

London N. Breed  
MAYOR



Miguel Bustos  
CHAIR

Mara Rosales  
VICE-CHAIR

Bivett Brackett  
Alex Ludlum  
Dr. Carolyn Ransom-Scott  
COMMISSIONERS

Thor Kaslofsky  
EXECUTIVE DIRECTOR

**MINUTES OF A REGULAR MEETING OF THE  
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE  
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE**

**2nd DAY OF AUGUST 2022**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting via teleconference at 1:00 p.m. on the 2nd day of August 2022. The public was invited to watch the meeting live on SFGOVTV: <https://sfgovtv.org/ccij>.

**PUBLIC COMMENT CALL-IN:** 1-415-655-0001 **ACCESS CODE:** 2496 801 6612

In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives were issued to slow down and reduce the spread of the COVID-19 virus. Individuals were encouraged to participate in the meetings remotely by calling in during the public comment section of the meeting.

**REGULAR MEETING AGENDA**

**1. Recognition of a Quorum**

Meeting was called to order at 1:00 p.m. by Chair Bustos. Roll call was taken.

Commissioner Brackett – absent  
Commissioner Ludlum - absent  
Commissioner Scott - present  
Vice-Chair Rosales - present  
Chair Bustos - present

Commissioner Brackett and Commissioner Ludlum were absent; all other Commissioners were present.

**2. Announcements**

- a) The next regularly scheduled Commission meeting will be held remotely on Tuesday, August 16, 2022 at 1:00 pm.
- b) Announcement of Time Allotment for Public Comments from participants dialing in:  
Please be advised a member of the public has up to three minutes to make pertinent public comments on each agenda item unless the Commission adopts a shorter period on any item. Please note that during the public comment period, all dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to register any desire to provide public comment. Comments will be taken in the order that it was received. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

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Secretary Cruz read instructions for the public to call in.

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

**4. Matters of Unfinished Business - None**

**5. Matters of New Business:**

**Chair Bustos requested that Item 5b of the Regular Agenda be taken out of order and dealt with first.**

### **REGULAR AGENDA**

b) Authorizing the continuation of teleconferenced meetings and making findings in support thereof under California Government Code Section 54953(e) (Discussion and Action) (Resolution No. 24-2022)

Presenter: Thor Kaslofsky, Executive Director

**PUBLIC COMMENT - None**

Commissioner Scott motioned to move Item 5(b) and Vice-Chair Rosales seconded that motion.

Secretary Cruz called for a voice vote on Item 5(b).

Commissioner Brackett – absent

Commissioner Ludlum - absent

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos - yes

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 24-2022, AUTHORIZING THE CONTINUATION OF TELECONFERENCED MEETINGS AND MAKING FINDINGS IN SUPPORT THEREOF UNDER CALIFORNIA GOVERNMENT CODE SECTION 54953(e), BE ADOPTED.

### **CONSENT AGENDA**

a) Approval of Minutes of Regular Meeting of June 21, 2022

**PUBLIC COMMENT – None**

Commissioner Scott motioned to move Item 5(a) and Vice-Chair Rosales seconded that motion.

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

Commissioner Brackett – absent  
Commissioner Ludlum - absent  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos - yes

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT APPROVAL FOR THE MINUTES OF REGULAR MEETING OF JUNE 21, 2022, BE ADOPTED.

**REGULAR AGENDA**

c) Authorizing a First Amended Exclusive Negotiations Agreement, an Amended and Restated Option to Ground Lease, a Ground Lease, and an Amended and Restated Loan Agreement for a total aggregate loan amount of \$36,253,013 with Hunters Point Block 56, L.P., a California limited partnership, for the development of a 73-unit affordable rental housing project (including one manager's unit) at 11 Innes Court (Hunters Point Shipyard Phase 1 Block 56), and providing notice that this approval is within the scope of the Hunters Point Shipyard Phase 1 Reuse Final Environmental Impact Report ("Phase 1 EIR"), a Program EIR, and is adequately described in the Phase 1 EIR for the purposes of the California Environmental Quality Act ("CEQA"); and adopting environmental findings pursuant to CEQA; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 25-2022)

Presenters: Thor Kaslofsky, Executive Director; Elizabeth Colomello, Housing Program Manager

**PUBLIC COMMENT - None**

Commissioner Scott thanked Ms. Colomello for the very thorough presentation. She referred to the bedroom configuration for the units and requested that they switch from 32 two-bedroom units to 22 three-bedroom units, so that boys and girls growing up did not have to share the same room. Ms. Scott suggested that they add more three-bedroom units.

Vice-Chair Rosales referred to the tax-exempt bond and the low income housing tax credit financing applications and inquired about whether two rounds would be enough or whether they would need more rounds. She stated that she had sticker shock when she saw the current price of over \$924,000/unit which was considerably over the amount/unit when they started this project 10 years ago. Ms. Rosales inquired about whether this huge increase was due to construction costs, supply issues, labor, etc. and whether the labor costs were from union labor.

Ms. Colomello responded that they might need more rounds but they were hopeful that two would be enough. She reported that there had been changes to the regulations implemented for this round which would help the project, but it still might be possible that they would need more rounds. To the price statement, Ms. Colomello agreed. However, she indicated that these prices were consistent when compared with other OCII and MOHCD projects. She concurred that construction prices had increased dramatically and responded in the affirmative that the labor costs were union labor.

Chair Bustos stated that he remembered when he first started with the Redevelopment Agency working on this project, the price per unit was \$238,000. He was grateful that they were finally finishing up this project and that at least 70 families would be returning to San Francisco. Chair Bustos agreed with Commissioner Scott's suggestion to change up the bedroom configuration but stated that they would be looking at that later.

Vice-Chair Rosales motioned to move Item 5(c) and Commissioner Scott seconded that motion.

Secretary Cruz called for a voice vote on Item 5(c).

Commissioner Brackett – absent

Commissioner Ludlum - absent

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos - yes

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 25-2022, AUTHORIZING A FIRST AMENDED EXCLUSIVE NEGOTIATIONS AGREEMENT, AN AMENDED AND RESTATED OPTION TO GROUND LEASE, A GROUND LEASE, AND AN AMENDED AND RESTATED LOAN AGREEMENT FOR A TOTAL AGGREGATE LOAN AMOUNT OF \$36,253,013 WITH HUNTERS POINT BLOCK 56, L.P., A CALIFORNIA LIMITED PARTNERSHIP, FOR THE DEVELOPMENT OF A 73-UNIT AFFORDABLE RENTAL HOUSING PROJECT (INCLUDING ONE MANAGER'S UNIT) AT 11 INNES COURT (HUNTERS POINT SHIPYARD PHASE 1 BLOCK 56), AND PROVIDING NOTICE THAT THIS APPROVAL IS WITHIN THE SCOPE OF THE HUNTERS POINT SHIPYARD PHASE 1 REUSE FINAL ENVIRONMENTAL IMPACT REPORT ("PHASE 1 EIR"), A PROGRAM EIR, AND IS ADEQUATELY DESCRIBED IN THE PHASE 1 EIR FOR THE PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"); AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO CEQA; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

d) Authorizing the First Amendment to License an Agreement with The Regents of the University of California, San Francisco for use of the Kayak Storage Building located in Mission Creek Park, Parcel NP4; Mission Bay North Redevelopment Project Area (Discussion and Action) (Resolution No. 26-2022)

Presenters: Thor Kaslofsky, Executive Director; Nikki Henry, Assistant Development Specialist, Mission Bay Project; Kirk McLaughlin, UCSF (Audio inaudible)

**PUBLIC COMMENT** - None

Commissioner Scott thanked Mr. Henry for the presentation and inquired about what the age range was for the low-income community. She inquired about whether announcements were sent to synagogues and churches and other places of worship in the low-income communities to reach families regarding this project. Ms. Scott stated that she would like to see this be offered to older ages, even to age 24. She inquired about who controlled that decision. Ms. Scott inquired about what adult programs were being offered.

Mr. Henry responded that the ages ranged from middle school (10-12) to high school. He deferred to Mr. McLaughlin for more details. Unfortunately, Mr. McLaughlin had no audio to respond. To the outreach question, Mr. Henry responded that they conducted outreach to various community groups, YMCA's and boys' and girls' clubs. He thought Commissioner Scott's idea regarding adding faith groups to the outreach was a good one and stated that he would follow up with Mr. McLaughlin regarding that. Mr. Henry responded that the programs came under the auspices of UCSF and stated that he would confer with them regarding extending the age groups included. He responded that this was open to the general public at the rate at \$40/person for a 2-hour tour of classes and training but also had sliding scale rates for non-profits and seniors.

Vice-Chair Rosales stated that San Francisco never ceased to amaze her regarding how many amenities and services they offered to the public.

Vice-Chair Rosales motioned to move Item 5(d) and Commissioner Scott seconded that motion.

Secretary Cruz called for a voice vote on Item 5(d).

Commissioner Brackett – absent

Commissioner Ludlum - absent

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos - yes

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 26-2022, AUTHORIZING THE FIRST AMENDMENT TO LICENSE AN AGREEMENT WITH THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, SAN FRANCISCO FOR USE OF THE KAYAK STORAGE BUILDING LOCATED IN MISSION CREEK PARK, PARCEL NP4; MISSION BAY NORTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

**6. Public Comment on Non-Agenda Items - None**

**7. Report of the Chair**

Chair Bustos stated that he had no report.

**8. Report of the Executive Director**

Executive Director Kaslofsky announced that a Certificate of Preference (COP) subcommittee meeting would be held on August 26. Agenda would include the kickoff for the links investigation for the public database scan in the search for COP holders.

Executive Director Kaslofsky announced that there would be a groundbreaking ceremony the next day at Bayfront Park in Mission Bay behind the Chase Warriors stadium. He added that this park had been approved by OCII in 2017 and consisted of just over 5.5 acres and would create an important link with the ferry terminal and the Bay Trail. He reported that they hoped to have the park finished by next year.

Executive Director Kaslofsky announced that there would be a meeting regarding the Block 3 Park in Transbay (TB) held by the Eastcut Community Benefits District on August 9 at 6pm. The District would be conducting outreach to develop a name for the new park and working with the community

for suggestions for a name. He added that meeting information would be on the Eastcut website, at eastcut.org.

Executive Director Kaslofsky announced that The Crossings, the old temporary terminal site in TB at Folsom, Howard and Beale was kicking off a cinema series for outdoor movie nights on Fri/Sat/Sun starting that weekend. He reported that they had a 23-foot LED screen and would be showing classics and new movies.

Executive Director Kaslofsky announced that the 300 artist studios at Hunters Point Shipyard would be holding an open studio weekend on October 21, 22 & 23. He reported that this event attracted about 6,000 participants over the 3 days every year and was an important event for the artists and the Bayview community.

## **9. Commissioners Questions and Matters**

Commissioner Scott stated that she had been receiving communications from the housing field managers who were contacting COP holders' descendants who were being told that everything was fine. However, when they asked for their housing units, they were being told that they were "D" which stood for "descendant" and that they were not qualified for the housing. She reported that this incorrect information was being disseminated and they needed to act quickly to get this fixed.

Chair Bustos requested that this matter be added to the agenda for the next meeting.

Executive Director Kaslofsky stated that they would bring this matter up at the upcoming COP subcommittee meeting as well.

## **10. Closed Session**

- a) Under California Government Code § 54956.9 (d) (1), Conference with Legal Counsel for Existing Litigation: Radiance Owners Association v. Office of Community Investment and Infrastructure; City and County of San Francisco, No. CPF-22-517762 (San Francisco Superior Court, complaint filed May 16, 2022) (Discussion)

**PUBLIC COMMENT** - None

**Chair Bustos asked Commissioners and participating staff to log off this meeting and log on to the link sent to them for the Closed Session.**

The meeting was re-convened.

## **11. Adjournment**

Commissioner Scott motioned to adjourn.

Chair Bustos adjourned the meeting at 2:21 p.m.

Respectfully submitted,



Jaimie Cruz  
Commission Secretary