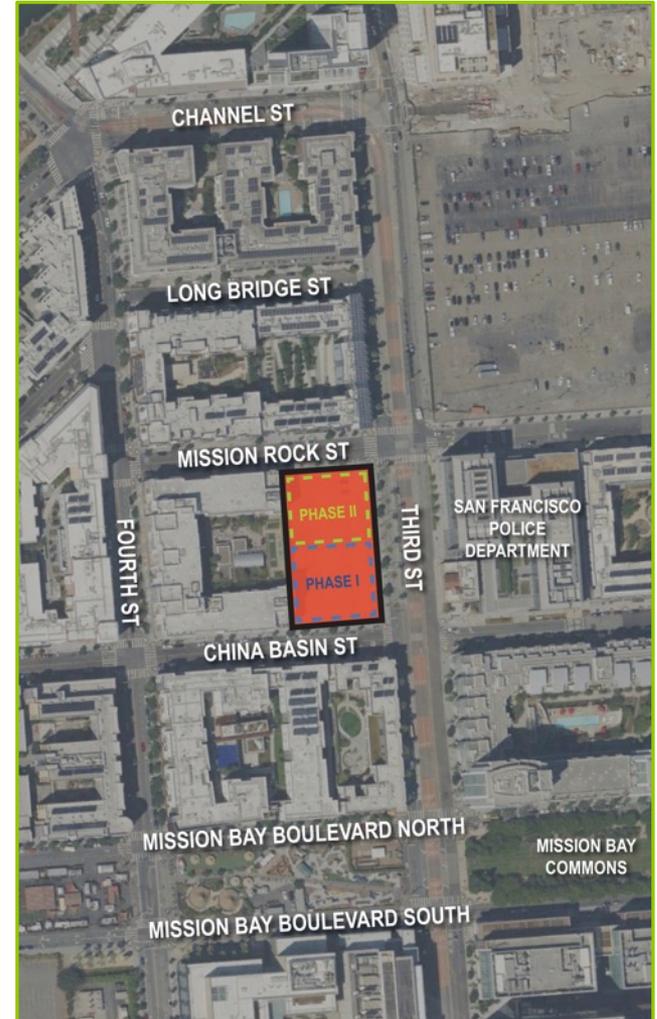
**Mission Bay South
Redevelopment Plan Amendment**

BOS File Nos. 251222 and 251223

San Francisco Board of Supervisors
City Hall, Room 250
Tuesday, January 27, 2026, 3 PM

Background

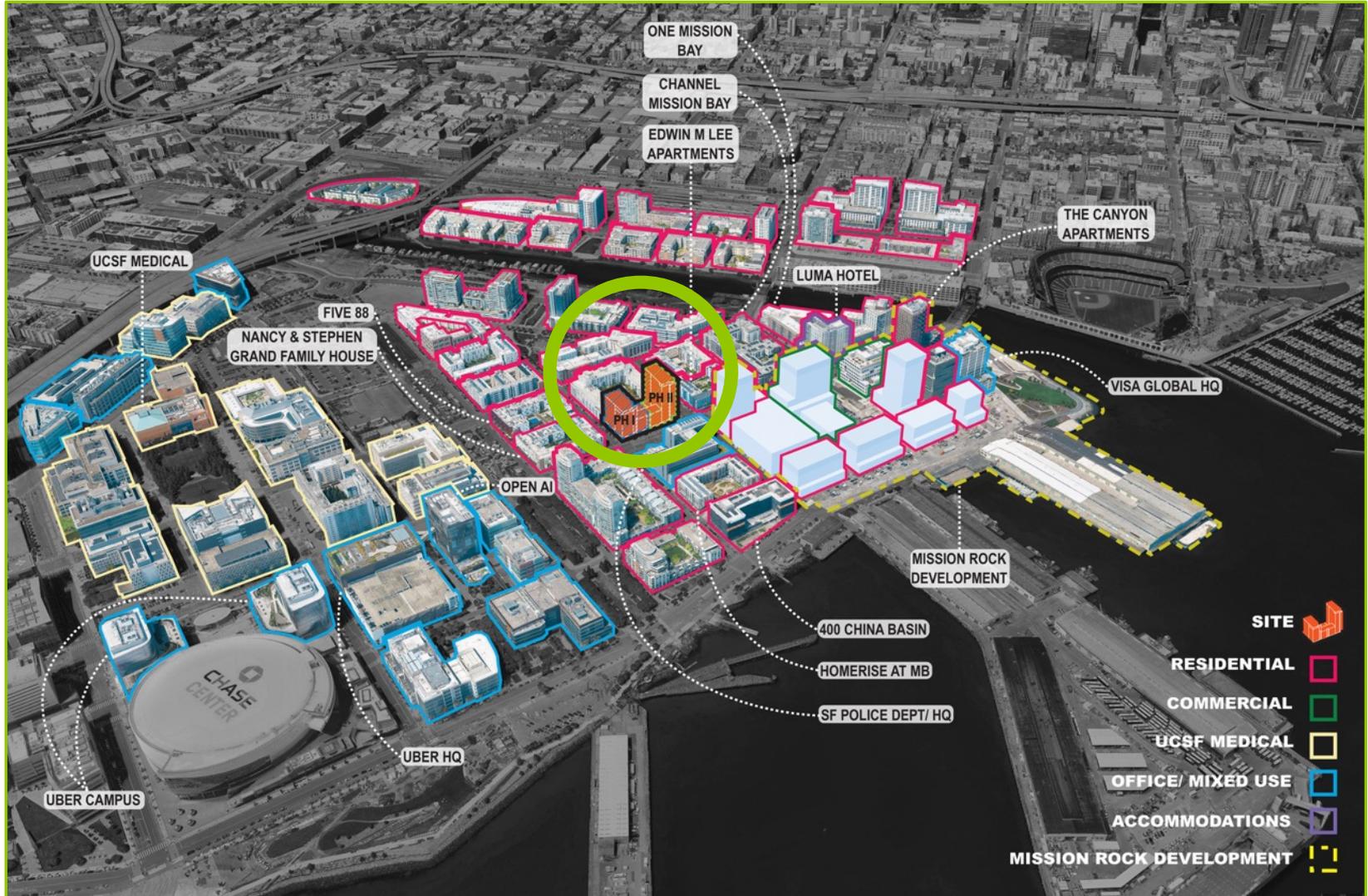
- **Mission Bay South Project Area created in 1998**
 - **Purpose:**
 - Strengthen the community's supply of affordable housing
 - Alleviate blighting influences (*e.g., incompatible land uses, inadequate or deteriorated public improvements, facilities and utilities*)
- **Affordable Housing Development:**
 - **1,218** total affordable units
 - **1,053** affordable units completed
 - **165** affordable units remaining
- **OCII Commission Meetings for 4 East:**
 - Nov. 2023 – Info Item on Request for Qualifications
 - May 2024 – Info Item on Eval. Panel Recommendation
 - Sept. 2024 – Action Item approving Exclusive Negotiations Agreement and a combined Predevelopment Loan Agreement
 - Nov. 2025 – Action Item approving Phase I and II BCSDs, Major Phase Amendments, D for D amendments, Plan Amendment, and OPA Amendment
- **Planning Commission:**
 - Dec. 2025 – General Plan Conformance and Plan Amendment Recommendation (Motion No. 21874)



Redevelopment Plan Amendment

1. Increase allowable number of affordable Dwelling Units by 250 for Block 4 East Phase II
2. Increase maximum tower height from 160 feet to 250 feet for Block 4 East Phase II

Mission Bay South



Phase I



AERIAL RENDERING - LOOKING NORTHWEST FROM CHINA BASIN ST & THIRD ST



Phase II



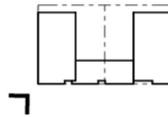
AERIAL RENDERING - LOOKING SOUTHWEST FROM MISSION ROCK ST & THIRD ST



Street Experience Renderings



PHASE I TOWER LOBBY ENTRY
LOOKING NORTH FROM CHINA BASIN ST
AT 3RD ST



PHASE II TOWER LOBBY ENTRY
LOOKING SOUTH FROM MISSION ROCK ST
AT 3RD ST



Development Program

	Phase I	Phase II	Total
Total Units	165	233	398
Population Served	Families, formerly homeless families (33 units, LOSP)	Families, formerly homeless families (47 units, LOSP)	80 units, LOSP
Income Levels	30% AMI – 5 units 40% AMI – 20 units 50% AMI – 61 units (33 LOSP*) 60% AMI – 29 units 70% AMI – 31 units 95% AMI – 17 units	30% AMI – 14 units 40% AMI – 33 units 50% AMI – 87 units (47 LOSP*) 60% AMI – 41 units 70% AMI – 32 units 95% AMI – 24 units	30% AMI – 19 units 40% AMI – 53 units 50% AMI – 148 units (80 LOSP*) 60% AMI – 70 units 70% AMI – 63 units 95% AMI – 41 units
Unit Mix	46 one-bed (28%) 77 two-bed (47%) 42 three-bed (25%)	61 one-bed (26%) 109 two-bed (47%) 56 three-bed (24%) 5 four-bed (2%) 2 five-bed (1%)	107 one-bed 186 two-bed 98 three-bed 5 four-bed 2 five-bed
Commercial	1,253 sf community-serving	N/A	1,253 sf community-serving
Parking	44 vehicle 120 class I bicycle	44 vehicle 144 class I bicycle	88 vehicle 264 class I bicycle

* Inclusion of LOSP units is subject to funding availability

Schedule

Timeframe	Milestones
January/February 2026	<ul style="list-style-type: none">• Board of Supervisors Redevelopment Plan Amendment hearings• Commission hearing on Phase I Permanent Gap Loan Commitment and Additional Predevelopment for Phase I and Phase II
November 2025 – 2026	<ul style="list-style-type: none">• Phase I and II design development, permitting, and mapping• Phase I funding applications, Commission hearing on ground lease and gap loan
Early 2027	<ul style="list-style-type: none">• Phase I Close on construction financing, begin construction
2027	<ul style="list-style-type: none">• Phase II permitting and funding applications, Commission hearing on ground lease and gap loan
Early 2028	<ul style="list-style-type: none">• Phase II Close on construction financing, begin construction
2029	<ul style="list-style-type: none">• Phase I Construction completion and lease-up
2030	<ul style="list-style-type: none">• Phase II Construction completion and lease-up

Thank you!