

Mark Farrell
MAYOR



Marily Mondejar
CHAIR

Miguel Bustos
VICE-CHAIR

Nadia Sesay
EXECUTIVE DIRECTOR

Mara Rosales
Darshan Singh
COMMISSIONERS

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
20th DAY OF MARCH 2018**

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 20th day of March 2018, 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 1:02 p.m. Roll call was taken.

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

Chair Mondejar was absent; all other Commission members were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, April 3, 2018 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:

Vice-Chair Bustos announced that due to the length of the agenda, public comment for this meeting would be limited to two minutes.

CONSENT AGENDA

a) Approval of Minutes of regular meeting on February 20, 2018

PUBLIC COMMENT - None

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF MINUTES FOR THE REGULAR MEETING OF FEBRUARY 20, 2018, BE ADOPTED.

REGULAR AGENDA

b) Commending and expressing appreciation to Chen Fei (Ferry) Lo for his dedicated service upon his retirement from the Successor Agency to the Redevelopment Agency of San Francisco (Discussion and Action) (Resolution No. 4-2018)

Presenters: Nadia Sesay, Executive Director; Monica Davis Stein, HR Administrative Services Manager

Executive Director Sesay extended her congratulations to Mr. Lo for his 22 years of service to the Commission and thanked him for his kindness to her over the past year.

PUBLIC COMMENT - None

Commissioner Rosales wished Mr. Lo the best in the future. She appreciated all his help over the years but expressed concern about what would happen in the future with IT issues.

Commissioner Singh stated that he was happy for Mr. Lo.

Vice-Chair Bustos pointed out that it was not common that an employee to stay in a position for that long a period of time and that his longevity showed loyalty and commitment and his willingness to learn and keep up with new technology developments.

Mr. Lo thanked Commissioners for the opportunity to work for the Commission.

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 4-2018, COMMENDING AND EXPRESSING APPRECIATION TO CHEN FEI (FERRY) LO FOR HIS DEDICATED SERVICE UPON HIS RETIREMENT FROM THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF SAN FRANCISCO, BE ADOPTED.

Agenda Items 5(c) and 5(d) related to the Yerba Buena Gardens Property Management and Programming were presented together, but acted on separately

- c) Authorizing a Third Amendment to the Personal Services Contract with MJM Management Group, a California corporation, to extend the term by one year with up to two, one-year extensions at the discretion of the City and County of San Francisco for a management fee of \$170,469, with a total aggregate management fee not to exceed \$1,393,889, for property management services at Yerba Buena Gardens; former Yerba Buena Center Redevelopment Project Area (Discussion and Action) (Resolution No. 5- 2018)
- d) Authorizing a Third Amendment to the Yerba Buena Gardens Programming Agreement with Yerba Buena Arts and Events, a California non-profit, public benefit corporation to extend the term by one year with up to two, one-year extensions at the discretion of the City and County of San Francisco for an amount not to exceed \$75,000, with a total aggregate amount not to exceed \$2,175,000, for programming the public open space at Yerba Buena Gardens; former Yerba Buena Center Redevelopment Project Area (Discussion and Action) (Resolution No. 6-2018)

Presenters: Nadia Sesay, Executive Director; Michelle de Guzman, Senior Development Specialist, Real Estate and Development Services

PUBLIC COMMENT

Speaker: Ace Washington, community advocate

Mr. Washington spoke about the Fillmore and the Western Addition.

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 5-2018, AUTHORIZING A THIRD AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH MJM MANAGEMENT GROUP, A CALIFORNIA

CORPORATION, TO EXTEND THE TERM BY ONE YEAR WITH UP TO TWO, ONE-YEAR EXTENSIONS AT THE DISCRETION OF THE CITY AND COUNTY OF SAN FRANCISCO FOR A MANAGEMENT FEE OF \$170,469, WITH A TOTAL AGGREGATE MANAGEMENT FEE NOT TO EXCEED \$1,393,889, FOR PROPERTY MANAGEMENT SERVICES AT YERBA BUENA GARDENS; FORMER YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA, BE ADOPTED.

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

Commissioner Rosales - yes

Commissioner Singh - yes

Vice-Chair Bustos – yes

Chair Mondejar - absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 6-2018, AUTHORIZING A THIRD AMENDMENT TO THE YERBA BUENA GARDENS PROGRAMMING AGREEMENT WITH YERBA BUENA ARTS AND EVENTS, A CALIFORNIA NON-PROFIT, PUBLIC BENEFIT CORPORATION TO EXTEND THE TERM BY ONE YEAR WITH UP TO TWO, ONE-YEAR EXTENSIONS AT THE DISCRETION OF THE CITY AND COUNTY OF SAN FRANCISCO FOR AN AMOUNT NOT TO EXCEED \$75,000, WITH A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$2,175,000, FOR PROGRAMMING THE PUBLIC OPEN SPACE AT YERBA BUENA GARDENS; FORMER YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- e) Selecting McCormack Baron Salazar and Bayview Hunters Point Multipurpose Senior Services for the development of approximately 100 affordable family rental housing units (including one manager's unit) at Hunters Point Shipyard Phase 1 Blocks 52 and 54; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 7-2018)

Presenters: Nadia Sesay, Executive Director; Elizabeth Collomello, Senior Development Specialist, Housing Division

PUBLIC COMMENT

Speakers: Eric Vanderpool, Shipyard homeowner; David Springer, Shipyard homeowner; Ace Washington, community advocate; Jason Fried, Shipyard resident

Mr. Vanderpool congratulated and welcomed the selected developers to the neighborhood. He stated that he lived near the proposed affordable housing project and that when he purchased his home a few years ago, along with many other homeowners there, they were all promised by Lennar that Lots 52 and 54 would be converted into park space. This promise affected the decisions of many of the purchasers to buy the homes in the area. However, later they discovered that two five-story 50-unit apartment buildings would be built in the lots promised as parks. Mr. Vanderpool reported that when homeowners confronted Lennar, Lennar denied any wrongdoing. Then they called on OCII for help. When Lennar was called before OCII, Lennar's attorney, Mr. Smiley, said that Lennar had nothing to say due to possible litigation. Then OCII stated that there was nothing more it could do. Mr. Vanderpool recalled that, at that meeting, Lennar's attorney stated that he, on behalf of Lennar, would be ready to work with residents to resolve the problem. Later, Lennar stated that Mr. Smiley did not have the authority to work with residents and therefore, could not work toward any resolution. Consequently, residents were forced to pursue their legal remedies. Mr. Vanderpool now asked the developers to meet with

the residents and open a dialogue with them, include them in the development process and have listening, sharing and brainstorming sessions and be open to their concerns.

Mr. Springer reiterated that there was a troubled history at this site where these proposed buildings were going up. He stated that OCII's complicity with Lennar's misrepresentation of the parks put OCII in a very bad light with Shipyard homeowners. Now Mr. Springer asked that OCII work with homeowners regarding two concerns. He referred to the density of these buildings, which was four times the density of the surrounding area and he referred to statements in the Charter regarding prohibition of any kind of action that would lower land value, which these buildings would do. Both of these issues were strictly against what was stated in the charter.

Mr. Washington spoke about the Southeast area of San Francisco and the return of redevelopment.

Mr. Fried spoke about the proposed buildings fitting in with the neighborhood and stated that one of the parcels fit in with the wrong part of the neighborhood. He suggested some ways to fit that block in a better way and hoped that OCII would have one or more discussions with homeowners regarding this fit.

Commissioner Singh asked Ms. Collomello if she would comment on the homeowners' concerns and comments; inquired about parking; inquired if there was a parking lot there; inquired about parking in other projects.

Ms. Collomello stated that staff had met with some of the homeowners and encouraged them to engage with the CAC. She stated that they were at the beginning of this process and they intended to go through the same community process that they always go through. They would continue to meet with residents and try to resolve any issues as well as listen to their ideas regarding design and appearance and try to include their suggestions into the design. Ms. Collomello responded that parking was at a .6 ratio, which was double what they typically provide for a family development and which was due to lack of public transportation in the neighborhood. Ms. Collomello responded that there were parking spaces and perpendicular parking spots, but no parking lot. She reported that the Alice Griffith development had the same parking ratio; however, in most housing developments, there was a lower parking ratio. In this neighborhood this was the standard parking ratio for affordable housing.

Commissioner Rosales referred to the selection process and wanted to hear about the proposals with respect to workforce and the contracting action plan and inquired about whether they had availed themselves to the full five points.

Ms. Collomello responded in the affirmative. She reported that this team had received the full five points and that all of the teams had received some of the points.

Vice-Chair Bustos acknowledged some of the homeowner comments and felt that continued dialogue would be very important. OCII had promised something nice to this area and wanted to make sure that they got what they deserved, including the wow factor. He stated that it was important to speak sensitively about parks versus people, which could turn into a class and racial issue. He asked homeowners to be mindful of the need for housing in San Francisco. He suggested that residents not be afraid of new neighbors coming in.

Commissioner Rosales inquired about the transit plan for this area.

Ms. Collomello responded that she did not have any information regarding the transit plan at this time but would be able to provide more detail at a later time.

Commissioner Singh inquired about who would be getting the units.

Ms. Collomello responded that they had not started the marketing process yet and that outreach would begin a month or so after construction start.

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

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

Commissioner Rosales - yes

Commissioner Singh - yes

Vice-Chair Bustos – yes

Chair Mondejar - absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 7-2018, SELECTING MCCORMACK BARON SALAZAR AND BAYVIEW HUNTERS POINT MULTIPURPOSE SENIOR SERVICES FOR THE DEVELOPMENT OF APPROXIMATELY 100 AFFORDABLE FAMILY RENTAL HOUSING UNITS (INCLUDING ONE MANAGER'S UNIT) AT HUNTERS POINT SHIPYARD PHASE 1 BLOCKS 52 AND 54; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- f) Conditionally approving the Basic Concept and Schematic Design, and a variance to the 20-foot upper-floor setback requirement, of an affordable housing project at Mission Bay South Block 6W, which consists of approximately 152 affordable family rental units including one manager's unit, and is within the scope of and adequately described in the Mission Bay Redevelopment Project, approved under the Mission Bay Final Subsequent Environmental Impact Report ("FSEIR"), a program EIR; and, adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 8-2018)

Presenters: Nadia Sesay, Executive Director; Gretchen Heckman, Development Specialist, Housing Division; Paulett Taggart, Paulett Taggart Architects

PUBLIC COMMENT

Speaker: Ace Washington, community advocate

Mr. Washington returned to discussion of the Fillmore. He expressed concerns about Mercy as the developer of this project.

Commissioner Singh inquired about why it would take until 2021 to finish this project; he inquired about parking.

Mr. Heckman responded that this was a standard construction period of about two years. She responded that the ratio would be .2, which would mean 28 parking spaces on the site, and which was consistent with their other Mission Bay (MB) projects and worked well for Mercy.

Commissioner Rosales congratulated the design team on the design which she described as fun and was pleased that all the buildings were distinct but still came together.

Vice-Chair Bustos also liked the design and the fact that it had the wow factor and would make it exciting for those who would be living there. To Mr. Washington's comment, he replied that Mercy had been around since 1854, the same sisters that started Mercy Housing.

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

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

Commissioner Rosales - yes

Commissioner Singh - yes

Vice-Chair Bustos – yes

Chair Mondejar - absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 8-2018, CONDITIONALLY APPROVING THE BASIC CONCEPT AND SCHEMATIC DESIGN, AND A VARIANCE TO THE 20-FOOT UPPER-FLOOR STEPBACK REQUIREMENT, OF AN AFFORDABLE HOUSING PROJECT AT MISSION BAY SOUTH BLOCK 6W, WHICH CONSISTS OF APPROXIMATELY 152 AFFORDABLE FAMILY RENTAL UNITS INCLUDING ONE MANAGER'S UNIT, AND IS WITHIN THE SCOPE OF AND ADEQUATELY DESCRIBED IN THE MISSION BAY REDEVELOPMENT PROJECT, APPROVED UNDER THE MISSION BAY FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT ("FSEIR"), A PROGRAM EIR; AND, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

g) Conditionally approving the Schematic Design for an affordable housing mixed-use project at Candlestick Point South Block 11a, which consists of approximately 176 affordable family rental units, including 38 units set aside for formerly homeless households and 23 units set aside for physically disabled persons, and approximately 11,342 square feet of neighborhood retail and services space; and adopting environmental findings pursuant to CEQA; Bayview Hunters Point Redevelopment Area (Discussion and Action) (Resolution No. 9-2018)

Presenters: Nadia Sesay, Executive Director; Kimberly Obstfeld, Development Specialist, Housing Division; Bill Leddy, Leddy Maytum Stacy (LMS) Architects; Gregg Novicoff, LMS Architects

PUBLIC COMMENT - None

Commissioner Singh inquired about how much the GAP loan was; inquired about how many loans OCII had with Mercy Housing; inquired about the percentages of the total portfolio.

Ms. Obstfeld responded that they did not yet know how much the loan would be but she believed it would be higher on this project because of the scale of the project and depended on how successful they were in finding other funding sources. She explained that they would be back in early 2109 with a real number. Ms. Obstfeld responded that Mercy had three active projects with OCII; all previous projects have been transferred to the Mayor's Office of Housing and Community Development (MOHCD). As a result, they had one project with GAP financing,

which was Transbay 7 (TB7), a \$25 million loan plus two predevelopment loans totaling \$32 million with Mercy Housing. Ms. Obstfeld responded she did not have the percentage information.

Commissioner Rosales commended the design and the bold colors because they gave character to the building and inquired about whether these would be the final colors.

Ms. Obstfeld responded that they did not anticipate any major changes to the colors and deferred to LMS for more details.

Mr. Novicoff responded that this was their first pass with the colors and that they would be working with OCII staff to refine further to the exact color.

Commissioner Singh inquired about whether the building would look like the model or not.

Ms. Obstfeld responded in the negative and referred to the colors on the drawing.

Commissioner Rosales pointed out that they were almost at 90% for the SBE program, which was great news. She was also pleased with the joint venture between Cahill and Hercules. Ms. Rosales complimented the courtyard as being very spacious and beautiful.

Vice-Chair Bustos commended the design and inquired about whether the fins would open or move.

Ms. Obstfeld responded that they would be stationary for now.

Mr. Novicoff added that they were fixed; however, they were doing different daylight and view studies before making the final decision.

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

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

Commissioner Rosales - yes

Commissioner Singh - yes

Vice-Chair Bustos – yes

Chair Mondejar - absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 9-2018, CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR AN AFFORDABLE HOUSING MIXED-USE PROJECT AT CANDLESTICK POINT SOUTH BLOCK 11A, WHICH CONSISTS OF APPROXIMATELY 176 AFFORDABLE FAMILY RENTAL UNITS, INCLUDING 38 UNITS SET ASIDE FOR FORMERLY HOMELESS HOUSEHOLDS AND 23 UNITS SET ASIDE FOR PHYSICALLY DISABLED PERSONS, AND APPROXIMATELY 11,342 SQUARE FEET OF NEIGHBORHOOD RETAIL AND SERVICES SPACE; AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO CEQA; BAYVIEW HUNTERS POINT REDEVELOPMENT AREA, BE ADOPTED.

h) Conditionally approving the Schematic Design of a mixed-use project at Candlestick Point North Block 2A, which consists of 130 residential units, including seven below-market-rate units, and approximately 17,000 square feet of neighborhood retail and services space; and,

adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 10-2018)

Presenters: Nadia Sesay, Executive Director; Kasheica McKinney, Assistant Project Manager, Hunters Point Shipyard/Candlestick Point; Ruby Bolaria, Five Point

PUBLIC COMMENT

Speakers: Lottie Titus, Bayview Hunters Point Redevelopment; Ace Washington, community advocate

Ms. Titus stated that at first she was suspicious of the project but now that she had heard the presentation, she supported it. After all these years, the fate of their community was being settled and she was very pleased about the new business and all the new people this project would bring into the community.

Mr. Washington observed that there were many residents there from Bayview Hunters Point (BVHP). He expressed concern that one of the San Francisco supervisors wanted to bring back redevelopment.

Commissioner Rosales was pleased with the design and thought that it was handsome and very solid and liked the contrast between traditional and modern tendencies. She referred to the 17,000 sq. ft. retail space and inquired about whether it would include grocery stores. Ms. Rosales requested clarification regarding the meaning of "neighborhood retail"; inquired about whether the community facility space would be for members of the development itself or include others.

Ms. McKinney responded that this block was going to be neighborhood retail and services space. However, there was discussion about a grocery store on Block 1A, which was close by. Ms. McKinney responded that neighborhood retail included cleaners, nail salons, dog groomers, etc. She responded that use of the community facility space was still under discussion; however, it would be for use by local businesses in the area and not just a community meeting space.

Vice-Chair Bustos was pleased with the design and thought it all blended together well.

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

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

Commissioner Rosales - yes

Commissioner Singh - yes

Vice-Chair Bustos – yes

Chair Mondejar - absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 10-2018, CONDITIONALLY APPROVING THE SCHEMATIC DESIGN OF A MIXED-USE PROJECT AT CANDLESTICK POINT NORTH BLOCK 2A, WHICH CONSISTS OF 130 RESIDENTIAL UNITS, INCLUDING SEVEN BELOW-MARKET- RATE UNITS, AND APPROXIMATELY 17,000 SQUARE FEET OF NEIGHBORHOOD RETAIL AND SERVICES

SPACE; AND, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- i) Presentation on the Proposed Updates to the Hunters Point Shipyard (“HPS”) Phase 2 and Candlestick Point Project Land Use Program, including Amendments to the HPS and Bayview Hunters Point Redevelopment Plans; Candlestick Point/HPS Phase 2 Disposition and Development Agreement, HPS Phase 2 Design for Development; Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area (Discussion)

Presenters: Nadia Sesay, Executive Director; Lila Hussain, Project Manager, Hunters Point Shipyard/Candlestick Phase II; Therese Brekke, Planning Director, Five Point; Martin Wiggins, Five Point; Chris Mitchell, Fehr & Peers Transportation Consultants; Sally Oerth, Deputy Director

PUBLIC COMMENT

Speakers: Neola Gans, Hunters Point (HP) Shipyard resident; Joyce Armstrong, President, Public Housing Tenant Association and member, HP Shipyard CAC; Ace Washington, community advocate; Dr. Veronica Hunnicutt; Chair, Shipyard CAC; Jackie Flin, Executive Director, A. Philip Randolph Institute, San Francisco (APRI); Kurt Grimes, Program Manager, APRI and native resident of Bayview

Ms. Gans referred to the jobs part of the presentation, which would total over 26,000 jobs. She stated that it warmed her heart to see that the Shipyard and Candlestick development would be emerging as an economic engine for permanent employment for the community. She was in support of the project.

Ms. Armstrong stated that everything she had heard that day was an improvement to the original plan, while bringing the DDA into line with the redevelopment plan. She was pleased with the Below Market Rate (BMR) housing for seniors, since she was a senior herself. Ms. Armstrong urged Commissioners to support the amendments to the DDA.

Mr. Washington stated that he supported Kofi (Kofi Bonner, Regional President, Five Point) and stated that he was in support of Phase II of this project.

Dr. Hunnicutt thanked OCII for approving Block 2A and announced that they would be having two meetings in April regarding Hunters Point South 2 (HPS2) prior to the approval process. She thanked OCII for taking the time to move these projects forward because there was so much at stake, such as jobs and affordable housing and their amenities.

Ms. Flin stated that she was pleased to see a majority of her community there at the meeting to speak on behalf of this project. She applauded staff and others for all the work that went into job and career development aspects of the project, which was much needed in the community. Ms. Flin explained that she was there to speak about open spaces, which were, in essence, healing spaces and stressed that open spaces and parks were essential in BVHP. The community had grown tremendously over the past few years and it had been proven that open spaces were beneficial to the community. Ms. Flin commended Five Point for the exceptional work in this area and she was in support of the amendments.

Mr. Grimes echoed the sentiments of Ms. Flin and Dr. Hunnicutt in that BVHP should have nice things and that open spaces were very important to that area. He thought the plans for the area were exceptional. Mr. Grimes explained that he had grown up in the Ingleside area and his youth there affected his life in a very positive way and he would like to see that part of the City developed like Ingleside.

Commissioner Rosales referred to page 15 of the handout and the senior housing proposal. She referred to the proposal wherein one development was going to consolidate 105 inclusionary units and inquired about whether some of those units would have gone to other developments.

Ms. Oerth responded that rather than having inclusionary BMR units sprinkled throughout the Market Rate (MR) project, whereby a typical MR project would have between 5% - 20% of the units as affordable BMRs, in this case the developer was proposing to advance BMR's from what would be in later housing developments and consolidate them here as a standalone affordable housing project serving lower income households at 60% MIA and below. Therefore, they were not increasing the overall number of BMR's but just bringing them forward earlier and designating them for seniors, age 62 and over, with services for seniors. Ms. Oerth explained that they were working through the details of that project and would come back before Commissioners at a design level in the next couple of months.

Commissioner Rosales inquired about how they could tie this proposal to certain success in Certificate of Preference (COP) goals; inquired about whether the matching feature in DAHLIA could be used to connect the dots here. Ms. Rosales pointed out that a high percentage of COP holders were now seniors; some of them still in San Francisco and others not, but being able to return to an environment for seniors such as that portrayed in the presentation would be a very good experience for all of them.

Ms. Oerth responded that early outreach had proven to be the key to this point in COP success and they could add those elements to this project. She responded that it was too early to respond to the DAHLIA question right now, but they would look into it.

Commissioner Singh stated that this was the biggest project he had ever seen and inquired about when the project would start and when it would be completed. He stated that he wanted to be around to see the finish.

Ms. Brekke responded that they had already started this project and that they were advancing this as quickly as possible. However, she added, everything was subject to the Navy and EPA approvals on the Shipyard site. Ms. Brekke added that the total buildout date was 2035.

Vice-Chair Bustos commended staff, CAC members and everyone else working on this project for their great work.

6. Public Comment on Non-Agenda Items

Speaker: Ace Washington, community advocate

Mr. Washington commended the work of OCII and staff. He stated that he was appalled that the Oversight Board had cancelled all meetings until Sept 2018. He asked for a copy of the ROPS report so he could take it to Sacramento with him. Mr. Washington hoped that the next mayor cared about what was going on in San Francisco. He asked if he could meet with Executive Director Sesay and Mr. Morales to discuss the ROPS.

7. Report of the Chair

Vice-Chair Bustos stated that he had no report.

8. Report of the Executive Director

Executive Director Sesay stated that she had no report.

9. Commissioners' Questions and Matters - None

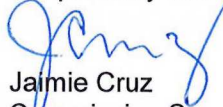
10. Closed Session – None

11. Adjournment

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

The meeting was adjourned by Vice-Chair Bustos at 3:55 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary