

Mark Farrell  
MAYOR



Marilyn 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  
17th DAY OF APRIL 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 17<sup>th</sup> day of April 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 1:04 p.m. Roll call was taken.

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

All Commission members were present.

**2. Announcements**

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, May 1, 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:**

Chair Mondejar 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 March 20, 2018

## **PUBLIC COMMENT**

Speaker: Ace Washington, community advocate

Mr. Washington announced the start of his website Ace on the Case.org starting in May 2018. He did not have anything to say about approval of the minutes.

Commissioner Rosales motioned to move Item 5(a) and Vice-Chair Bustos 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 – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT APPROVAL OF MINUTES FOR THE REGULAR MEETING OF MARCH 20, 2018, BE ADOPTED.

## **REGULAR AGENDA**

**Agenda Items 5(b) through 5(g) related to the Redevelopment Plan for the Hunters Point Shipyard and Candlestick Point Project Area were presented together but acted on separately**

- b) Adopting findings, including amending adopted mitigation measures, pursuant to the California Environmental Quality Act related to approval of the 2018 modified project variant for the Candlestick Point and Phase 2 of the Hunters Point Shipyard Development Project; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 11-2018)
- c) Adopting findings pursuant to the California Environmental Quality Act and approving the Report to the Board of Supervisors on the Amendment to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area and the Report to the Board of Supervisors on the Amendment to the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area; and authorizing transmittal of the Reports to the Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 12- 2018)
- d) Adopting 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, referring the plan amendments to the Planning Commission 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. 13-2018)

- e) Adopting findings pursuant to the California Environmental Quality Act and approving the Hunters Point Shipyard Phase 2 Design for Development; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 14-2018)
- f) Adopting findings pursuant to the California Environmental Quality Act; Authorizing a Seventh Amendment to the Disposition and Development Agreement Hunters Point Shipyard Phase 1 with HP Development Co., LP, subject to the approval of the Oversight Board of the City and County of San Francisco and the California Department of Finance; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 15-2018)
- g) Adopting findings pursuant to the California Environmental Quality Act; Authorizing a Third Amendment to the Disposition and Development Agreement (Candlestick Point and Phase 2 of the Hunters Point Shipyard) with CP Development Co., LLC, subject to the approval of the Oversight Board of the City and County of San Francisco and the California Department of Finance; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 16-2018)

Presenters: Nadia Sesay, Executive Director; Sally Oerth, Deputy Director; Jose Campos, Manager, Planning and Design Review; Jonathan Plowman, Development Specialist, Hunters Point Shipyard/Candlestick Point project; George Bridges, Contract Compliance Specialist; Amy Brownell, San Francisco Department of Public Health (DPH); Chris Mitchell, Fehr & Peers Transportation Consultants

## **PUBLIC COMMENT**

Speakers: Jason Fried, Shipyard resident; Neola Gans; Joyce Armstrong, President, San Francisco Public Housing Tenant Association and member, CAC; Dorothy Kelley, Hunters View Resident Council & Bayview Hunters Youth; Rev. A. Walker, pastor, True Hope of God & Christ in Bayview Hunters Point (BVHP) and representative, Tabernacle Community Development Cooperation (TCDC); Rev. Dr. Carolyn Scott, member, Shipyard CAC; Roberta Achtenberg, Five Point Senior Advisor; Lottie Titus, BVHP resident; Sheridan Enamoto, Green Action for Health and Environmental Justice; Chad Houston, Local 261; Cece Lawrence, BVHP resident; Oscar James, BVHP native resident; Dr. Veronica Hunnicutt, Chair, Shipyard CAC; Ace Washington, community advocate

Overall Mr. Fried was pleased with the amendments but referred to Page 6 where BMR's (Below Market Rate housing) were referenced at 32%. He reported that new developments today were at 40% with Mission Rock being one example. Mr. Fried inquired about why OCII was not increasing the minimum requirement for BMR units at the Shipyard. He reported that at the start of this project, the CAC was told that units would be sold at \$500,000 - \$600,000. Now condos were being sold at \$1 million and townhomes were being sold at \$1.4-\$1.7 million. Mr. Fried urged Commissioners to not accept these changes unless BMR unit totals were increased. He also advised Commissioners to not believe what was stated regarding the Ecogrid because his own personal experience was that nothing promised to him when he first bought his unit at the Shipyard had been delivered. He expressed concern that unless written in stone lawyers would be able to somehow get around the Ecogrid promises. Mr. Fried suggested that the Northside Park should be transferred now instead of waiting until later.

Ms. Gans was in support of the DDA amendment to this project and was very excited about the benefits that would be provided, such as jobs, housing and education. She urged Commissioners to approve this project.

Ms. Armstrong stated that these amendments were good for District 10 and for San Francisco citywide. She reported that 50% more permanent jobs would become available, for a total of approximately 15,500 permanent jobs, 56% more construction jobs would become available for a total of 10,700 construction jobs and that this project would generate \$47 million in net general fund revenues, which was 3 times that of the 2010 plan. Ms. Armstrong stated that approving these amendments would be the economically responsible thing to do and urged Commissioners to do it.

Ms. Kelley was accompanied by a few Bayview (BV) youth and stated that most of the people accompanying her had lived in the BV most of their lives. She reported that this plan had been in the works for over 20 years and that more than 250 community meetings had been held. The CAC had vetted the details with input of community members. In addition she reported that the voters of San Francisco, not just District 10 (D10) had already approved these amendments twice through Prop G in 2008 and Prop 0 in 2016. She encouraged Commissioners to approve and support the amendments to this plan.

Rev. Walker stated that the TCDC had produced 600 low income housing units in the last 25 years. He reported that TCDC approved the plan amendments. This was exciting because in the process there were 504 low income units being developed which were much needed. Rev. Walker commended Kofi Bonner and Five Point and looked forward to this project coming to fruition.

Rev. Dr. Scott stated that she was a native San Franciscan, an inner-City missionary and had been a resident of BVHP for many years. She was excited about the forthcoming revival, redevelopment and regeneration of this community. She urged approval of this project.

Ms. Achtenberg stated that besides being an advisor for Five Point for 10 years in community development and having spent over 10 years on this project, she was there at the meeting as a San Francisco community member and wanted to commend the community process undertaken by Five Point. She reported that she had attended over 1,000 community meetings during this process and was proudest of her current capacity working with community members in revitalizing this area. Ms. Achtenberg indicated that this plan revision builds on its strengths of the old plan and she urged the Commission to adopt it.

Ms. Titus thanked Five Point and the CAC for allowing residents to have a voice and for working with them on the changes in the neighborhood. She reported that there would be something for everyone: BMR for seniors, small business opportunities, additional open space, community benefits, job training, youth development, environmental, health and wellness, etc. She was in support of the plan and asked Commissioners to approve the amendments.

Ms. Enamoto was pleased that the history of the Shipyard would be preserved. She reminded everyone that this was a superfund site, one of the most contaminated sites in the country. She reported that millions of dollars had been spent on a clean-up, which was botched by Tetrattech and exposed by whistleblowers and that the EPA had announced to the Navy in December 2017 that more than 40% of the samples were falsified (90-97%). Ms. Enamoto stressed that they needed to make sure that the entire Shipyard went through a comprehensive retesting of all parcels including those that had already been transferred to the City to make sure that residents and workers were safe in that area because no one should have to live on contaminated land.

Mr. Houston stated that his organization worked with the developer in workforce development in creating jobs for local residents. He explained that adopting these amendments would help them to continue helping people not just to create jobs but to create careers through their apprenticeship programs.

Mr. Lawrence was in support of this project, especially the new dog play and children play areas and the adult exercise areas. He stated that the increase in open space area was a necessary addition for the families in the Shipyard and they needed to move the process along. He encouraged Commissioners to support the plan amendments.

Mr. James reported that he had worked on former Mayor Alioto's Task Force for the closing of the Shipyard. He stated that for many years he was against this redevelopment project but now he was totally in support of Lennar/Five Point, because of how they had improved the BVHP community overall. Mr. James felt strongly that native residents of the area should have first priority regarding any business opportunities in that area and that they should supersede any newcomers. He reported that some people had been living in the area all their lives and had been denied work and business opportunities and this project should give them first preference for job training and business preparation. Mr. James suggested that OCII start training people from BVHP as Project Managers for BVHP and the Shipyard.

Dr. Hunnicutt reported that they had reviewed all the amendments and related materials and had been working on this project for over 20 years and very intensively on it for the past 8 months. She stated that these changes and improvements would yield great benefits for the BV community as well as the City and County of San Francisco (CCSF); most specifically, the BMR opportunities from 0% to 160% of AMI. Dr. Hunnicutt was also excited about the educational opportunities with new schools. She stressed that the CAC had approved this plan and urged OCII to approve these amendments.

Mr. Washington was in support of this project. He was not in favor of the CAC because the same people had been on the CAC for 25 years and he felt it needed new blood. Mr. Washington reminded Commissioners that they had closed the Western Addition CAC and he was not pleased about the disposition of the Fillmore.

Commissioner Singh referred to the change in agency costs in the presentation. He asked for confirmation that this meant no cost to the agency; he inquired about the parking being less than 1.1; he inquired about the 75,000 sq. ft. cold shell space for maker space; he requested an update regarding minority contracts from Mr. Bridges.

Ms. Oerth responded that agency costs were reimbursed by the master developer. The percentage of overhead costs was adjusted from 65% reimbursement and was increased to 185%. She reported that the BMR housing plan was written so that priority for inclusionary and workforce tenants or homeowners would go first in the selection of parking by order of their unit size, so larger household units would go first. Ms. Oerth reported that they were now aware that parking was a significant need of the Certificate of Preference (COP) holder population and reported that they would be moved up on the priority list for parking regardless of unit size. Each building had its own parking ratio because each unit did not have a parking spot. She added that there would also be a variety of different parking lots throughout the project. Ms. Oerth responded that maker space was a light manufacturing production and repair area that had retail related to it. The developer would set aside 75,000 sq. ft. for this purpose throughout the project. She added that cold shell referred to the raw space which the maker tenant would build out.

Mr. Bridges responded that the project Phase 1 was at 49% SBE participation with \$134 million awarded to SBEs, 20% for minorities, 2% for minority women owned businesses and 2% women owned businesses. He reported that the Shipyard Phase II Candlestick Point was at 62% SBE participation with \$153 million awarded to SBEs, 27% minority; 2% for minority women owned businesses and 2% women owned businesses.

Commissioner Rosales congratulated staff for the comprehensive presentation and thanked the public for coming to the meeting to support this plan. She stated that this kind of feedback was very important to Commissioners when making their decisions. She inquired about workforce development. Ms. Rosales reported that the construction industry was robust with lots of jobs now but they all needed to think about transitioning people who were not in construction and about transitioning those who were in construction to other jobs. She stressed that residents should be able to work within their own community and should have first preference for jobs and training. Ms. Rosales stated that development in retail and neighborhood services needed to be explored. She wanted to ensure that this neighborhood would develop in the way that it was being promised and did not want to see a repetition of what happened in the Western Addition. She wanted to see HP thrive and trusted that Five Point and Mr. Bonner would do what they promised to do. Regarding housing, Ms. Rosales was pleased with the idea of accelerating housing for seniors. She reported that in San Francisco, they had a population of historically displaced individuals, predominantly African Americans and COP holders. She wanted to make sure that they learned from the results of the survey and connect the COP holder target population with new and emerging housing opportunities. Ms. Rosales stressed that people should be able to stay in District 10 if they wanted and be able to return home if they had been displaced. Regarding the neighborhood services, she was pleased with that maker space but wanted it to be neighborhood-centric to include outsiders and that this kind of activity should be encouraged. Ms. Rosales indicated that she continued to be concerned about environmental issues and requested a statement from the Department of Public Health regarding the environmental issues at the Shipyard. She inquired about the implementation of the transportation plan, how would OCII be involved with the transportation plan and what, if any, would its obligations be.

Ms. Brownell explained that she was an environmental engineer and reported that the DPH had been reviewing the Navy's clean-up and the EPA oversight of the clean-up for almost 25 years. She reported that they had been briefed about the allegations regarding Tetrattech's falsification of documents and were very distressed that such fraudulent behavior may have occurred. However, based on statements from the Navy and the EPA, Ms. Brownell stated that the DPH had no evidence to contradict the Navy's statement that residents, tenants, workers and visitors at the Shipyard were protected and there were no health and safety issues there. The Navy had already agreed to look again at all the areas due to the falsification of statements before any land was transferred until this had been resolved. She explained that this action would cause further delays in land transfers but assured Commissioners that nothing would be transferred until all the issues were resolved.

Mr. Mitchell responded that his company worked closely with MTA, the San Francisco Planning Department and OCII to ensure that the levels of transportation implementation, including roads and sidewalks as well as connectivity to transit, corresponded to the levels of development, so that they would have a good match between services and infrastructure provided and the use that residents and users would have. He explained that Five Point had obligations to fund the construction of some of the infrastructure; however, MTA and the Department of Public Works were responsible for building and implementing the improvements and operating the transit service.

Ms. Oerth clarified that MTA was responsible for oversight of the public transit network, such as MUNI, bus lines, etc. She added that developer obligations were a part of OCII's agreement but the overall transit would be managed by MTA.

Vice-Chair Bustos thanked staff for working so hard on this project, thanked the CAC for their continuous work on it for so many years and thanked Five Point staff for their hard work. He pointed out that there were still open issues, including environmental and land, and more work needed to be done. However, he stressed that this day, they were working toward the vision and the promise they had made to the community so long ago. Mr. Bustos reminded everyone that this was not about

constructing buildings but about lifting up the community and getting them involved. He stressed that they must not forget about the community already there and the people who had been there all along. They needed to find out what the long-term residents wanted out of this project and stated that they deserved to get first dibs to make up for lost time. At the end of the day they wanted to be proud of this enormous project.

Chair Mondejar thanked the CAC and Dr. Hunnicutt for all the meetings and hard work on review of development documents because they made sure that what was needed by the community would be addressed and get done. She also thanked OCII staff in working with other City agencies on this project. Ms. Mondejar commended Five Point for listening to the community and appreciated their openness in trying to make it work for everyone as well as make it work for their own company. She thanked the public for attending the meeting and letting Commissioners know how they felt and whether they were on the right path. Ms. Mondejar indicated that she was confident that they could move forward and that many of the remaining concerns could be addressed and answered satisfactorily.

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 - yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 11-2018, ADOPTING FINDINGS, INCLUDING AMENDING ADOPTED MITIGATION MEASURES, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO APPROVAL OF THE 2018 MODIFIED PROJECT VARIANT FOR THE CANDLESTICK POINT AND PHASE 2 OF THE HUNTERS POINT SHIPYARD DEVELOPMENT PROJECT; 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 Cruz called for a voice vote on Item 5(c)

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

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 12-2018, ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING THE REPORT TO THE BOARD OF SUPERVISORS ON THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND THE REPORT TO THE BOARD OF SUPERVISORS ON THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; AND AUTHORIZING TRANSMITTAL OF THE REPORTS 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(d) and Commissioner Rosales seconded that motion.

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

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

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 13-2018, ADOPTING 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, REFERRING THE PLAN AMENDMENTS TO THE PLANNING COMMISSION 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.

Vice-Chair Bustos motioned to move Item 5(e) and Commissioner Singh 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 - yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 14-2018, ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING THE HUNTERS POINT SHIPYARD PHASE 2 DESIGN FOR DEVELOPMENT; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Vice-Chair Bustos motioned to move Item 5(f) and Commissioner Singh 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 - yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 15-2018, ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AUTHORIZING A SEVENTH AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT HUNTERS POINT SHIPYARD PHASE 1 WITH HP DEVELOPMENT CO., LP, SUBJECT TO THE APPROVAL OF THE OVERSIGHT BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO AND THE CALIFORNIA DEPARTMENT OF FINANCE; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.



Vice-Chair Bustos 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 - yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 16-2018, ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AUTHORIZING A THIRD AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT (CANDLESTICK POINT AND PHASE 2 OF THE HUNTERS POINT SHIPYARD) WITH CP DEVELOPMENT CO., LLC, SUBJECT TO THE APPROVAL OF THE OVERSIGHT BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO AND THE CALIFORNIA DEPARTMENT OF FINANCE; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

(Applause from the audience)

h) Workshop on OCII's Fiscal Year 2018-2019 Budget (Discussion)

Presenters: Nadia Sesay, Executive Director; Bree Mawhorter, Deputy Director, Finance & Administration

## **PUBLIC COMMENT**

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

Mr. James commended Ms. Mahworter for the presentation and was pleased with the plan for retirees. He referred to housing in his community and stated that he could not afford to purchase his home today. Mr. James referred to a project on Armstrong and Third for the homeless where new residents had received donations of furniture and household items and commended this kind of action. He also wanted OCII to consider housing for newly released prisoners from jail. He indicated that they had paid their dues and now needed help. He reminded Commissioners that he was on the Committee that created the COP program. Mr. James referred to the people still living in the projects at BVHP and stressed that they needed to have preference to be able to move into the new housing.

Mr. Washington announced that he may be able to offer a presentation to OCII on the Western Addition at the May 1 meeting. He noticed that there was no reference to Western Addition in the budget presentation. He suggested that Mr. James be appointed as one of the Commissioners.

Ms. Gage wanted to comment on the balance of SBE development and housing. She stated she would like to be able to establish a consent contract so she could obtain obligation to understand control and as merchants wanting license to take care of households locally. She was in support of the Shipyard project and was very pleased with what she saw in the presentation.

**Agenda Items 5(i) through 5(n) related to Community Facilities District No. 9 were presented together but acted on separately**

Public Hearings to hear all persons interested in the establishment of a Community Facilities District, Improvement Area No. 1 and a Future Annexation Area and (b) the incurrence of bonded indebtedness and other debt for the Community Facilities District and Improvement Area No. 1

- i) Forming Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (HPS2/CP Public Facilities and Services), Improvement Area No. 1 and a Future Annexation Area, and Determining Other Matters in Connection Therewith (Discussion and Action) (Resolution No. 17-2018)
- j) Determining the Necessity to Incur Bonded Indebtedness and Other Debt in an Amount Not to Exceed \$6,000,000,000 for the Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (HPS2/CP Public Facilities and Services) and Determining Other Matters in Connection Therewith (Discussion and Action) (Resolution No. 18-2018)
- k) Calling a Special Election in Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (HPS2/CP Public Facilities and Services) and Determining Other Matters in Connection Therewith (Discussion and Action) (Resolution No. 19-2018)
- l) Declaring the Results of Special Election and Directing Recording of Notice of Special Tax Lien for Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (HPS2/CP Public Facilities and Services) and Determining Other Matters in Connection Therewith (Discussion and Action) (Resolution No. 20-2018)
- m) Introducing an Ordinance Levying Special Taxes within the Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (HPS2/CP Public Facilities and Services) (Discussion and Action) (Ordinance No. 01-2018)
- n) Authorizing the Issuance and Sale of Special Tax Bonds and Other Debt for Improvement Area No. 1 of the Successor Agency to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 9 (HPS2/CP Public Facilities and Services) in an Aggregate Principal Amount Not to Exceed \$202,200,000, and Determining Other Matters in Connection Therewith (Discussion and Action) (Resolution No. 21-2018)

Presenters: Chair Mondejar; Nadia Sesay, Executive Director; Bree Mawhorter, Deputy Director, Finance & Administration

**PUBLIC COMMENT – None**

Commissioner Singh inquired about the \$6 billion and inquired about how much total indebtedness OCII had in general; inquired about how they would be spending that money.

Ms. Mawhorter responded that OCII had a total of \$1 billion in debt. She responded that they would be spending \$220 million on new affordable housing loans and development reimbursements in Mission Bay.

Chair Mondejar announced and inquired whether there were any property owners or registered voters within the CFD who wished to file written protests and if so, announced that they would need to be filed with the Commission Secretary immediately.

Hearing none, Chair Mondejar announced that public hearings were now open on 1) the formation of the CFD, improvement area No. 1 within the CFD and a future annexation area for the CFD and the levy of special taxes in the CFD and improvement area No. 1 and 2) the need to incur bonded indebtedness and any other debt for the CFD. Commissioners would receive comments and questions and hear oral protests from any interested parties.

**PUBLIC COMMENT – None**

Public hearings were closed.

Chair Mondejar called for aye, nay or abstention votes on Items i) through n).

Vice-Chair Bustos motioned to move Item 5(i) and Commissioner Singh seconded that motion.

All Commissioners were in favor, none opposed with no abstentions.

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 17-2018, FORMING SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO COMMUNITY FACILITIES DISTRICT NO. 9 (HPS2/CP PUBLIC FACILITIES AND SERVICES), IMPROVEMENT AREA NO. 1 AND A FUTURE ANNEXATION AREA, AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH, BE ADOPTED.

Vice-Chair Bustos motioned to move Item 5(j) and Commissioner Singh seconded that motion.

All Commissioners were in favor, none opposed with no abstentions.

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 18-2018, DETERMINING THE NECESSITY TO INCUR BONDED INDEBTEDNESS AND OTHER DEBT IN AN AMOUNT NOT TO EXCEED \$6,000,000,000 FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO COMMUNITY FACILITIES DISTRICT NO. 9 (HPS2/CP PUBLIC FACILITIES AND SERVICES) AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH, BE ADOPTED.

Commissioner Singh motioned to move Item 5(k) and Vice-Chair Bustos seconded that motion.

All Commissioners were in favor, none opposed with no abstentions.

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 19-2018, CALLING A SPECIAL ELECTION IN SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO COMMUNITY FACILITIES DISTRICT NO. 9 (HPS2/CP PUBLIC FACILITIES AND SERVICES) AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH, BE ADOPTED.

Chair Mondejar requested that Secretary Cruz open the ballots and announce the results of the election.

Secretary Cruz announced that there were four ballots resulting in eight votes, all in favor of the ballot measure.

Vice-Chair Bustos motioned to move Item 5(l) and Commissioner Singh seconded that motion.

All Commissioners were in favor, none opposed with no abstentions.

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 20-2018, DECLARING THE RESULTS OF SPECIAL ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN FOR SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO COMMUNITY FACILITIES DISTRICT NO. 9 (HPS2/CP PUBLIC FACILITIES AND SERVICES) AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH, BE ADOPTED.

Chair Mondejar introduced an ordinance which would be considered for adoption at the May 1, 2018 meeting.

Commissioner Singh motioned to move Item 5(m) and Vice-Chair Bustos seconded that motion.

All Commissioners were in favor, none opposed with no abstentions.

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT ORDINANCE NO. 01-2018, INTRODUCING AN ORDINANCE LEVYING SPECIAL TAXES WITHIN THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO COMMUNITY FACILITIES DISTRICT NO. 9 (HPS2/CP PUBLIC FACILITIES AND SERVICES), BE ADOPTED.

Vice-Chair Bustos motioned to move Item 5(n) and Commissioner Singh seconded that motion.

All Commissioners were in favor, none opposed with no abstentions.

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 21-2018, AUTHORIZING THE ISSUANCE AND SALE OF SPECIAL TAX BONDS AND OTHER DEBT FOR IMPROVEMENT AREA NO. 1 OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO COMMUNITY FACILITIES DISTRICT NO. 9 (HPS2/CP PUBLIC FACILITIES AND SERVICES) IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$202,200,000, AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH, BE ADOPTED.

## **6. Public Comment on Non-Agenda Items**

Speaker: William Barnickel, Commissioner of Veteran Affairs, CCSF; Oscar James, BVHP native resident

Mr. Barnickel stated that he was retired from the US Air Force and wanted to thank Commissioners and especially Commissioner Singh for their recent groundbreaking work on veterans housing. He explained that former Mayor Ed Lee had appointed him to the Commission several years ago due to his passion for veteran causes. He reported that the settlement of a lawsuit filed against a landlord for providing substandard housing for veterans had made it possible to place the vets in affordable housing. He added that they were no longer afraid that they would be kicked out of their housing.

Mr. James thanked OCII for the vet housing and also thanked Commissioners for what they did at this meeting for BVHP. He asked them to please keep up the good work and stated that they had his full support.

## **7. Report of the Chair**

Chair Mondejar had the following to report:

On March 1, at the MB Block 3 East groundbreaking, Mayor Farrell announced that the 118-unit housing for formerly homeless vets and low income families was named after the late Mayor Ed Lee.

On March 20, Executive Director Sesay was honored with other women leaders to celebrate Women's History Month in collaboration with the Commission and Status of Women.

On March 29, Commissioners attended a groundbreaking ceremony for the SOMA Mission Bay Hotel, which was the first hotel to be built in the MB area.

## **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 Vice-Chair Bustos and seconded by Commissioner Rosales.

The meeting was adjourned by at 3:50 p.m.

Respectfully submitted,



Jaimie Cruz  
Commission Secretary