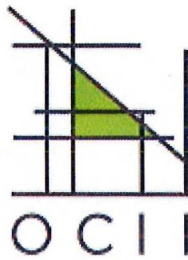


Edwin M. Lee
MAYOR



Mara Rosales
CHAIR

Marily Mondejar
VICE-CHAIR

Miguel Bustos
Leah Pimentel
Darshan Singh
COMMISSIONERS

Nadia Sesay
INTERIM EXECUTIVE DIRECTOR

**MINUTES OF A SPECIAL MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
7th DAY OF FEBRUARY 2017**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a special meeting at the SOUTHEAST COMMUNITY FACILITY, ALEX L. PITCHER, JR. COMMUNITY ROOM 1800 OAKDALE AVE, SAN FRANCISCO, CA 94124 at 6:00 p.m. on the 7th day of February 2017, 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 6:12 p.m. Roll call was taken.

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

All Commission members were present. Chair Rosales welcomed Nadia Sesay as the new interim Executive Director.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, February 21, 2017 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: December 6, 2016 and December 20, 2016

Public Comment - None

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

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

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

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT APPROVAL OF MINUTES FOR MEETINGS HELD ON DECEMBER 6, 2016 AND DECEMBER 20, 2016, BE ADOPTED.

REGULAR AGENDA

b) Authorizing an Exclusive Negotiations Agreement, and a Predevelopment Loan Agreement in an amount not to exceed \$3,500,000, with Candlestick Point 11a, a California limited partnership, for the development of approximately 153 affordable family rental housing units (including one manager's unit) for low-income families and formerly homeless households at Candlestick Point South Block 11a, providing notice that this approval is within the scope of the Candlestick Point and Hunters Point Shipyard Phase 2 Disposition and Development Agreement ("DDA"); and that the Program Environmental Impact Report for the Candlestick Point Hunters Point Shipyard Phase 2 Development Plan Project adequately describes this action for the purpose of the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 3-2017)

Presenters: Nadia Sesay, Interim Executive Director; Elizabeth Colomello, Senior Development Specialist, Housing Division; Tamsen Drew, Senior Project Manager, Hunters Point Shipyard/Candlestick Point Redevelopment Project; William McGary, Owner, Hercules Builders

PUBLIC COMMENT

Speakers: Oscar James, native resident, Bayview Hunters Point (BVHP); Peter Varma, President, National Association of Minority Contractors (NAMC)

Mr. James welcomed the Commissioners to BVHP, which had been his home for 70 years. He stated that he had worked as a Commissioner on the former Joint Housing Committee for 40 years and also worked on the Joint Commission that brought redevelopment to BVHP and Indian Basin. Mr. James stated that his concern was community benefits. He stressed that they now had the time to train local residents to be landlords and childcare workers. He recalled that they had previously brought five childcare centers to the BV and local residents worked in those centers. Mr. James hoped they would provide training and scholarships for local youth to be able to get into college and get professional positions. He approved this item.

Mr. Varma stated that over the past few years he had been advocating construction projects and opportunities for small minority contractors and suppliers in the BV. He thanked OCII and staff for working with their association and opening the doors for small business to participate. He reported that 2017 was starting out right with a success story, whereby a small business, Hercules Builders, was able to form a joint venture with a larger company, Cahill. Mr. Varma indicated that these types of relationships were crucial for small business and because of policy changes made by OCII, this was now possible. He suggested the establishment of relationships whereby larger subcontractors based outside of San Francisco (SF) would have a relationship with a local SF small minority-owned business contractor as a team partner. Mr. Varma explained that small contractors had many issues to contend with and teaming up with a larger contractor could open up the door for the smaller business. NAMC was in support of this item.

Commissioner Bustos commended staff for putting together this report and working so hard on this project. He asserted that this team working with local communities could make the aforementioned suggestions, such as training and job opportunities for local residents, come to fruition.

Commissioner Pimentel referred to slides 8 and 9. She inquired about whether the homeless families would be selected through the non-profit or the City's homeless agency; inquired about how the transitional age youth would be selected for the five units and whether they would have a specific program that would assist them; inquired about how many spots there would be in the childcare units.

Ms. Colomello responded that selection would be through the City's Department of Homelessness & Supportive Housing (DHS), which had an entry system and all referrals would go through that agency. She responded that transitional youth would be selected through the same City agency and they would be assisted through the on-site services program, which was funded by that agency as well. Ms. Colomello stated that she would have more information about that program later. She responded that there would be two family childcare units in the Block 11A building and another two in the 10A building, so each site would have 30 childcare spots.

Chair Rosales inquired about whether that meant there would be 120 spots in total.

Ms. Colomello responded that there would be 60 total, 30 each between the two sites, which meant that each childcare center would have 15 spots.

Commissioner Bustos inquired about whether they were working with organizations like Glide to identify some of the families.

Ms. Colomello responded that the DHS worked with a variety of organizations, like Glide, that served homeless people and would help them get into the available units.

Commissioner Singh inquired about the term of the permanent loan; inquired about who would get the four and five-bedroom units.

Ms. Colomello responded that the permanent loan would be for 55 years. She explained that the loan before them that day would either roll into the permanent loan or would expire in three years, if that did not happen. Ms. Colomello responded that those units would go through a lottery like all the other units.

Commissioner Pimentel inquired about whether there would be a specific preference for families to get the larger units.

Ms. Colomello responded that there would not be a specific preference for families, although usually the multiple bedroom units did go to families.

Commissioner Singh inquired about how many housing loans they had outstanding to different entities.

Ms. Colomello responded that she did not have that information but stated that she could get it for Commissioner Singh.

Vice-Chair Mondejar thanked everyone for hosting their meeting there and stated that she was impressed with the turnout. She inquired about whether they had a breakdown of the \$83.2 million in community benefits for this program. Ms. Mondejar stated that it would be a good idea to review the community benefits while the community was there in the audience. She inquired about whether a grocery had been identified for this parcel.

Ms. Drew responded that they would cover the community benefits associated with the project in detail in the next agenda item. She reported that specifically for 10A and 11A, they were subject to the OCII goals for SBE, which was 50% participation and workforce participation, 50% local hire goal with a preference for SF and BVHP residents.

Ms. Colomello responded that this parcel had no grocery space in it although it did have commercial space. She explained that no grocery contractor or hotel had been identified for this parcel yet. She added that another parcel along Ingerson Way did have a grocery.

Commissioner Pimentel inquired about the general lottery and specifically whether a family of three could get a five-bedroom unit.

Ms. Colomello responded in the negative. She said that families would have to qualify for the household based on family size but a family of three could not qualify for a five-bedroom unit.

Chair Rosales stated that she would like to hear about the joint relationship between Cahill and Hercules Builders.

Mr. McGary thanked OCII for the opportunity to be able to work with Cahill. He reported that he had been working with Cahill for the last 2½ years and believed that they were the only team that could beat the Warriors. He stated that Cahill had done a great job at being mentors for his business. Mr. McGary explained that he started with the BV Renaissance who gave him the leads to get into the first project at Block 53 and from there he joined with Cahill and that they had been growing ever since. He stressed that everyone deserves an opportunity.

Commissioner Bustos motioned to move Item 5(b) and Commissioners Pimentel/Singh seconded that motion.

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

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

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION No. 3-2017, AUTHORIZING AN EXCLUSIVE NEGOTIATIONS AGREEMENT, AND A PREDEVELOPMENT LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED \$3,500,000, WITH CANDLESTICK POINT 11A, A CALIFORNIA LIMITED PARTNERSHIP, FOR THE DEVELOPMENT OF APPROXIMATELY 153 AFFORDABLE FAMILY RENTAL HOUSING

UNITS (INCLUDING ONE MANAGER'S UNIT) FOR LOW-INCOME FAMILIES AND FORMERLY HOMELESS HOUSEHOLDS AT CANDLESTICK POINT SOUTH BLOCK 11A, PROVIDING NOTICE THAT THIS APPROVAL IS WITHIN THE SCOPE OF THE CANDLESTICK POINT AND HUNTERS POINT SHIPYARD PHASE 2 DISPOSITION AND DEVELOPMENT AGREEMENT ("DDA"); AND THAT THE PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE CANDLESTICK POINT HUNTERS POINT SHIPYARD PHASE 2 DEVELOPMENT PLAN PROJECT ADEQUATELY DESCRIBES THIS ACTION FOR THE PURPOSE OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- c) Endorsing the Legacy Foundation for Bayview Hunters Point's Five-Year Strategic Plan programming \$1,500,000 to Invest in the Bayview Hunters Point Community for Neighborhood Building, Education and Workforce, and Homeownership Down Payment Assistance; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas (Discussion and Action) (Resolution No. 4-2017)

Presenters: Nadia Sesay, Interim Executive Director; Pastor Josiah Bell, Board member, Legacy Foundation; Kasheica McKinney, Assistant Project Manager, Hunters Point Shipyard/Candlestick Point; Tamsen Drew, Senior Project Manager, Hunters Point Shipyard/Candlestick Point Redevelopment Project; Jeff White, Housing Program Manager

Director Sesay acknowledged the presence of the Legacy Foundation members consisting of Board Member Pastor Josiah Bell, Dr. Veronica Hunnicutt, Carmen Kelley and Lila Hussain. Ms. Sesay reported that this was a long time coming and that the Legacy board had been meeting since 2010 on the 5-year strategic plan and steps on how to implement it.

PUBLIC COMMENT

Speakers: Oscar James, native resident, BVHP; Dorris M. Vincent, President, BVHP CAC; Chester K. Williams, Jr., BVHP Unity Community Group; Sheri Powers, Director, Financial Empowerment and Economic Development, San Francisco Housing Development Corporation (SFHDC); Linda Richardson, resident BVHP; Dennis Lumsey, BVHP and former member of the PAC Board; La Shon Walker, Lennar Urban/Five Point; Alonso Menilek, resident BVHP; Ace Washington, community activist

Mr. James commended the Legacy Foundation for a great job. He referred to College Track, which he could not recall earlier, which prepared people for college. He reported that many people in the community had reading problems and this would be a good opportunity to bring back a tutorial program which would help people in the community with reading and mathematical skills. Mr. James hoped the Legacy Foundation would put some money into that effort. Mr. James explained that the community benefit package came into existence in 1973. At that time when he was a Model Cities Commissioner, he wrote a letter to the Mayor Alioto and to Congressman Phil Burton. They asked for sites to be set up in a hotel which existed at the Shipyard for enlisted men to train people for hotel management and in an officers' club for other types of training. He also requested replacements of two churches for all the new people coming into their community. Mr. James stated that he wanted to make sure they had housing development programs for low and moderate income and the homeless. He felt strongly that BVHP residents should have first preference for new homes in this area.

Ms. Vincent stated that she was a long time resident of BVHP and supported this item. Ms. Vincent commended Pastor Bell and Mr. James and supported what they said about housing because the housing situation was crucial. She reported that she had three homeless people currently living in her home, who were trying to get housing but so far had not been able to. Ms. Vincent referred to

slide 6 and stated that redevelopment no longer existed and there was no BV pact. She inquired about who was filling that slot on that list.

Ms. Drew confirmed Ms. Vincent's statement that the BVHP PAC had been disbanded and there was conversation about whether it would be appropriate to use the D10 CAC to replace former PAC members, because the CAC had been created to fulfill a similar purpose as the BV PAC.

Mr. Williams endorsed the Legacy Foundation program. He stated that he had sat in on a number of meetings and witnessed the hard work they had put in to this program. He explained that his goal over the past 10-15 years was to bring in more technology programs to BVHP to help the community rise. Mr. Williams stated that the education program needed a push and that there were many people in the community who would thrive from any educational opportunities offered.

Ms. Powers was pleased to see the Legacy Foundation's proposal and strategic plan. She explained that they were focused on financial education, wealth building and home ownership, which was difficult in SF. She applauded the educational and counseling component to help with sustainable home ownership. Ms. Powers encouraged additional options, such as matched savings accounts to help people learn about positive financial habits. She explained that there was a HomeMatch program for homeowners who could open their homes up to boarders or tenants as a pathway to home ownership. These programs served as a model to show how to start saving money and learn what it would be like to make a mortgage payment every month and be successful in owning their homes. She supported anything that was outside the box which resulted in building a pipeline of potential home buyers who were ready and willing and able to own homes.

Ms. Richardson thanked OCII for coming to her community and stated that the community would love to host OCII during more meetings. She welcomed interim Executive Director Sesay to OCII and commended her for serving as a role model to the African American community in the City. She also commended the members of the Legacy Foundation and their transparent process in working with the community benefits, which she stated were supposed to be for education, workforce development and neighborhood building, including housing and home ownership and which had the support of OCII staff. Ms. Richardson expressed concerned over the CCBA and the Implementation Committee (IC), which she stated was unacceptable. She explained that this was a special group of people who were the only ones with access to the \$28 million and who made decisions behind closed doors and which no one else was party to, including OCII. Ms. Richardson asked OCII to help them advance the Legacy Foundation and for the record to review the actions of the Implementation Committee and its composition.

Mr. Lumsey was in support of this item and the Legacy Foundation. He stated that he was born and raised in BVHP and was a former member of the PAC Board. He was in support of the CAC and hoped they would take over from the PAC. Mr. Lumsey was a supporter of child development and asked OCII to help provide training for African American youth so that they would be able to teach in their community. Mr. Lumsey expressed concern about whether the money coming into this community would stay in the community and he stated that they needed lots of help in BVHP. He named several successful people he knew personally who came out of BVHP and stated that good people were coming out of that area, but they needed more help, not only in construction, but with other employment opportunities as well. Mr. Lumsey stated that he was a master welder and would love to start a welding training program in BVHP.

Ms. Walker acknowledged all the community members who attended and who stayed to hear the details of the plans. She commended the volunteers and their longevity for working on this project. She thanked the CAC, the Legacy Fund and OCII staff for their hard work and dedication to get to this point. Ms. Walker was in support of the Legacy Fund group because they were finally getting to see this money get distributed. She explained that her role as community benefits compliance director was to ensure that they were being additive and not duplicative in the programs that they

were funding and supporting with the community benefits dollars. She was encouraged by this first strategic plan because Legacy Foundation had aligned itself with other community benefits programs that were being implemented directly by the developer or other groups. She was in support of this item and encouraged OCII to approve it.

Mr. Menilek spoke about an issue regarding Item b) because he had missed the Item b) discussion.

Chair Rosales deferred him for later comment because they were now on a different topic.

Mr. Washington congratulated Ms. Sesay as new interim Executive Director.

Commissioner Pimentel thanked the Legacy Foundation and the community for attending the meeting. She was pleased to see so many new and familiar faces and would encourage OCII to come to the community more often and at a later time so more community members could attend. Ms. Pimentel supported the idea that a member of the CAC join the Legacy Foundation Board since the Pact was no longer in existence. She supported the idea of working with hotels in providing training in hospitality and hotel management careers. She suggested they add Lennar, Kofi Bonner (Regional President, FivePoint), Supervisor Cohen and the Mayor to the thank you list for their assistance in the Legacy Foundation.

Ms. McKinney stated that the Legacy Foundation was aware that there would be some non-substantive edits, but would go back and include those suggestions and return with a final plan.

Commissioner Pimentel inquired about the \$28.6 million in the community housing fund; inquired about what the 2-year program scholarship trips to Africa consisted of and what would students learn.

Ms. McKinney responded that the \$28.6 million was part of the Core Community Benefits Agreement (CCBA), which OCII was not party to, so that would be a question for the Implementation Committee. She explained that there was a separate agreement with the community whereby the developer was also providing additional benefits. Ms. McKinney responded that the \$5,000 scholarship would be awarded to one person per year to travel abroad to either Africa or Asia and that the Legacy Foundation would partner with already existing travel programs at other educational institutions, such as SF State, UC Berkeley, or Genesis, a program already operating in the BVHP neighborhood, to support the student to study abroad.

Commissioner Bustos stated that \$1.5 million was not nothing but that it could also go very quickly. He stated that he would like to see how the Legacy Foundation was leveraging things with the money in the RFP's. He took as an example college scholarships and pointed out that there were organizations with 100% track record that did just that and they needed to partner with them. Mr. Bustos heard about the need for technology and that they had \$25,000 for a tech center. He pointed out that there were many local tech companies in SF so perhaps they could leverage money from a tech company so that the \$25,000 would go further. He explained that the tech companies would need graduating students for future jobs and if they tell community youth about this and start training them now to get those jobs, they would be empowering community students with a sense of purpose for the future. Mr. Bustos offered his assistance in preparing the RFP's with appropriate language and purpose.

Dr. Hunnicutt explained that the \$25,000 one-time allocation for a technology program was going to Urban Ed, which was an after-school program that trained youth in various fields and they had funding from Google, Facebook, Willie Brown's program, the Mayor's Office and others. She acknowledged that they had to leverage these dollars. Dr. Hunnicutt stressed that education and jobs in areas of demand were critical and they did not want to be redundant in funding any

programs that could be covered by the IC, which funded housing and workforce development. Dr. Hunnicutt stated that the need for housing was so great that they had to put something in the Legacy's budget for it. She reported they were working with the Mayor's office because originally they had just wanted to issue a direct grant to people, but discovered that this was not protocol or the correct way to go about it. Then they discovered another way to help people with a free down-payment for housing. Dr. Hunnicutt reported one success story: that with the \$25,000, Urban Ed was removing a liquor store from 3rd Street and replacing it with a tech program for youth starting with elementary, then middle and eventually high school students.

Vice-Chair Mondejar commended the strategic plan and the thoughtfulness and time that went into it. She was pleased about the \$1.5 million for the Legacy Foundation and the travel/study opportunity. In their selection process, Ms. Mondejar hoped that girls would be given a priority status. She stated that this was like a shot in the arm for the area and wished them much success.

Ms. McKinney clarified that the workforce \$250,000 was a matching funds gift, so they already had monies pledged from other sources which would total almost a million dollars in the fund.

Commissioner Singh commended the Legacy Foundation for doing a tremendous job.

Chair Rosales referred to slide 6 and the agreement between the developer and the Alliance for District 10 (AD10) and inquired about how they could obtain more transparency on those activities. It seemed that they were dealing with two parallel universes, one between OCII, Legacy and the developer and the other group (IC), which had some overlap in similar areas. Ms. Rosales expressed concern that the categories between the two universes were too similar and if the dollars were limited, they did not want to have any duplication of effort. Ms. Rosales inquired about how they could ensure that the dollars were being used collaboratively and how they could obtain more information about what monies were being allocated where.

Ms. McKinney responded that OCII was not a party to the other agreement; however, their website did offer some information as far as the investments that they had made to other organizations. She could not offer any other information because she did not attend the meetings of the other organization.

Ms. Walker responded that there were several members of the CAC and Legacy Fund who were also members of the IC, including herself representing the developer, so she could be part of the dialogue to make sure they did not overlap in efforts. She explained that the CCBA was very specific in the areas where funds could be distributed, which were housing and workforce, unlike the Phase I and II DDA, which had lots of areas where OCII had authority and jurisdiction. She explained that the CCBA was much narrower. Ms. Walker reported that in the full slide deck that she received from the developer for community benefits compliance, she included the CCBA expenditures because OCII had asked for this information and had received this information, even though OCII had no jurisdiction over these funds.

Dr. Hunnicutt interjected that there were a couple of people present who were on both the IC and the Legacy Foundation. She explained that the IC was privately run, was not open to the public, and was focused on workforce and housing. She reported that recently the IC had engineered and bought the old police station on Newcomb in an effort to retain buildings for community use and were working on that project and had funded other things in the past. Dr. Hunnicutt stressed that they all acknowledged it was important for OCII to know what was going on. She suggested that OCII invite the IC to come before OCII and share information. She mentioned specific people by name who handled different areas of interest from different entities.

Chair Rosales responded that this made a lot of sense. She feared that there might be overlap with OCII programs, because OCII also had workforce, small business, and housing programs, among

others, and felt there needed to be more collaboration between the two entities to achieve better results. Ms. Rosales mentioned the critical need for housing and that if there was a \$28.6 million private housing fund available to help out, then there needed to be more connectivity and collaboration so that they were not tripping over each other.

Dr. Hunnicutt agreed and stressed that this issue became very critical in an area like BVHP. She was very concerned about this because of the great risk of homelessness there among families and people who were working but who were still too poor to qualify for housing.

Chair Rosales inquired about whether there were preferences for the community with all the housing funds.

Ms. Walker responded that the conversation between IC and the CCBA was larger than just the developer. She reiterated that Lennar would do whatever OCII wanted but repeated that she had provided IC expenditures and funding to date with specificity for OCII.

Mr. White responded that there was no preference by neighborhood in the Shipyard Phase I and Shipyard/Candlestick Point Phase II. However, both phases' lists of preferences include the Certificate of Preference (COP) program first and the Rent Burden preference. He reported that their experience to date in applying the Rent Burden preference in Phase I had resulted in a significant number of households moving into affordable housing from the neighborhood. The combination of COP and Rent Burden preference resulted in strong results with neighborhood residents securing housing. Mr. White explained that OCII was looking at the neighborhood preference like the one the City adopted and staff is analyzing neighborhood preference and is considering bringing the issue before the Commissioners within two months.

Chair Rosales stated that if they were focusing on giving back the benefits that the neighborhood was entitled to receive, they must do it methodically. She explained that if they knew who these people were, where they were and how to contact residents in the 94124 zip code, then a plan could be drafted around that information to reach the people that needed the housing being built.

Mr. White responded that based on input from OCII commission, OCII has added income tiering and now including lower AMI tiers below 60% AMI such as 40% and 50% AMI on projects, which will assist lower income residents.

Pastor Bell commented that one of the biggest issues was that the Mayor's Office of Housing would not come out to talk to them and specifically referred to Olson Lee. He felt that there should be a program to work with BVHP residents to help them get into that housing. Pastor Bell felt that the COP program was a joke. He explained that his family had been displaced many years before and when he went to the Mayor's Office of Housing, they had no schools records for him. So he got his yearbook to prove that he had graduated from the school and he was still refused a COP. Pastor Bell encouraged the community to go to the IC and kick the door in and stop the closed door meetings. He reported that the IC needed to start issuing reports, newsletters and they all needed to find out what they were doing with Lennar's money which was for the BVHP community.

Chair Rosales inquired about who was conducting the compliance part of the post-contract award in the RFP process.

Ms. McKinney responded that as far as compliance in the RFP's or the solicitations, which was something the Legacy Foundation would need to finalize once they approved the solicitations, there would be some ongoing reporting requirements that the organizations awarded the dollars would have to comply with.

Vice-Chair Mondejar inquired about the \$83.2 million community benefits. She remarked that the CCBA listed out and broke down the benefits. For the next time she requested to see how much money was being given to the community through what programs, how people could apply for the programs and provide as much information as possible about this.

Commissioner Bustos inquired about whether the CCBA was a separate non-profit that distributed the funds; was it a 501C3 that was run on its own.

Ms. McKinney responded that it was a separate private group and she included it for the information of the community. She was not sure of the structure of the CCBA and could only answer for the Legacy Foundation.

Ms. Walker explained that CCBA stood for Core Community Benefits Agreement, which was negotiated between the developer and three organizations, which were listed in the document. The monies paid by the developer were held in trust by the SF Foundation. She explained that the IC was not a 501C3, but was made up of the developer, the AD10 groups and other groups that were added, such as the CAC, the Pact and the 7th additional member. She added that the SF Foundation provided technical assistance for the group and for its meetings.

Commissioner Bustos replied that the SF Foundation was an excellent organization with a great reputation. He noted that there was significant anxiety from the community about the IC and its lack of transparency with the community and suggested they start including the community.

Pastor Bell responded that they did not have a problem with the SF Foundation, but rather with how this group had been set up. He explained that when the vote for AD10 for the Shipyard was held, certain people got together and told Lennar that they would not support AD10 and Lennar got scared and made a special deal with these people. Pastor Bell stressed that these groups only quasi-represented the community but they were not speaking for the heart of the community. He suggested that OCII set up a meeting between the people from AD10 and Lennar and have a conversation with them over these concerns because the community had no power but OCII did.

Ms. Richardson clarified that Five Point/Lennar had gone beyond its obligation for community benefits thanks to Kofi Bonner. She explained that if not for Lennar, the CAC and the PAC would not be part of the CCBA, so this was a highly political issue. Ms. Richardson stressed however that Lennar was meeting and exceeding its obligation, so the issue was not with Lennar, but rather that not everyone in the community was allowed to attend the CCBA meetings. The issue was the lack of transparency with the community and that decisions were being made behind closed doors. Ms. Richardson explained that there were many organizations included in the CCBA that should not have any say in this matter, such as the SF Labor Union, Acorn, and the SF Organizing Counsel. She expressed concern that the decisions being made for the majority of this money were closed to questions and concerns by the community. The Legacy Foundation only served as technical advisor. Ms. Richardson explained that the community benefits as a whole were supposed to be managed by OCII because they were approved by OCII Commissioners. The management and distribution of these monies was closed to the public and no one was allowed in to the IC meetings unless invited, including all the OCII Commissioners. And this was unacceptable.

Chair Rosales stated that this was the kind of information that they needed to have and that they would follow up with management.

Ms. Walker reported that information regarding IC was available on the San Francisco Foundation's website and via D10benefits.org, including six months of IC meeting minutes and notes.

Vice-Chair Mondejar inquired about whether the Legacy Foundation was a 501C3

Ms. McKinney responded that the Legacy Foundation was not a 501C3 and that the Legacy Foundation was a quasi-public entity and explained that OCII actually held the funds until they were ready to be distributed.

Mr. Washington expressed concern that nobody knew what was going on with the funds in this issue.

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

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

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

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION No. 4-2017, ENDORSING THE LEGACY FOUNDATION FOR BAYVIEW HUNTERS POINT'S FIVE-YEAR STRATEGIC PLAN PROGRAMMING \$1,500,000 TO INVEST IN THE BAYVIEW HUNTERS POINT COMMUNITY FOR NEIGHBORHOOD BUILDING, EDUCATION AND WORKFORCE, AND HOMEOWNERSHIP DOWN PAYMENT ASSISTANCE; HUNTERS POINT SHIPYARD AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

6. Public Comment on Non-Agenda Items

Speakers: Ace Washington, community activist; Dorris M. Vincent, President, BVHP CAC; Oscar James, native resident, BVHP

Mr. Washington expressed astonishment that there was money being distributed by Lennar which was supposed to be under OCII control and OCII had no idea about it. He stated that he had read about this a year ago. He inquired about how it could be that nobody knew anything about so many millions of dollars among so many community groups and that there were closed door meetings. He then went on to speak about the Fillmore and Black History Month and the out-migration of African Americans from SF. Mr. Washington stated that there must be accountability for things.

Ms. Vincent thanked OCII for coming to the community and invited them to come back every three months.

Mr. James thanked Commissioners, the community and the CAC for coming out and commended them for their dedication and commitment to the improvement of the community. Mr. James expressed concern about the African American ex-cons being released from prison. He explained that there were many people who had done their time but who could not come home and get housing in the city as a whole. He felt that they needed to start watching out for these individuals as well. He reported that some were getting jobs but they needed to get housing as well and some of them had COP's. Mr. James asked the community to come to the next OCII meeting at City Hall on February 21 at 1pm.

7. Report of the Chair

Chair Rosales thanked everyone for having OCII there for the meeting. She stated that coming to the BV both times were the most rewarding experiences she had ever had as a Commissioner. She felt that the community meetings were extremely helpful and informative and she would like to start having one meeting per year in each of the project areas.

8. Report of the Interim Executive Director

Interim Executive Director Sesay thanked everyone for their warm welcome and thanked OCII for appointing her as Interim Executive Director. She expressed her gratitude to staff for setting up this meeting and for providing food and information on the issues. She acknowledged and thanked the Legacy Foundation and the CAC and looked forward to working with everyone. As background information, Ms. Sesay explained that she had worked with the City for 19 years so she was familiar with many of the issues and the individuals and entities involved. She had managed the City's debt portfolio of \$3.2 billion, specifically with housing items, helped initiate HopeSF organization and worked with other creative financing projects.

Mr. Williams (Chester K. Williams, Jr., BVHP Unity Community Group) welcomed Interim Executive Director Sesay to the community. Being a SF native, he suggested that Ms. Sesay get out and talk to people in the community to really find out what was going on.

9. Commissioners' Questions and Matters

Chair Rosales referred to a comment which was raised out of order by Mr. Menilek.

Jim Morales, General Counsel and Deputy Director, stated that the question related to the reporting requirements for the affordable housing developed by OCII and transferred to the Mayor's Office of Housing & Community Development (MOHCD). He responded that there was an ongoing obligation of the housing successor, MOHCD, to report each year on the housing that was transferred, who was being served and how it spent any money associated with those assets, such as rent incomes or other revenue sources, all of which would have come to the SFRA if it had not been dissolved. So there was an ongoing obligation which MOHCD had and was aware that it had to report.

10. Closed Session - None

11. Adjournment

The meeting was adjourned by Chair Rosales at 8:31 p.m.

Respectfully submitted,



Interim Commission Secretary