

Edwin M. Lee
MAYOR



Marily Mondejar
CHAIR

Miguel Bustos
VICE-CHAIR

Mara Rosales
Darshan Singh
COMMISSIONERS

Nadia Sesay
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
5th DAY OF DECEMBER 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 5th day of December 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 1:01 p.m. Roll call was taken.

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

Vice-Chair Bustos was absent; all other Commission members were present.

2. Announcements

- A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, December 19, 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 of regular meetings on October 17, 2017 and November 7, 2017

PUBLIC COMMENT - None

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

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

Commissioner Rosales - yes

Commissioner Singh - yes

Vice-Chair Bustos - absent

Chair Mondejar – yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF MINUTES FOR THE REGULAR MEETINGS OF OCTOBER 17 AND NOVEMBER 7, 2017, BE ADOPTED.

REGULAR AGENDA

- b) Conditionally approving the schematic design for an affordable housing and retail mixed- use building at Candlestick Point North Block 10a, consisting of approximately 156 affordable family rental units, including 35 units set aside for formerly homeless families; and adopting environmental review findings pursuant to CEQA; Bayview Hunters Point Redevelopment Area (Discussion and Action) (Resolution No. 48-2017)

Presenters: Nadia Sesay, Executive Director; Gretchen Heckman, Development Specialist, Housing Division; Steve Rajninger, Principal, Herman Coliver Locus Architecture; Yakuh Askew, Principal, Y.A. Studio; Sally Oerth, Deputy Director; Raymond Lee, Contract Compliance Supervisor; Pamela Sims, Senior Development Specialist, Housing Division

PUBLIC COMMENT

Speakers: Oscar James, Bayview Hunters Point (BVHP) native resident; Ace Washington, community advocate

Mr. James wished everyone a Happy Thanksgiving. He was in favor of this item and was pleased because Young Community Developers, Inc. (YCD) was able to participate in this project which was a program Mr. James started in the Model Cities project. Mr. James wanted to make sure that Certificate of Preference (COP) holders from BVHP and Western Addition (WA) and other projects destroyed by the San Francisco Redevelopment Agency (SFRA) were given priority to get into this housing as well. He expressed concern about childcare centers and about the people working at the centers. He hoped OCII would make sure that community members were trained to be able to obtain certificates in childcare and child development with this project. Mr. James also commended the contractor selected to work on this project.

Mr. Washington supported this item. He expressed concern over the ability of the Tenderloin Neighborhood Development Corporation (TNDC) to be able to work on this project in WA. He stated they were in conflict of interest and in violation and needed to be checked up on. Mr. Washington spoke about the history of the southeast sector of San Francisco. He also expressed desire to have OCII come to the Western Addition to speak about the fate of Yoshi's and the Fillmore.

Commissioner Singh expressed concern about the parking because it was one space for every two units. He believed that each unit should have one parking space and was not pleased with the parking ratio.

Ms. Heckman responded that they usually set their parking ratio from 0 to a maximum of .5 parking spaces, which was in line with the City's Transit First policy. However, she explained that because of the larger bedroom sizes in this project, they had set a slightly higher ratio and felt that it would be adequate. Ms. Heckman reported that they had to juxtapose the number of affordable housing units with the parking spaces and prioritize the construction of affordable units, which meant that the number of parking spaces would decrease. This had been a difficult decision. However, the good news was that transit lines would be set up to serve the housing projects there. She reported that one year after the Candlestick parcels were to be built, there would be a Candlestick Point MTA express bus and a BRT line which would connect to the Balboa Park Bart station. Both these lines would help residents in their travels.

Commissioner Rosales stated that she agreed with Commissioner Singh. She inquired about the mobility patterns of residents in the area, whether they drove, used Uber or some other alternative. Ms. Rosales pointed out the importance of making sure that when they were building new communities, the amenities came online at the same time and with a specific timeline. Pairing the housing with necessary amenities, like parking, was crucial and to say that transit would be installed within a year was not adequate because a year was a long time. As a result, parking would become a priority. She reminded staff that this was not the first time they had brought up this issue. Ms. Rosales inquired about whether the grocery store to be considered would also be coordinated and whether OCII had any control as to when that would come online.

Ms. Heckman responded that at this point they did not know resident mobility patterns because the project was completely new. She explained that the T line ran on 3rd Street, which would accommodate the residents close to that line; there were also Muni buses available and residents with vehicles as well. She responded that staff was currently closely tracking the master developer's build-out schedule and would align the parcel (10A and 11A) construction with that schedule. Ms. Heckman explained that MTA had committed to starting their transit lines once a certain number of units were built. All of those entities looked at the picture as a whole and determined when to start their construction and the implementation of transit lines. OCII would match the amenities to be constructed in the neighborhood.

To the grocery store question, Ms. Oerth responded that the master developer was currently considering where to position the grocery store and staff was in discussion with them as to where the exact location would be, which would be on one of two blocks, but that it was not pinned down at this time.

Commissioner Rosales stated that she was pleased with the design as well as the warm and inviting colors. She inquired about whether there would be public art or community art in place. She expressed interest and concern about retail because there was an abundance of housing in that area, but many storefronts were empty. However, Ms. Rosales pointed out, that in Mission Bay (MB) one of their buildings had been activated more quickly than others and she inquired about this process.

Ms. Heckman responded that most if not all of the 274 street parking spots would be metered and that this was part of the decision that the relevant City agency, either MTA or DPW, would make in coordination with OCII and the master developer.

Ms. Oerth responded that staff was currently considering retail programming for this site with the master developer. She explained that the biggest concern was its proximity to the Candlestick regional retail center which was right across the street and which would be a retail "destination", bringing much market share to this neighborhood. However, this would be a lot of development to bring online at once. Ms. Oerth reported that the developer's retail partner, Macerich, was putting together a tenant plan considering what types of retail stores to bring in and when. She reminded Commissioners that there were no guarantees in the marketplace as to when every store would open up. They wanted to have a very low vacancy rate for this site because they intended to create a veritable retail destination center. Ms. Oerth explained that the large amount of ground floor retail in

the residential projects along Ingerson and Harney was being helped by the fact that it was adjacent to this big center. They were thinking about it as a district rather than individual piecemeal stores but trying to program this so that there were compatible uses.

Chair Mondejar requested that for future presentations staff present a better sense of the amenities, such as parking, street parking, transit plans and retail plans and include the scheduling for these types of presentations so Commissioners could get a sense of what living in that area would be like. She referred to page 11 where it stated that there would be 274 street parking spots with some special permits and inquired about what that meant; she inquired about whether OCII could get involved with the parking matter because there was not much parking for multi-bedroom units. Ms. Mondejar requested more information on the retail plans as well as the transportation plans for this neighborhood. She inquired about what other city agencies and departments were involved.

Ms. Heckman responded that most if not all of the 274 street parking spots would be metered and that this was part of the decision that the Department of Public Works (DPW) would make with OCII and the master developer.

Ms. Oerth responded that staff could supply more information on the transit plan for this area. The issues they considered was how much parking they could provide and whether that would compete with transit because they wanted success in both areas. The attempt to balance this issue was driving some of the questions about whether parking would be free or metered and how it would be priced. Ms. Oerth explained that much of this was in flux but it was a very dynamic project at this moment. Staff was currently working with MTA to decide where transit lines would be placed and where the parking spots would go, none of which was final yet.

Chair Mondejar inquired about family childcare units; she inquired about concerts and movies planned for Ingerson Street.

Ms. Heckman responded that there would two three-bedroom units on the 10A parcel, accommodating 15 children per unit. On parcel 11A there would be two family childcare units, accommodating the same number of children, so a total of 60 children would have daycare. Ms. Heckman responded that there was a plan for a film and art center at the retail center, which might include a theatre for film viewing.

Commissioner Singh inquired about the contractor, Baines Group, and whether they had done any work for OCII previously.

Ms. Heckman responded that Baines Group was an OCII recognized small business enterprise which had partnered with Nibbi Bros on the Alice Griffith parcels and which would be working on the 10A parcel.

Chair Mondejar inquired about the apple trees and community gardens which would be harvested by residents.

Ms. Heckman responded in the affirmative and that this was a backyard to table idea.

Commissioner Singh inquired about the SBE process for this project.

Mr. Lee responded that the developers and co-developers had been very cooperative in complying with contract compliance in gathering and assembling the design team and the general contractor, and partnering with Michael Baines Group.

Commissioner Rosales inquired about marketing for the larger units with four and five bedrooms; she inquired about whether there was a large family interested party list; she inquired about whether this referred to head of household or whether it was intergenerational.

Ms. Heckman responded that the larger units would be classified the same way as all the other unit sizes and would go through the same OCII standard marketing process. She explained that there was a special planned outreach with marketing partners for COP holders, after which the developer would market the property and unit mix through various channels. Once all applications were collected, a lottery would be held and the units would be assigned based on the lottery rank order.

Executive Director Sesay referred to slide 8 which referenced the large units that would be used for replacement requirements for Alice Griffith.

Ms. Heckman responded that those units acted as physical replacements and not household replacements.

Ms. Sims responded in the affirmative that they would be doing affirmative marketing to Alice Griffith households to assess if there were any large intergenerational households that would like to live at that site.

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

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

Commissioner Rosales - yes

Commissioner Singh - yes

Vice-Chair Bustos – absent

Chair Mondejar - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 48-2017, CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR AN AFFORDABLE HOUSING AND RETAIL MIXED- USE BUILDING AT CANDLESTICK POINT NORTH BLOCK 10A, CONSISTING OF APPROXIMATELY 156 AFFORDABLE FAMILY RENTAL UNITS, INCLUDING 35 UNITS SET ASIDE FOR FORMERLY HOMELESS FAMILIES; AND ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO CEQA; BAYVIEW HUNTERS POINT REDEVELOPMENT AREA, BE ADOPTED.

c) Workshop on FY 2016-17 Annual Affordable Housing Production Report (Discussion)

Presenters: Nadia Sesay, Executive Director; Jeff White, Housing Program Manager; Sally Oerth, Deputy Director

PUBLIC COMMENT

Speakers: Ace Washington, community advocate; Peter Cohen, San Francisco Council of Community Housing Organization;

Mr. Washington expressed concern that the Western Addition was not mentioned at all during the affordable housing presentation. He spoke about community reform and OCII's ongoing obligations to the Western Addition.

Mr. Cohen complimented OCII on their annual report and thanked staff for all their hard work on this report. He commended Mr. White on creating the tracking charts as a way to tell the story of the community and how it was progressing in the very large redevelopment areas. Mr. Cohen emphasized the importance of the tracking charts because it enabled a glimpse at not only the large picture of growth in the City but the small picture of each project as well. Mr. Cohen referred to the numbers and to who was doing the development. He emphasized that this was about building and sustaining the capacity of community based organizations. In San Francisco there was a cohort of

community based developers who acted as lead developers as well as the local partners they worked with, like YCD. Mr. Cohen asserted that this was the heart of the San Francisco affordable housing movement because these projects involved local organizations that had history in the neighborhoods and were accountable to community members.

Commissioner Singh referred to page 32 and inquired about the 40 acres destined for development in Transbay (TB); inquired where these parcels were located.

Mr. White responded that this was the TB redevelopment area consisting of two zones. He explained that Zone 2 was where OCII had direct purview and where the formerly owned state parcels were located, which were the parcels being turned over to OCII for development of affordable housing. The total of the state owned parcels was 10 acres and the neighborhood overall consisted of 40 acres, which was also where the transit terminal was located. He reported that for Zones 1 and 2 they were planning 4100 residential units, of which 35% would be affordable. He added that they could provide a better map for Commissioner Singh, if necessary.

Ms. Oerth clarified that the redevelopment project area incorporated quite a large area of existing built-out downtown. She explained that the OCII work program would not impact those blocks because they were fully developed blocks. The focus of OCII's program would be on the formerly state owned land and their work would be mostly focused on the 10 acres in Zone 1, so the redevelopment project area happened to include some downtown land. She indicated that this was a large geographic area in which they were doing some very focused work. Ms. Oerth responded that the parcels were located mainly along Folsom Street between Essex and Spear Streets with a few that were north of that, like Parcel T, which contained the Salesforce Tower, and Parcel F, on Howard Street.

Commissioner Rosales echoed the comments by Mr. Cohen and commended the team on the report. She commented that all the pieces were coming together and they could begin to see the collective effort of staff with OCII policy being implemented with their partners and developers. Ms. Rosales stated that it was very rewarding as a Commissioner to see that after five years they were now enjoying the fruits of all the policies they had been working on for all these years.

Chair Mondejar stated that she was pleased to see all the accomplishments so far on paper. She inquired about how they determined AMI percentage by particular units; she inquired about whether there was a policy for setting the amount of units/AMI percentages; she inquired about whether developers were generally open to that idea.

Mr. White responded that as a result of OCII policy, they had made a policy shift from serving households at 50% AMI or less because they had found that there were people at 52% not getting into housing. As a result, now where they were not restricted, they were taking the percentage to 60% AMI, so more people could qualify. Mr. White explained that to make sure COP holders had maximum chances of getting into housing, they had also asked the affordable housing developers to do some income tiering to include 30% or 40% AMI. However, he added, they had no fixed amount and tried to match it to the number of COP holders that typically applied. The majority of applicants would be at 50-60% and then a smaller number would be at 30-40%. He explained that the 60% for affordable rental was the limit they could go due to the tax credit program. Mr. White responded that there was no policy for setting the income tiering but they were starting to require the tiering policy. When they interviewed developers, they wanted to know where the developer stood on that issue and whether they were committed to the tiering policy as required. Mr. White responded that the developers were very open to the tiering idea. He added that including units like this was more expensive for OCII because they had to provide more subsidies. Units at lower income carry less permanent debt and have less cash flow to pay off the loan on a project.

- d) Annual Certificate of Preference Marketing and Outreach Report, FY 2016-17 from the Mayor's Office of Housing and Community Development (Discussion)

Presenters: Nadia Sesay, Executive Director; Pamela Sims, Senior Development Specialist, Housing Division; Maria Benjamin, Director, Home Ownership & Below Market Rate Programs, MOHCD

PUBLIC COMMENT

Speakers: Oscar James, BVHP resident; Ace Washington, community advocate

Mr. James brought his Certificate of Preference (COP) to display to everyone. He stated that the City was doing a good job of getting the cards out to COP holders and that both he and his children had received their certificates. He commended the head of the COP program for doing a good job. Mr. James asked OCII to help with trying to get grandchildren of the original COP holders be able to have their names put on the certificate now that many of the original COP holders were deceased. He stressed that now the grandchildren also needed to be able to obtain preference for housing. Mr. James suggested that credit assistance and other help with obtaining housing be better publicized because people still did not know about this.

Mr. Washington was in support of the COP program and commended the head of the program for doing a great job. He spoke about the history of the program as well as about the Western Addition Project Development Committee.

Commissioner Rosales thanked staff for the update and Ms. Benjamin and her staff for the report. She was very pleased to hear about all the statistics, anecdotes, testimonials and lessons learned from these issues, which she said made it all worth it. Ms. Rosales commented that the Q Foundation and the BVHP Multipurpose Senior Center Inc. organizations had come up repeatedly as doing very good work and she wanted to recognize their efforts in working with low-income seniors. She understood that they were broadening their mission and requested more information about them. She inquired about why COP applicants had to reapply for housing after not obtaining housing through the lotteries.

Ms. Benjamin responded that Brian Bassinger was the director of the Q Foundation and that he fought very hard with the City to get more grants for the subsidies. She explained that the Q Foundation's mission was to provide subsidies for permanently disabled and very low income seniors and that many of the COP holders fell into those brackets. The Q Foundation prioritized COP holders and set aside rent subsidies for them when they came through the system. Ms. Benjamin responded that applicants do have to reapply because situations change, such as income or household size and AMI might also change. Therefore, it was essential for them to update their income information within DAHLIA each time. However, Ms. Benjamin clarified that once they had an account in DAHLIA, applicants just needed to update their new information and not start all over. They wanted to have the ability to match the applicant with the opportunity when it arose and have that be automatically generated by the system, but they were not ready for that yet.

Ms. Sims added that recently they had COP holders who were over income and did not obtain housing in the lottery but those five households were noted and then were targeted for the higher income housing lottery later.

Ms. Benjamin announced that the new COP director was Sonia McDaniel, who was doing a great job in infusing new energy and enthusiasm into the program, connecting with COP holders and building relationships with community members.

Chair Mondejar thanked Ms. Benjamin and Ms. Sims for their report and stated that she was pleased to find out that there would be a match between COP holders and opportunities to make it easier on the applicants. She noted that there were quite a few people who had come back to San Francisco and were seeking housing or who were actually housed.

6. Public Comment on Non-Agenda Items

Speaker: Ace Washington, community advocate

Mr. Washington expressed concern about hearing that the December 19 meeting would be cancelled. He stated that OCII had the obligation and the responsibility to come to the Western Addition to speak to community members about what was going on there. After repeated requests, this still had not happened and the City had failed the Western Addition. He requested information about 1300 (Fillmore) where there was still some activity.

7. Report of the Chair

Chair Mondejar stated that she had no report.

8. Report of the Executive Director

Executive Director Sesay announced that during the presentation there were three items that would be coming before the Commission: an invitation to the Bill Sorro Community dedication, the Phase III for Alice Griffith and she reported that there were submissions to the RFP for 52/54. Ms. Sesay clarified that right now they were projecting the next meeting would be in January after they worked out the upcoming agenda.

9. Commissioners' Questions and Matters

Commissioner Singh thanked Chair Mondejar for her good work during 2017 and wished everyone a happy holiday. He offered up a big hand to Ms. Cruz after being on the job as Commission Secretary for four months with assistance and support from Ms. Nguyen.

Chair Mondejar congratulated Ms. Sesay for her work over the past year. She requested that staff look into Mr. James' suggestion to add grandchildren to the COP holder list. She requested that staff look into Mr. Washington's suggestion of holding a meeting in the Western Addition.

Commissioner Rosales wished everyone a happy holiday.

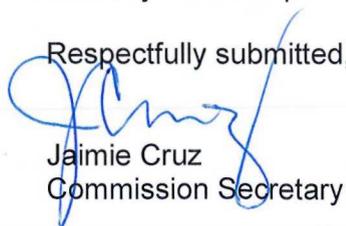
10. Closed Session – None

11. Adjournment

Motion to adjourn was made by Commissioner Singh and seconded by Commissioner Rosales.

The meeting was adjourned by Chair Mondejar at 3:43 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary