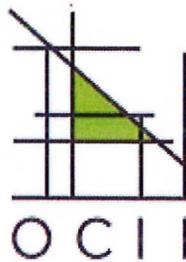


Edwin M. Lee
MAYOR



Marilyn Mondejar
CHAIR

Miguel Bustos
VICE-CHAIR

Leah Pimentel
Mara Rosales
Darshan Singh
COMMISSIONERS

Nadia Sesay
INTERIM 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
4th DAY OF APRIL 2017**

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 4th day of April 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 1:08 p.m. Roll call was taken.

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

Vice-Chair Bustos and Commissioner Pimentel were absent. All other Commission members were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, April 18, 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: Regular Meeting of March 7, 2017

PUBLIC COMMENT - None

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

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

Commissioner Pimentel - absent

Commissioner Rosales - yes

Commissioner Singh - yes

Vice-Chair Bustos - absent

Chair Mondejar - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT APPROVAL OF MINUTES FOR THE REGULAR MEETING HELD ON MARCH 7, 2017, BE ADOPTED.

REGULAR AGENDA

Agenda Items 5(b) and 5(c) related to Redevelopment Plan were heard together, but acted on separately

b) Approving the Report to the Board of Supervisors on amendments to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area and the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area to implement the voter-approved Proposition O, which exempts Phase 2 of the Hunters Point Shipyard Redevelopment Project Area and Zone 1 of the Bayview Hunters Point Redevelopment Project Area from the office development limitations set forth in Planning Code Sections 320-325 and authorizing transmittal of the Report to the Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 15-2017)

c) Adopting environmental review findings pursuant to the California Environmental Quality Act and approving amendments to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area and the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area to implement the voter-approved Proposition O, which exempts Phase 2 of the Hunters Point Shipyard Project Area and Zone 1 of the Bayview Hunters Point Project Area from the office development limitations set forth in Planning Code Sections 320-325, referring the plan amendments to the Planning Department for its report on conformity with the General Plan, and recommending the plan amendments to the Board of Supervisors for adoption; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 16-2017)

Presenters: Nadia Sesay, Interim Executive Director; Tamsen Drew, Senior Project Manager, Hunters Point Shipyard/Candlestick Point Redevelopment Project

PUBLIC COMMENT

Speakers: Rochelle Coleman, San Francisco (SF) resident; Dedria Smith, Hunters Point (HP) and Alice Griffith resident; Joanne Abernathy, Vice-President, HP A-West; David George, HP resident; Marlena Turner, HP resident; Gail Hampton, Hunters View (HV) resident; Pattie Gill, Bayview Hunters Point (BVHP) resident; Ellouise Patton, BVHP resident; Sister Stephanie Hughes, BVHP; Patrick Ryan, Contractor; Catrina McVineely, Potrero Hill; Linda Richardson; Oscar James, native resident BVHP; Rodney Hampton, Founder, We Help Our People & Vice-President, SE Consortium for Equitable Partnerships and BVHP resident; Wendell James, SF resident; John Smith, HP Unite; Dr. Veronica Hunnicutt, Chair, Shipyard CAC

Ms. Coleman stated that small and mid-size businesses were priced out of the market in most areas of the City. This exemption would provide reasonable priced space for small and mid-size businesses which would translate to jobs for residents. She urged Commissioners to pass this item.

Ms. Smith stated that she was born on Navy Road and was in support of this item. She stated that residents were ready to go to work and District 10 (D10) had the right to be the first on the job, and that this right had been grandfathered in. She requested that local hire be recognized and respected and for housing to include very low income housing and commercial space. Ms. Smith reported that many people from D10 were homeless or had relocated out of the area and now they wanted to either stay or move back to the community. She thanked Commissioners for listening to the community.

Ms. Abernathy explained that HP A-West was a development taken over by RAD and that she was there to represent all the people in BV who could not make it to the meeting. She was unsatisfied with what the City was doing and wanted people to have a choice in what the City was going to do in their community. Ms. Abernathy demanded more jobs and affordable housing in the BV and to make sure that people of color were employed so they could meet the AMI. She expressed concern that the AMI was too high and most people in the community could not meet the AMI. Ms. Abernathy inquired about who was making the decisions about HP and the lives of the residents and felt that they need to be a part of those decisions. Ms. Abernathy was concerned that the housing would be built and everybody there would end up on the street because gentrifying their area meant moving out native residents. She complained that this process had taken too long already.

Mr. George stated that as a long-time resident of HP he was ready for this project to move forward and for affordable housing to be available to him and his community. He reported that he and Rodney Hampton organized a group of residents to promote Prop O, which had passed. He stated that now the voters had spoken and it was time to approve the amendments and start rebuilding the Shipyard. It was time to start this revitalization tool to serve the residents of BVHP.

Ms. Turner stated that they needed to move the amendments forward to speed up the development of housing that she could afford to live in.

Ms. Hampton stated that she represented the HV Seniors group which was in support of Prop O. She explained that they had worked very hard to get this passed and would like OCII to support them.

Ms. Gill stated that as a resident she was ready for this project to move forward and for affordable housing to be available for all. She was ready to live and to work in her community.

Ms. Patton reiterated that the voters had spoken but now they must be heard. They needed to sell the commercial housing to build the funds to move forward with the affordable housing. Every delay sets back the building of affordable housing. Ms. Patton stressed that this project would offer

a unique opportunity for community residents to actually be employed in building the buildings and offices and then work in them, especially the end-use jobs. They applauded the construction workers but stressed that these jobs did not include everyone. So now they would be able to have one space with affordable housing with in use employment that the community had built. Ms. Patton strongly encouraged Commissioners to pass this item and continue moving forward with this project.

Sister Hughes was in support of the Prop O amendment. She reminded Commissioners that promises had been made to BVHP residents and nothing had happened for a long time. She was hoping to push forward the trust and the values of SF to build unity in BVHP and to make BVHP a part of the City. She stated that building the Shipyard would bring BVHP and SF together and bridge the gap for the BV residents.

Mr. Ryan was happy to see all the community members present at the meeting. He explained that his company, EcoBay, served as a local contractor from the 94107 zip code and had been part of the Candlestick demolition project and the Shipyard project. Mr. Ryan explained that the bureaucracy very often did not get the chance to see what was happening on the ground and he reported that there was a lot of magic actually happening. He explained that they worked with the developer to put many people to work; however, construction jobs were seasonal and finite and they eventually ended. Mr. Ryan wanted to make sure that people remained employed and this project would help with that. He stated that the trades changed lives and recalled that construction gave him the opportunity change his own life. The result of this project would be housing and retail that residents could live and work in.

Ms. McVineely was in support of this project. Her concern was community youth and especially teenagers who needed a chance and hope for a more unified community. Ms. McVineely hoped that the process could be accelerated and stated that residents were ready.

Ms. Richardson stated that as former Chair of Land Use Planning and Transportation of the BVHP Redevelopment Area, they had spent 18 years mapping out all the strategies and development controls for BV. She explained that Candlestick Point (CP) had been part of the project area and they had the delegation agreement with the CAC. They knew that BVHP revitalization depended on the HP Shipyard development. Ms. Richardson thanked the voters of SF for passing this mandate as well as everyone present at the meeting to speak. She warned that if no controls were established and if momentum was lost, all these community people would be gentrified out of the area. Ms. Richardson urged passing of this item to keep the momentum going and moving forward.

Mr. James thanked the BVHP CAC for all their hard work on this project for so many years. He recalled that he and Ernie Mitchell were the first ones to serve on Mayor Alioto and Congressman John Burton's task force for closing of the Shipyard in 1973. He shared a letter that he had sent out in 1974 describing the concerns they had at that time about BVHP, Potrero Hill and Dogpatch residents. Mr. James wanted youth in the area to be able to open small businesses in BVHP with the \$28 million in community benefits. He recalled that in 1973 he had started a restaurant and then a trucking company with 13 employees. Mr. James felt strongly that if community members had the opportunity to create their own businesses, they could help others to continue this trend. HP had not yet been built and there was still time to help youth and create education programs for them. He urged Commissioners to pass this item.

Mr. Hampton explained that We Help the People was a neighborhood-based organization in HV. He stated that small and mid-size businesses needed to be part of this movement and asked OCII to pass this item. Mr. Hampton stated that he was tired of seeing residents having to move out of the area and wanted them to be able to stay in their own community. With this approval, they could start the HP Shipyard and CP projects faster. He referred to his own business, Monster Power Wash, which he had created with Mr. George and wanted to keep opportunities like that going. Mr.

Hampton stated that it was critical that OCII help the community move forward with their hopes and dreams.

Mr. James stated that he was born and raised in BVHP. He represented Metamorphosis Transitional Housing, a program that helped inmates transition out of prison to the real world. Mr. James wanted these men and women to have a home to live in and be reunited with their families in SF. He reported that some of the inmates were kept in prison longer than needed because they had no place to go when released. He asked OCII for support of these inmates returning back to BVHP.

Mr. Smith thanked OCII in advance for passing this item. He stated that he was raised in the Mission and still lived in the area. He explained that his organization, HP Unite, worked in the BV to help residents there. He spoke about all the promises that were made many years ago including land for a church or a hall to mentor and help youth in the area. He requested help from OCII to obtain some land to build that church or hall in BVHP for this purpose. Mr. Smith indicated that he wanted to help kids in the area avoid going into crime.

Dr. Hunnicutt was very pleased to see community members present at the meeting. She explained that she was one of the original proponents of Prop O, along with Shaman Walton and Sophie Maxwell. Prop O was created with the understanding that there would be more jobs, commercial spaces, housing units, amenities and opportunities for residents of the area, who wanted to be successful in life. Dr. Hunnicutt stressed that this item was of utmost importance to community members because it would help keep people in SF and be successful within their own community.

Commissioner Rosales thanked the community for coming forward with their comments. She inquired about why community members felt that they were not moving fast enough with this project.

Ms. Drew responded that she did not know the answer. However, she pointed out that there had been a significant delay with the transferring cleanup of the HP Shipyard project. Also they had anticipated receiving land from the Navy in the summer of 2017, but this was now delayed for a year. Ms. Drew explained that generally they had site control over the land at Candlestick and that development was moving forward there. She also pointed out that the first two buildings at Alice Griffith would be completed within the next two months. Likewise, OCII had just approved the first mixed use development at CP, so everything was moving forward on schedule except for delays at the Shipyard.

Commissioner Rosales requested clarification that the delays were not Prop O specific.

Ms. Drew responded in the affirmative and added that Prop O would actually allow for more certainty which would be valuable to development partner on the Shipyard side where most of the research and development would be.

Commissioner Rosales further clarified that after approval by OCII, this item would go to the Board of Supervisors and precluding appropriate documentation, inquired about whether there would be any additional reasons to prevent the developer from moving forward with the project.

Ms. Drew responded in the negative. She explained that there already was an exemption for the first 850,000 sq. ft. of office space development in the Shipyard, so this current piece accounted for future phases of development in the Shipyard. Most of the office and research and development was on the Shipyard site where OCII did not have site control because it had not been transferred from the Navy.

Commissioner Singh supported this amendment since it was approved by the voters and looked forward to working with staff in the development of this area.

Commissioner Rosales inquired about whether there was any workforce development planning in place yet, referring specifically to opportunities that would help keep residents in the neighborhood.

Ms. Drew responded that the project was subject to the BV Employment and Contracting Policy, which specified a 50% preference for jobs created by the project to be filled by BV residents as first priority. This policy applied to construction and end-use jobs, such as retail in Candlestick and office space and development in the Shipyard. Ms. Drew explained that they were working closely with the Office of Employment Workforce and Development (OEWD) to ensure that BV residents had access to construction training. She added that they were compiling information on the retail space to find out how large the retail center would be and how many jobs it would create. Also they were working with CityBuild to help people get jobs in fields other than construction, such as tech, restaurants, hotel, etc. Ms. Drew reported that when they received the land from the Navy, they would begin development of training for office and tech jobs.

Commissioner Rosales suggested that they customize some of the programs, such as calling the trainings BVHP First Tech SF or BVHP First Hospitality, etc. to match the industry training to the concept of BVHP residents first.

Chair Mondejar inquired about whether there were any hurdles anticipated other than review by the Board of Supervisors and their actions.

Ms. Drew responded in the negative. She clarified that this was a very straightforward amendment and she was anticipating moving this forward in accordance with the normal approval process.

Commissioner Singh motioned to move Item 5(b) and Commissioner Rosales seconded that motion.

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 15-2017, APPROVING THE REPORT TO THE BOARD OF SUPERVISORS ON AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND THE REDEVELOPMENT PLAN FOR THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA TO IMPLEMENT THE VOTER-APPROVED PROPOSITION O, WHICH EXEMPTS PHASE 2 OF THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND ZONE 1 OF THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA FROM THE OFFICE DEVELOPMENT LIMITATIONS SET FORTH IN PLANNING CODE SECTIONS 320-325 AND AUTHORIZING TRANSMITTAL OF THE REPORT TO THE BOARD OF SUPERVISORS; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Singh motioned to move Item 5(c) and Commissioner Rosales seconded that motion.

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 16-2017, ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND THE REDEVELOPMENT PLAN FOR THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA TO IMPLEMENT THE VOTER-APPROVED PROPOSITION O, WHICH EXEMPTS PHASE 2 OF THE HUNTERS POINT SHIPYARD PROJECT AREA AND ZONE 1 OF THE BAYVIEW HUNTERS POINT PROJECT AREA FROM THE OFFICE DEVELOPMENT LIMITATIONS SET FORTH IN PLANNING CODE SECTIONS 320-325, REFERRING THE PLAN AMENDMENTS TO THE PLANNING DEPARTMENT FOR ITS REPORT ON CONFORMITY WITH THE GENERAL PLAN, AND RECOMMENDING THE PLAN AMENDMENTS TO THE BOARD OF SUPERVISORS FOR ADOPTION; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

d) Workshop on OCII's FY 2017-18 Budget: Hunters Point Shipyard/Candlestick Point, Mission Bay and Transbay Projects, including Affordable Housing and Asset Management (Discussion)

Presenters: Nadia Sesay, Interim Executive Director; Bree Mawhorter, Deputy Director, Finance & Administration; Tamsen Drew, Senior Project Manager, Hunters Point Shipyard/Candlestick Point Redevelopment Project; Marc Slutzkin, Project Manager, Mission Bay; Shane Hart, Transbay Project Manager; Jeff White, Housing Program Manager; Christine Maher, Director, Real Estate & Development Services

PUBLIC COMMENT

Speaker: Oscar James, native resident, BVHP

Mr. James requested replacing the Candlestick ballpark with a soccer stadium due to increasing community interest in that sport. He requested having housing in MB for the homeless in respect of the many people laid off at the Shipyard during the 50's who lived in the boxcars as well as housing for newly-released inmates from prison. Mr. James wanted OCII to include something that would speak of the history of the area and tell the story of the community, including the women who lived there over the years and helped develop the area. Mr. James stressed that he was not just referring to African-Americans, but also Mexican Americans and Asian Americans, who were involved in the history of that area as well.

Commissioner Singh inquired about what the total value of the project was; inquired about the fiscal year period.

Ms. Mawhorter responded that the project budget for FY17-18 is \$421 million, including the three project areas: Shipyard/Candlestick Point, Transbay (TB), MB, plus asset management and affordable housing.

Commissioner Rosales referred to the budget and inquired about whether the developer paid for administrative support.

Ms. Mawhorter responded that it depends on the type of expense and the developer as well as the type of charge, direct vs indirect. As an example, for some direct project expenses like consulting

or legal services, OCII pays the bills and sends the invoices to the developer for reimbursement. In other cases, direct project expenses like Planning costs for the Warriors stadium, are sent directly to and paid by the developer. Ms. Mawhorter explained that indirect costs like accounting staff time are paid by OCII, and while some portion of the costs are incorporated into overhead charges that are passed on to the developer, the majority of the indirect costs are paid by OCII. Ms. Mawhorter further explained that reimbursements for staff time depend on the type of time worked. For example, staff time spent working directly on a project is reimbursed by developers, but PTO, vacation and sick time are incorporated into the overhead charge or paid by OCII. Ms. Mawhorter explained that the vast majority of the OCII operating budget is covered by developers. Ms. Mawhorter stated that the OCII-funded administrative costs are about \$3.6 million, which is small compared to the delivery of \$400 million worth of development in the real world. Ms. Mawhorter remarked that this showed how efficient OCII is with public dollars.

Commissioner Rosales inquired about TB Block 8 and about a report regarding the grocery store and retail space that they had received a year ago.

Ms. Mawhorter deferred to Mr. Hart for more detail.

Mr. Hart responded that they would set up a meeting with the developer for an update presentation on the status of the grocery store. He reported that they were on track with the schedule and were currently in the stage of trying to procure a grocery tenant. For this purpose, they had hired a local retail broker and had prepared a memo to go out to all potential tenants and hoped to have a commitment by the end of the year.

Commissioner Rosales referred to affordable housing and inquired about the 2018 goal announced by the Mayor for addressing homeless family housing and inquired about whether what they had accomplished here was working toward that goal.

Mr. White responded that there was a 10-year plan started in 2005 to abolish homelessness for families and while that plan is technically expired, the Mayor's Office of Housing and Community Development (MOHCD) and OCII were following the same policies including 20-25% of rental units set aside for homeless families. Mr. White explained that with the creation of the new SF Department of Homelessness and Supportive Housing, the policy had shifted and there was now greater focus on homeless individuals rather than on families because there are many more homeless individuals than homeless families. As a result, OCII's recently issued RFP for MB South Block 9 is a direct response to this shift in focus. OCII is accelerating development of that parcel to target formerly homeless individuals; the project will come online much sooner than originally planned.

Commissioner Rosales referred to the Fillmore Center transfer and inquired about whether OCII had anything to do with the former Yoshi's site; inquired about whether OCII jurisdiction would totally end after transfer of that property. She recalled that the community had been asking OCII to come to the Western Addition (WA) for a meeting since December 2012.

Ms. Maher responded that there was currently an RFP issued by the City and responses were due in May for both the commercial parcel, the gallery, 1300 Fillmore and the garage. Once responses were received and evaluated, someone would be selected. It would then go before the Board of Supervisors and then the City would accept the property from OCII and then turn around and sell it. So, as a result, OCII was not involved in the sale. OCII already has approval through the property management plan to transfer the property to the City. But the City sale would go to the Board of Supervisors. Ms. Maher responded that there would still be a few things left, including a small parcel in the WA next to Yoshi's they needed to sell, the loans and a couple of development agreements that had not been closed out yet.

Mr. Morales added that the State Department of Finance had approved the property management plan from 2015 that authorized and required the transfer of a number of assets including the Fillmore Heritage site to the City. He reported that had to be done administratively and that OCII had no discretion to block this action without running afoul of the property management plan. Mr. Morales stated that they would keep Commissioners apprised of any developments with the City but in effect this issue was out of their hands.

Chair Mondejar thanked staff for their hard work on the budget and remarked that it was very helpful in understanding what OCII was doing and was pleased with the summaries, accomplishments, etc. She suggested that they indicate next time where OCII stood as per OCII goals as well as City goals. She referred to slide 7 and inquired about what it meant when it stated that 82 BMR's were completed.

Ms. Mawhorter referred to the memo on page 20 and the table showing the production obligation in each of the project areas and the remaining obligation totals. She explained that in the May meeting, she would be presenting the OCII big picture budget with graphs and charts to show the information pictorially, which would be easier to understand.

Ms. Drew responded that there were three categories that project management staff tracked: schematic design approval, when items were under construction and when residential units received their Certificate of Occupancy. She explained that they conducted early outreach for marketing of BMR units and so, when it stated that they were completed, it meant that they had their Certificate of Occupancy and were available for people to move in.

Chair Mondejar requested clarification that the 82 completed meant that they were occupied.

Ms. Drew responded that the vast majority were occupied but for the for-sale units, occupancy might lag for a month or so while the individual got their financing together and the sale closed.

Chair Mondejar referred to slide 27 and the delivery of 552 new affordable rental units and inquired about whether they were all occupied or just completed; inquired about whether this included the Certificate of Preference (CoP) holders.

Mr. White responded that in this case it meant that construction was completed, had a temporary Certificate of Occupancy and were in various stages of being occupied. He reported that HV was fully occupied, 7 West was in early lease up phase, other units were occupied and another was just finished. Mr. White added that Alice Griffith would not start moving in until May. So by completed he meant that the GC had delivered the units to the market and they were ready to be occupied. He responded in the affirmative regarding the CoP holders.

Chair Rosales stated that she had found an announcement from Mayor Lee from December 2016 to dramatically reduce homelessness within three years.

Ms. Mawhorter referred to slides 30 & 34, indicating which of the OCII projects had units targeted for the homeless population.

Chair Mondejar thanked staff for the very helpful and detailed report.

6. Public Comment on Non-Agenda Items

Speaker: Oscar James, native resident BVHP

Mr. James referred to the Oakdale rehab project being done by the Housing Authority and reported that some of the residents were concerned about the remodeling of the area because contractors were reapplying the sheetrock without removing the dry rot. He reported that in Building 15, they

had found dead pigeons between the walls and then just reapplied the sheetrock over the walls without changing the wood. He inquired about whether OCII was involved in this matter or contributed money to the Housing Authority. He asked OCII to investigate this. Mr. James apologized for missing the new appointments during the last meeting but he had been trying to find a parking spot. Mr. James congratulated everyone on their new positions.

7. Report of the Chair

Chair Mondejar stated that she had no report.

8. Report of the Interim Executive Director

- a) Issuance of a Request for Proposals to develop, own, and operate approximately 120 units of affordable housing and provide supportive services for formerly homeless individuals on Mission Bay South Block 9; Mission Bay South Redevelopment Project Area (Discussion)

Interim Executive Director Sesay announced that this was an informational item regarding an RFP that would be released later that week after review by Commissioners. She reported that Mission Bay had a housing policy that allowed for the selection of the developer to get preference points if headquartered in San Francisco. She explained that they were also allowing for flexibility to maximize the number of units and to be creative and included onsite supportive services and targeting specific units and also unit types of furnished and unfurnished studios. They would come back before Commissioners for selection at a later date and then present the predevelopment loan later.

PUBLIC COMMENT - None

Commissioner Rosales inquired about whether the local developer preference was applicable if they were in a joint venture such as a SF-based with a non-SF based developer.

Mr. Slutzkin responded in the affirmative if the SF-based developer was the main developer.

Mr. Morales responded that this policy was based on a 1998 Commission policy and there was no guidance on how this would be implemented or what this meant. A joint venture could be considered in this situation and OCII would have the discretion to consider it.

Mr. Morales clarified that this was just an informational announcement and that if Commissioners wanted to take a vote on approving or not approving this RFP, they would have to put it on the agenda for a future meeting. With no objection, it should go ahead and be released.

Commissioner Rosales suggested that they include language about the local developer preference in a joint venture in the RFP.

Interim Executive Director Sesay announced that this would be Ms. Maher's last meeting with OCII and that she was going to work at the Port of SF. She thanked Ms. Maher for her many years of service with OCII and indicated that she would be missed.

9. Commissioners' Questions and Matters

Commissioner Singh inquired about getting health insurance for Commissioners, which they used to get with Redevelopment Agency and he had with other agencies that he worked on and wondered whether they could get it again.

Interim Executive Director Sesay responded that there was some ambiguity about his in her limited review with the Mayor's Office and the local legislation that established OCII and the City

Attorney's interpretation. She indicated that it might require action by both OCII and the Board of Supervisors but she would follow up on this and work with staff to get a better understanding of this issue.

Chair Mondejar stated that this issue was noted and would be followed up on.

Chair Mondejar inquired about what the process was to responding to public comment.

Mr. Morales responded Commissioners could direct the Executive Director to look into that any issue that was raised that was not on the agenda and then have staff respond offline or put it on the agenda for later discussion. The response would be reported back to the Commissioners either formally or informally.

Chair Mondejar requested that anyone not involved with Closed Session please leave the room.

10. Closed Session

CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION.

- a) Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 of the California Government Code: Patricia Lovelock v. City and County of San Francisco, Title VIII Case No.: 09-17-7400-8 (complaint filed with U.S. Dept. of Housing and Urban Development)

After Closed Session, Chair Mondejar stated that there was nothing to report.

11. Adjournment

Commissioner Singh motioned to move for adjournment and Commissioner Rosales seconded that motion.

The meeting was adjourned by Chair Mondejar at 3:32 p.m.

Respectfully submitted,



Interim Commission Secretary