

Edwin M. Lee
MAYOR



Tiffany Bohee
EXECUTIVE DIRECTOR

Mara Rosales
CHAIR

Marily Mondejar
VICE-CHAIR

Miguel Bustos
Leah Pimentel
Darshan Singh
COMMISSIONERS

101-0172016-002

Agenda Item **5(a)**
Meeting of April 19, 2016

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
16TH DAY OF FEBRUARY 2016**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 1:00 p.m. on the 16th day of February 2016, at the place and date duly established for holding of such a meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:12 p.m. Roll call was taken.

Commissioner Bustos - present
Commissioner Mondejar - present
Commissioner Pimentel - present
Commissioner Singh - present
Chair Rosales – present

All Commission members were present. Tom Owens from the City Attorney's Office was also present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, March 1, 2016 at 1:00 p.m. (City Hall, Room 416).

B. Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting

Please be advised that the ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised the Chair may order the removal from the meeting room of any person(s) responsible for the ringing of or use of a cell phone, pager, or other similar sound-producing electronic device.

C. Announcement of Time Allotment for Public Comments

3. Report on actions taken at previous Closed Session meeting - None

4. Matters of Unfinished Business - None

5. Matters of New Business:

CONSENT AGENDA

- a) Approval of Minutes: Regular Meeting of November 17, 2015
- b) Authorizing, pursuant to the Transbay Implementation Agreement, Amendment No. 3 to the Memorandum of Agreement with the San Francisco County Transportation Authority for extending the time for completion from December 31, 2015 to April 30, 2016 in association with the construction of the realignment of the Folsom Street Off-Ramp; Transbay Redevelopment Project Area (Action) (Resolution No. 5-2016)
- c) Approving a Third Revised Schematic Design of Transbay Block 7 (255 Fremont Street/222 Beale Street) to grant a variation of nine inches to the minimum six-foot townhouse setback on Clementina Street, and making environmental findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area (Action) (Resolution No. 6-2016)

PUBLIC COMMENT

Commissioner Mondejar motioned to move Items 5(a), 5(b) and 5(c) and Commissioner Bustos seconded that motion.

Secretary Guerra called for a voice vote on Items 5(a), 5(b) and 5(c).

Commissioner Bustos - yes
Commissioner Mondejar - yes
Commissioner Pimentel - yes
Commissioner Singh - yes
Chair Rosales - yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT THE MINUTES FOR THE REGULAR MEETING OF NOVEMBER 17, 2015, BE ADOPTED.

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION No. 5-2016, AUTHORIZING, PURSUANT TO THE TRANSBAY IMPLEMENTATION AGREEMENT, AMENDMENT NO. 3 TO THE MEMORANDUM OF AGREEMENT WITH THE SAN FRANCISCO COUNTY TRANSPORTATION AUTHORITY FOR EXTENDING THE TIME FOR COMPLETION FROM DECEMBER 31, 2015 TO APRIL 30, 2016 IN ASSOCIATION WITH THE CONSTRUCTION OF THE REALIGNMENT OF THE FOLSOM STREET OFF-RAMP; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION No. 6-2016, APPROVING A THIRD REVISED SCHEMATIC DESIGN OF TRANSBAY BLOCK 7 (255 FREMONT STREET/222 BEALE STREET) TO GRANT A VARIATION OF NINE INCHES TO THE MINIMUM SIX-FOOT TOWNHOUSE SETBACK ON CLEMENTINA STREET, AND MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

REGULAR AGENDA

d) Election of President and Vice-President (Discussion and Action)

Chair Rosales stated there had not been an election for a period of time because they had not had a full complement of Commissioners. She asked for nominations for positions of president and vice-president.

Mr. Singh nominated Chair Rosales for President and Commissioner Pimentel for Vice-President.

Mr. Bustos nominated Commissioner Mondejar for Vice-President.

Chair Rosales announced that there was one nomination for President and two for Vice-President.

PUBLIC COMMENT - None

Secretary Guerra called for a voice vote on the nomination of Chair Rosales for President.

Commissioner Bustos - yes
Commissioner Mondejar - yes
Commissioner Pimentel - yes
Commissioner Singh - yes
Chair Rosales - yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT CHAIR ROSALES BE ELECTED PRESIDENT OF THE COMMISSION.

Chair Rosales asked if both nominees accepted the nominations for Vice-President.

Both Commissioner Mondejar and Commissioner Pimentel responded in the affirmative.

Secretary Guerra called for a voice vote on the nomination of Commissioner Mondejar for Vice-President.

Commissioner Bustos - yes
Commissioner Mondejar - yes
Commissioner Pimentel - no
Commissioner Singh - yes
Chair Rosales - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE NAY THAT COMMISSIONER MONDEJAR BE ELECTED FOR VICE-PRESIDENT.

Chair Rosales inquired as to whether they needed to take a vote on the nomination of Commissioner Pimentel for Vice-President.

Commissioner Singh stated that he thought they were voting on the nomination of Commissioner Pimentel for Vice-President and suggested that they vote over again.

City Attorney Tom Owen stated that the previous vote would have to be rescinded and another vote taken.

Chair Rosales motioned to rescind the previous vote and Commissioner Pimentel seconded that motion.

Secretary Guerra called for a voice vote on the rescission of the previous vote.

Commissioner Bustos - yes
Commissioner Mondejar - yes
Commissioner Pimentel - yes
Commissioner Singh - yes
Chair Rosales - yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESCISSION OF THE DECISION OF COMMISSIONER MONDEJAR AS VICE-PRESIDENT, BE ADOPTED.

Commissioner Bustos motioned to move on the nomination for Commissioner Mondejar as Vice-President and Chair Rosales seconded that motion.

Secretary Guerra called for a voice vote on the nomination of Commissioner Mondejar for Vice-President.

Commissioner Bustos - yes
Commissioner Mondejar - yes
Commissioner Pimentel - no
Commissioner Singh - no
Chair Rosales - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO NAYS THAT COMMISSIONER MONDEJAR BE ELECTED FOR VICE-PRESIDENT.

Commissioner Mondejar was elected as Vice-President.

e) Adopting Environmental Review Findings Pursuant to the California Environmental Quality Act, Conditionally Approving a Major Phase Application with HPS Development Co. LP, which Includes a Schematic Design and Ancillary Documents For Phases 1B, 3A, and 3B of Block 48, Generally Bounded by Navy Road on the North Boundary, Oakdale Road on the East and South Boundary, and Griffith Avenue on the West Boundary, for a Total of 141 Housing Units; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 7-2016)

Presenters: Tiffany Bohee, Executive Director, OCII; Tamsen Drew, Senior Project Manager, Hunters Point Shipyard/Candlestick Point Redevelopment Project, OCII; Brian Zubradt, Block 48 Development Manager, Lennar Urban; Yakuh Askew, Owner, Y A Studio Architects; Peter Waller, Principal, Pyatok Architects; Jeff White, Housing Program Manager; La Shon Walker, Community Outreach, Lennar Urban

PUBLIC COMMENT

Speaker: Angela Armstrong, community activist & founder of Art Gallery and Cultural Center, Bayview (BV); Tom Gilberti, South Beach resident; Dr. Veronica Hunnicutt, Chair, Shipyard CAC

Ms. Armstrong stated that she was there to speak about the housing issue. She expressed concern about the many bus tours going through the BV to show the housing that was being built. She stated that black population numbers in BV were very low and that blacks were not going to win any lotteries. Ms. Armstrong recalled that they had fought to have Lennar come in and had been part of the planning but now the black population was not participating in the project at all. She reported that agencies were able to find housing for people that they wanted to find housing for but that nobody in the black population was winning the lottery. Ms. Armstrong requested that the Commission review why the black population was not getting any attention as far as the dwindling status of the black population in San Francisco and inquired about how the Redevelopment Agency had transformed into another agency. She explained that she worked with the San Francisco Black Human Rights Leadership Council founded by Dr. Espinola Jackson and Robert Woods. She reported that they had entered into some kind of agreement with the City and County of San Francisco (CCSF) to finish the agenda, which was approved by the mayor. However, Dr. Jackson had passed and they were not aware of the status of the agreement. Ms. Armstrong requested assistance from OCII to try to stabilize the black population left in San Francisco and to stop the outflow from the City.

Mr. Gilberti stated that he had lived in the South Beach Marina for 27 years and that he was pleased with the style of the new apartments with the layered effect. He pointed out that the long blocks of uniform rooflines were not pleasing to anyone and he would like to see a variation in heights. Mr. Gilberti noted that the surfaces of these buildings needed to have an anti-noise effect because it was very noisy there. Mr. Gilberti shared a new residential formula he had come up with which would include all the people in the City. He suggested 30% of all City units be open to the market but be under rent-control. The next 10% of units would be for 30-year residents with local zip codes, 65 years or older, weighted for the oldest residents, so that the people in the neighborhood could stay in the neighborhood. The next 15% would be for residents with local zip codes who had lived in that area for at least 20 years. The next 5% of units would be for 30-year San Francisco residents. The next 10% of units would be reserved for teachers, police, firemen, MUNI workers, city water workers, sewer workers, etc. and they would have to bid on these units. The last 30% of units would be for the homeless, veterans, foster kids, and the broken mentally-disturbed people on the streets. Mr. Gilberti added that this distribution would be fair and create a healthy community.

Dr. Hunnicutt thanked Executive Director Bohee for her presentation at the last CAC meeting and congratulated Chair Rosales and Commissioner Mondejar on their new positions. She was pleased and relieved to acknowledge that the same effective OCII leadership would continue to be in good hands which was very critical. She invited Ms. Armstrong to attend the CAC meetings at the Shipyard because they wanted to represent the community well and her information would be very useful. Dr. Hunnicutt spoke on behalf of the CAC in support of the schematic design approval for Block 48 Phases 1A and 3 and stated that they had reviewed all aspects of the project since 2015. She reported that Lennar and the team had been very responsive to CAC suggestions and made changes to their designs based on those suggestions. Dr. Hunnicutt urged Commissioners to move this item forward without delay.

Commissioner Singh inquired about the lottery and whether anyone had received any housing from the lottery; inquired about how a person got into the lottery; inquired about how many units would be included in the lottery system for this project.

Ms. Drew responded that to date lotteries had been held only on Blocks 50 and 51, which had resulted in 9 units of below market rate housing. She reported that they were currently collecting applications for Block 49, a 100% stand-alone project on the hilltop with 59 units and announced that Commissioners were invited to that lottery to be held on March 3. Ms. Drew explained that not a lot of data had been collected yet on the outcomes of lotteries and their relation to BMR housing units available at Hunters Point (HP) Shipyard and Candlestick. Ms. Drew responded that people interested in obtaining a BMR unit would fill out an application. When the application was submitted, they were given a ticket to the lottery. When lottery was held, people who qualified for one of the preferences presented during her presentation, such as Certificate of Preference (COP) holders, were siphoned off and that bucket of tickets was selected from first and they obtained first priority. She explained that if there were 59 COP holders, then those 59 people would get those units before they moved to the next preference level. Ms. Drew responded that for the entire Phase I portion of the Shipyard project, 10.5% of units would be included in the lottery for the developer as well as an additional 218 OCII 100% affordable housing units.

Commissioner Bustos reiterated that because of the immense size of this project, they needed to hold the workshop in the community to help those interested in applying to prepare for the lottery. He stressed that COP holders needed to know that they had the opportunity to get one of these units. Mr. Bustos stated that he wanted to hold this within the next two months and they needed to set it up now. He reiterated that this was the time for them to right the wrong that had been done in the past and urged Chair Rosales, Executive Director Bohee and Ms. Drew to move forward with this workshop to get people into the pipeline. Mr. Bustos requested clarification that the order of preference was HP COP holders, Western Addition, Rent Burden and Ellis Act and then San Francisco residents. He inquired why Ellis Act was higher on the priority list than San Francisco residents.

Ms. Drew responded that in order to be a qualified Ellis Act preference holder, one had to be Ellis acted from the unit in San Francisco.

Commissioner Bustos responded that he knew of people who had been Ellis acted and had just moved into the City.

Ms. Drew responded that at some point when these people were Ellis acted, they had to have been City residents.

Commissioner Bustos responded that this was not the case and reported that one new resident got bumped up to the top of the list while the long-term resident was not. He contended that there was a loophole somewhere in the system that was allowing new residents to be Ellis acted with longer term residents being lower on the list. He suggested speaking to (Board of Supervisors) President Breed on this matter.

Chair Rosales stated that it was her understanding that in order to be a COP Ellis Act holder; one had to be a 10-year tenant of a rent-controlled unit unless that person was handicapped and then it was five years.

Commissioner Bustos inquired about the materials inside the units and unit sizes and stated that just because these were affordable units did not mean that they should be smaller or have fixtures of lesser quality. He noted that they would be checking that as well as that the distribution of units with views was fair and equitable.

Ms. Drew responded that the analysis they conducted in advance of the schematic design showed equal distribution in terms of views and added that Lennar had provided the exact same finishes to BMR as MR units so that one could not tell the difference between the units with regard to the inside.

Regarding the SBE's, Commissioner Bustos again stated that he wanted to require bios on firms that were being selected to make sure that preference was being given to long-term San Francisco businesses rather than to new firms coming into the City. He was pleased with the numbers and workforce results. Mr. Bustos stated that they had just lost an incredible leader with the passing of Dr. Espinola Jackson. He suggested naming the parks and streets in OCII developments after some of the great City leaders and suggested they discuss this during the design phase. Mr.

Bustos stated that because this was such a huge project for the City overall, he was expecting a wow factor regarding the design. However, he was disappointed in the design and wanted to see more texture and perhaps something more reminiscent of the history of that area. Mr. Bustos suggested that the design team reconsider their design because to him this looked like a bunch of boxes stacked up on top of each other with stucco. He added that stucco cracked and then water dripped and it all turned into a mess.

Ms. Drew stated that she was aware of Commissioner Bustos' request for bios and responded that there were bios in the packets. She stated that the bios would be included in her presentations going forward.

Commissioner Mondejar referred to the comment by the speaker that the African American community was not being represented as much as desired and agreed that they needed to do something about it, perhaps with the lottery. Ms. Mondejar believed it came down to communication, especially with the African American community, who were representative of the Shipyard and HP. She was aware of the assistance given to people in Chinatown in understanding and preparing for the process. Ms. Mondejar noted that it was explained to them why they did not qualify and advised how they could qualify for the next round. She supported a workshop or seminar to get information out to the community. Ms. Mondejar felt that Mr. Gilberti's suggestions were wonderful ideas, especially with regard to preference for seniors and long-term residents in a particular zip code. Getting together, holding meetings and brainstorming with the community would help create some new formulas for the City and they needed to lead the initiative to address some of these issues, especially for the African American community, by phone calling, email and regular mail to reach out to the community. Ms. Mondejar suggested that perhaps there was a solution other than the lottery and other than chance or luck for these affordable units. Regarding the design, she commented that perhaps there could be a design that represented the Shipyard and the history of that area.

Chair Rosales inquired on the status on DAHLIA. She recalled that the number of COP holders was small, approximately 600, and reiterated the need to know how many were home owners vs. renters so they could match up preferences with availability. Ms. Rosales stressed that this information was critical, because if they knew people's preferences for homes vs. rental more quickly and if the COP numbers were small, then they could move right onto the Western Addition preference holders. She recalled Commissioner Bustos' comment that they would like to be known as the Welcome Back Home Commission.

Ms. Drew deferred to Jeff White for an update on DAHLIA.

Mr. White announced that DAHLIA was not ready and that they did not have a specific timeline or date for the rollout, but believed it would be during the first quarter. He reported that Ms. Benjamin would be present at the next meeting for a more accurate update on DAHLIA. Mr. White responded that regarding the preference survey, they were working with MOHCD on determining the appropriate questions and other information that would be helpful for the 600-700 COP holders on the list. He reminded Commissioners that they already had very strong outreach for the COP program, specifically as a result of input from the Commission over the past two years. The marketing and early outreach protocol was being implemented now and once construction began, the COP holders would be proactively and affirmatively marketed to. He added that there were workshops already being held targeted to COP holders and potential residents to help prepare applicants for that project. Mr. White reported an increased participation of COP holders in the workshops.

Commissioner Mondejar inquired as to whether they could be invited to the next workshop.

Mr. White responded that Commissioners were already invited to the next lottery on March 3 and would be invited to future outreach related workshops.

Ms. Walker added more data to the discussion. She reported that to date, as Ms. Drew had indicated, for Blocks 50 & 51, there were a total of 9 units; for Blocks 53 & 54, there were a total of 16 units and there would be an upcoming lottery for Block 49. Regarding first homebuyer workshops between 2005 and 2015, Ms. Walker reported that Lennar had sponsored 61 quarterly first time home buyer workshops with 1300 participants. According to a report of all attendees to the first-time homebuyer workshops in 2015, they were overwhelmingly from the 94124 and 92134 zip codes, which showed that people from the communities were coming to the workshops. However, Commissioner Bustos' comment was well taken and she acknowledged that it was a big step from getting information to completing the application. Ms. Walker reported that they were conducting extensive outreach not just electronically but also on paper and in addition to MOHCD partners, they were going beyond what was required in the DDA to perform the outreach to over 40 organizations throughout District 10 in a number of different formats. She indicated that while they did not require their non-profit partners to conduct workshops with their participants, they strongly recommended them to do so. Ms. Walker added that they conduct workshops with SFHDC and sponsor application support workshops themselves with their sales associates. Ms. Walker admitted that more could be done to move people from receiving information to completing applications and feeling like they had a shot. However, she assured Commissioners that there was significant work being done getting the information out and that people were coming to the workshops in overwhelming numbers from the district.

Commissioner Singh motioned to move Item 5(e) and Commissioner Mondejar seconded that motion.

Secretary Guerra called for a voice vote on Item 5(e).

Commissioner Bustos - yes
Commissioner Mondejar - yes
Commissioner Pimentel - absent
Commissioner Singh - yes
Chair Rosales - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 7-2016, ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CONDITIONALLY APPROVING A MAJOR PHASE APPLICATION WITH HPS DEVELOPMENT CO. LP, WHICH INCLUDES A SCHEMATIC DESIGN AND ANCILLARY DOCUMENTS FOR PHASES 1B, 3A, AND 3B OF BLOCK 48, GENERALLY BOUNDED BY NAVY ROAD ON THE NORTH BOUNDARY, OAKDALE ROAD ON THE EAST AND SOUTH BOUNDARY, AND GRIFFITH AVENUE ON THE WEST BOUNDARY, FOR A TOTAL OF 141 HOUSING UNITS; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Items 5(f) and 5(g) related to Mission Bay South Block 3 East (1150 Third Street) were heard together, but acted on separately

f) Authorizing the Executive Director to accept funds in the amount of \$4,501,564 from, and enter into a Memorandum of Understanding with the City and County of San Francisco Mayor's Office of Housing Opportunity, Partnerships & Engagement for the development of 101 affordable rental units (including one manager's unit) for formerly homeless veterans and low-income families at Mission Bay South Block 3 East (1150 3rd Street) and adopting Environmental Findings Pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 8 – 2016)

g) Authorizing an Exclusive Negotiations Agreement, and a Predevelopment Loan Agreement in an amount not to exceed \$2,500,000, with MB3E L.P., a California limited partnership an affiliate of Chinatown Community Development Center and Swords to Plowshares, for the development of 101 affordable rental units (including one manager's unit) for formerly homeless veterans and low-income families at Mission Bay South Block 3 East (1150 Third Street), and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 9-2016)

Presenters: Tiffany Bohee, Executive Director, OCII; Jeff White, Housing Program Manager, OCII; Benjamin Brandin, Development Specialist, Housing Division, OCII; Gregg Novicoff, Sr. Associate, Leddy Maytum Stacy Architects; Kim Piechota, Project Manager CCDC; Leon Winston, COO, Swords to Plowshares

PUBLIC COMMENT - None

Commissioner Pimentel inquired about whether the interior podium level open space would be available for the children and families living in the development; inquired about whether the design would allow seniors to enter and exit the building conveniently; inquired about how the green and sustainable would be incorporated into the project.

Mr. Brandin responded that the design team had come up with a very interesting two-story design; one level above the parking podium and the other level at grade. He explained that they had programmed space specifically for a children's play area and another more private area for the veterans. Mr. Brandin responded to the next question in the affirmative and explained that in addition to a main entrance at 3rd and Mission Rock Street, they were exploring a separate entrance on the north side of the building. Mr. Brandin deferred to Mr. Novicoff for more detail on the third question.

Mr. Novicoff responded that the green strategies would be focused on the exterior as well as the interior of the building. He explained that they primarily look at durable materials and air quality as being fundamental for affordable housing. They wanted to do what was necessary for the building to last over the long-term, but always keeping in mind that interior air was critical for families as well as the veterans living in the building. To that end, he reported that flooring materials, glues, paints, and adhesives would be studied as part of the project. Mr. Novicoff indicated that they would be modelling Green Points strategies, which were the verification they would be following and targeting Green points level gold.

Commissioner Bustos stated that just because these projects were for the homeless, they could not overlook the need for the wow factor. He commented that many of the buildings were starting to look the same and that they needed something to give them life and offer pride to the families and the veterans living in them.

Commissioner Singh inquired about whether each unit would have a parking spot; inquired about who would get the parking spots.

Mr. Brandin responded that much thought went into the parking program with a restriction of no greater than 1:1 parking. He explained that according to information from the San Francisco Human Services (HS) Agency, in their experience, the homeless units that they typically placed around the City have very little parking demand, so they felt that parking should be provided primarily for the families. With a ratio of 19 parking spaces vs. 50 family units, the parking ratio would be about .38:1, which was better than some recent developments OCII had done. He deferred to Ms. Piechota to respond to the question about who would get the parking spots.

Ms. Piechota responded that at the beginning of the project, they would survey all the residents to find out who needed a car and then would be assigning a spot through a lottery system. She reported that they had done another project with Swords to Plowshares at 150 Otis, a 100% formerly homeless for veterans, where no one had a car and there was no parking at that location. As a result, Swords to Plowshares believed that many of the veterans would not need parking spots.

Commissioner Bustos stated that he believed the families would need the parking spots the most and probably more than the veterans. He commented that there could be multi-generational residents of different ages living in one unit and perhaps there was a way to give parking preference to the families because they would need it more. He asked her to take that suggestion into consideration.

Commissioner Mondejar inquired about whether they would be following the same selection process; inquired about whether they had a list of the formerly homeless veterans and about how they selected who would qualify; inquired about what the selection process would be for families; inquired about whether the OCII process would be used for COP holders; inquired whether the units designed for seniors were designed to be senior-friendly. Ms. Mondejar suggested that more uplifting colors be applied to the units.

Mr. Winston responded that the homeless veteran population had been the pilot population for the HS Agency's coordinated access to housing, kind of a DAHLIA for the homeless. He explained that through triage, utilizing an assessment form and the length of time homeless, a priority veterans list had been created. As a result, veterans at the top of this list would be offered this housing first, based on their likelihood of dying on the streets and the length of time homeless.

Ms. Piechota responded that families would be selected through a lottery process, as described earlier, and that they would be conducting outreach well before the lottery occurred. She responded in the affirmative to the questions regarding COP holders.

Executive Director Bohee responded that it was inaccurate to describe COP holders as part of a lottery because they were taken right off the top for whoever qualified, so if there were 50 COP families that qualified, they would get the housing first.

Chair Rosales pointed out that it seemed very likely that 50 out of the 600 families would be able to qualify for this low income program for families.

To the senior question, Mr. Winston replied that all the veteran housing they built was always built to age in place for seniors. He explained that the homeless veteran population was older and more disabled than the non-veteran homeless population. He reported that in the last homeless housing they had built with CCDC at 150 Otis, 100% of the units were adaptable, with roll-in showers and all built to age in place.

Chair Rosales inquired about what other neighbors the tenants of this housing development would have.

Mr. Brandin responded that directly to the west there was a MR housing development completed a few years ago. He reported that the Giants' Mission Rock development would be located kitty-corner to the northeast of the Block 3 East project. Another OCII affordable housing development would be going in at 1300 4th Street (Block 6 East) which is located only two blocks away, a project under the direction of Pam Sims. So there were some affordable units sprinkled in with other MR developments.

Executive Director Bohee added that the SOMA Hotel Group was located two blocks to the north and a residential project of MR condominium and rental development through the Strata CIM Group. She reported that family homes would be located on part of the block and Related with CCDC on another part of the block. She added that there would be lots of parks, such as Mariposa Park and Bayfront Park, across the way from the Warriors Event Center, in addition to other parks as well.

Commissioner Mondejar inquired about whether they could create a map for Commissioners of all the blocks with the residential and commercial areas indicated on the map. She stated that this would be very helpful.

Mr. Brandin responded in the affirmative.

Commissioner Bustos motioned to move Item 5(f) and Commissioner Mondejar seconded that motion.

Secretary Guerra called for a voice vote on Item 5(f).

Commissioner Bustos - yes
Commissioner Mondejar - yes
Commissioner Pimentel - yes
Commissioner Singh - yes
Chair Rosales - yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION NO. 8-2016, AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT FUNDS IN THE AMOUNT OF \$4,501,564 FROM, AND ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CITY AND COUNTY OF SAN FRANCISCO MAYOR'S OFFICE OF HOUSING OPPORTUNITY, PARTNERSHIPS & ENGAGEMENT FOR THE DEVELOPMENT OF 101 AFFORDABLE RENTAL UNITS (INCLUDING ONE MANAGER'S UNIT) FOR FORMERLY HOMELESS VETERANS AND LOW-INCOME FAMILIES AT MISSION BAY SOUTH BLOCK 3 EAST (1150 3RD STREET) AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Bustos motioned to move Item 5(g) and Commissioner Mondejar seconded that motion.

Secretary Guerra called for a voice vote on Item 5(g).

Commissioner Bustos - yes
Commissioner Mondejar - yes
Commissioner Pimentel - yes
Commissioner Singh - yes
Chair Rosales - yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION NO. 9-2016, AUTHORIZING AN EXCLUSIVE NEGOTIATIONS AGREEMENT, AND A PREDEVELOPMENT LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED \$2,500,000, WITH MB3E L.P., A CALIFORNIA LIMITED PARTNERSHIP AN AFFILIATE OF CHINATOWN COMMUNITY DEVELOPMENT CENTER AND SWORDS TO PLOWSHARES, FOR THE DEVELOPMENT OF 101 AFFORDABLE RENTAL UNITS (INCLUDING ONE MANAGER'S UNIT) FOR FORMERLY HOMELESS VETERANS AND LOW-INCOME FAMILIES AT MISSION BAY SOUTH BLOCK 3 EAST (1150 THIRD STREET), AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

6. Public Comment on Non-agenda Items - None

7. Report of the Chair

Chair Rosales stated that she did not have a report.

8. Report of the Executive Director

- a) Request for Proposals to develop and operate up to 140 units on Block 10a, and up to 150 units on Block 11a in Candlestick Point for low income families and formerly homeless families with related supportive services; Bayview Hunters Point Redevelopment Project Area (Discussion)

Presenters: Jeff White, Housing Program Manager, OCII and Pam Sims, Development Specialist, Housing Division, OCII, also contributed to the discussion below.

Executive Director Bohee announced that this was a housing day and they were pleased to bring before the Commission an RFP for 290 units divided onto two blocks, which did not exist yet, but which would be created once Lennar mapped and built the streets, roads and related public improvements, located on the former Candlestick Stadium site, which was now demolished. One block would front Harney Way and would serve as the gateway to the south to the new Candlestick Point project as part of the Phase II HP Shipyard Candlestick Point Disposition and Development Agreement (DDA) and the other block would be located along a continuation of Ingerson and there were various other side streets still to be named. Ms. Bohee explained that the proposed program for those two developments would be for a maximum 60% AMI and tiering would be encouraged; 20% of each development would be set aside for formerly homeless, including five transitional age-youth parenting units, for members of the public with children but who were in transitional housing and needed more stabilized housing. The remaining 80% of the units would be available to families with sizing from one to four and five bedrooms. Ms. Bohee explained that under the Health and Safety Code, they needed to replace the bedrooms within the Alice Griffith rebuild of public housing so they were replacing those bedrooms elsewhere within the housing site. Also, each of those housing blocks would include family childcare centers, community meeting rooms, and across the street would be located Lennar's urban retail format with residential above and a movie theatre, performing arts center and a grocery store. Ms. Bohee reported that SB107, signed by Governor Brown, had allowed them to take property tax increment from other project areas that existed at the time of dissolution, and accelerate these developments. She indicated that they would be receiving some contribution from Lennar because these were affordable developments, but Lennar was capped out in terms of contribution with Alice Griffith, so they could only contribute \$519,000. The total development costs would be greater than that amount, so the ability to use the SB 107 bond funds would serve as a great accelerator. Mr. Bohee added that there were many lots available in Mission Bay and that even though the tax base was rising, it was not rising fast enough for OCII to be able to stay at pace with the MR or mixed income development. She stated that their intention was to bring this RFP before Commissioners as soon as possible.

PUBLIC COMMENT – None

Commissioner Mondejar stated that she was very impressed to learn about an RFP with five bedroom units and hoped there would be a corresponding number of bathrooms. She inquired about how many five bedroom units would be included. She stated that this needed to be communicated to the public so that large families could apply.

Mr. White responded that there would be only two five-bedroom units and two or three four-bedroom units on each block.

Commissioner Pimentel inquired about whether the larger families or multi-generational families would receive priority for the four or five bedroom units or would these just go to any families; inquired whether there would be a separate lottery for the larger units.

Mr. White responded that only large families would have priority for the larger units and that they would be part of the lottery. He responded that this would be the same lottery process.

Executive Director Bohee added the preferences would be Certificate of Preference (COP) holders, and then Rent Burden individuals or those paying over 50% of their income toward rent, people in public housing, then Ellis Act displaced people, San Francisco residents, San Francisco workers and then the general public.

Chair Rosales inquired whether they actually needed to use the lottery system. She pointed out that if the COP holders were an available population right off the top, this would be an incredible opportunity to bring down the number of 600 COP holders in a considerable way with the proper matching process.

Mr. White agreed that if all 600 COP holders applied for these units, they would all get the units if they qualified and then the lottery would be mute. However, he explained that what typically happened was that several thousand people would apply with a certain number being COP holders, perhaps 10 in total, and then the rest of the units were allotted by the lottery.

Chair Rosales stated that if they knew ahead of time who he qualified candidates were for these units as a result of surveys and other data collection, whether they were ready to move in right away or not, there was a perfect match and they could subtract that amount of units from the total. Then the only ones left would be unqualified COP holders and the rest of the people on the preference list, but the COP holders would be taken care of because of the match-making. She added that this would depend on qualifications and interest because someone might not want to move into that area.

Mr. White responded that they were doing a great deal of early aggressive outreach to COP holders and were always looking for a qualified match, but not everyone would want to live in that area and therefore, would not apply.

Chair Rosales reiterated that with the match-making system, they would already know that because of the surveys and data collected. Then they would be able to remove 250 COP holders off the list of 600 because they would already know that 250 COP holders wanted to be in Mission Bay. Ms. Rosales expressed concern that otherwise it felt like the lottery system was just creating disappointment among applicants.

Ms. Sims stated that she worked in the marketing of the lottery system as well as outreach to seniors who might need special accommodations. She thought the matching idea was interesting. She stated, however, that the only problem was that people's situations and interests changed and one year they might need a smaller unit and then the next year might need a larger unit or vice-versa. Also, they might qualify for a smaller unit which could only be held for a certain amount of time and then they would need to re-apply. Ms. Sims announced that the outreach methods approved by the Commission were coming to fruition; for example, at the Dr. Davis Sr. residence, she was sure that over 50% of the seniors living in that residence were COP holders because of the aggressive outreach they had been doing for that residence. She expected to have really positive reports later in the year.

Chair Rosales inquired about the term "formerly homeless", which she understood to mean that the person was no longer homeless. She inquired about how they determined whether a person was actually homeless, if they were termed formerly homeless.

Mr. White responded that "formerly homeless" was just a phrase and actually meant that the person would be formerly homeless once they found housing, but currently they were homeless.

Commissioner Singh inquired about whether the homeless would be included in the lottery system; inquired about how many homeless people they had on their list.

Mr. White responded in the negative, that the homeless households would be referred by the HS Agency. He responded that he did not know how many homeless were on the list.

Ms. Sims responded that the HS Agency did not have a current homeless list, but would be creating a list this year much like the one the Department of Public Health had, as they screened for critical need and severe need with the homeless families. She reported that they would have a more accurate number later in the year.

Commissioner Singh inquired about whether they had a total number of homeless people in the City.

Executive Director Bohee responded that at last count it amounted to about 6,000 people in the City.

9. Commissioners' Questions and Matters – None

Chair Rosales referred to Commissioner Bustos' suggestion of naming City streets or roads after significant people and whether they had a street naming policy.

Executive Director Bohee responded that there was no naming policy adopted by OCII but in Mission Bay the naming of streets, for example, was moved through the public improvement process and a community process to name streets after historical figures, places, or people of significance. She added that the HP Shipyard had recently started a naming process for streets in Alice Griffith. She deferred to Ms. Drew (Tamsen Drew, Senior Project Manager, Hunters Point Shipyard/Candlestick Point Redevelopment Project) for more information.

Ms. Drew announced that they had run a community process to solicit names from the community to name three streets within Candlestick, two in Alice Griffith and a third in the new development within Candlestick. That process had recently concluded and they were contacting the family members of the people selected and the names would be released soon. She explained that through that process community members had come forward, submitted background material and explained why they felt those individuals were appropriate to have a street named after them. Ms. Drew added that they would also like to include parks and other public spaces in this process of honoring significant San Francisco individuals.

Commissioner Mondejar inquired about whether Dr. Espinola Jackson was one of the people selected.

Ms. Drew responded that her name was submitted but not selected because she had another spot named after her already and that one of the criteria was that they had not been selected before.

10. Closed Session

Chair Rosales asked that members of the public not involved in the Closed Session leave the room.

- a) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to California Government Code Section 54956.8, a closed session has been calendared to give direction to staff regarding the potential sale of the property described below.)

Property: 200 Main Street (Portion of Block 3739, Lot 008) also known as Transbay Block 4
OCII Negotiators: Tiffany Bohee, Sally Oerth, James Morales, Shane Hart, Jeffrey White
Negotiating Parties: For Urban Pacific Development, LLC: Christopher Collins
Under Negotiation: ___ Price, ___ Terms of Payment, ___x___ Both (Discussion)

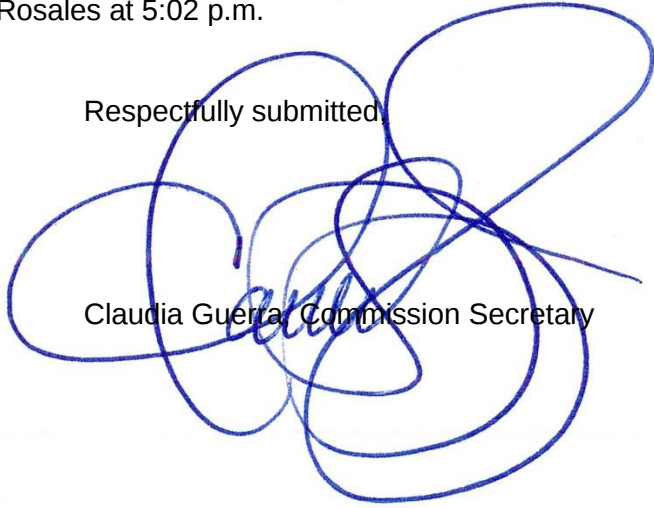
- b) CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION. (Pursuant to California Government Code § 54956.9 (d) (1)), Successor Agency to the Redevelopment Agency of the City and County of San Francisco v. John W. Lebolt, Case No. A145670 (California Court of Appeal, First District, appeal filed July 8, 2015) (appeal from judgment entered in favor of Successor Agency and City, San Francisco Superior Court Case No. CGC 14-541532) (Discussion)

11. Adjournment

The meeting was adjourned by Chair Rosales at 5:02 p.m.

Respectfully submitted

Claudia Guerra, Commission Secretary

A large, stylized handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke, is positioned over the text "Respectfully submitted" and "Claudia Guerra, Commission Secretary".