

London N. Breed
MAYOR



Miguel Bustos
CHAIR

Mara Rosales
VICE-CHAIR

Nadia Sesay
EXECUTIVE DIRECTOR

Dr. Carolyn Ransom-Scott
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
7TH DAY OF MAY 2019**

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 7th day of May 2019, 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 1:00 p.m. Roll call was taken.

Commissioner Rosales - present
Commissioner Scott - present
Vice-Chair Bustos - present

All Commissioners were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, May 21, 2019 at 1:00 p.m. (City Hall, Room 416).

B. Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting

Please be advised that the ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised the Chair may order the removal from the meeting room of any person(s) responsible for the ringing of or use of a cell phone, pager, or other similar sound-producing electronic device.

C. Announcement of Time Allotment for Public Comments

3. Report on actions taken at previous Closed Session meeting – None

4. Matters of Unfinished Business - None

5. Matters of New Business:

CONSENT AGENDA

a) Approval of Minutes: Regular Meeting of April 2, 2019

PUBLIC COMMENT - None

Commissioner Scott 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 Scott - yes

Vice-Chair Bustos - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF APRIL 2, 2019, BE ADOPTED.

REGULAR AGENDA

- b) Electing the Chair and Vice Chair under Section 27 of the Successor Agency Bylaws (Discussion and Action)

Vice-Chair Bustos called for nominations for position of Chair.

Commissioner Rosales nominated Vice-Chair Bustos for position of Chair. This was seconded by Commissioner Scott.

Vice-Chair Bustos accepted the nomination.

PUBLIC COMMENT - None

Speaker: Oscar James, native resident, Bayview Hunters Point (BVHP)

Mr. James stated that this Commission had always had excellent Chairpersons and he felt that Vice-Chair Bustos would do a good job because he was concerned about what was happening in San Francisco communities.

Secretary Cruz called for a voice vote on the nomination of Vice-Chair Bustos for Chair.

Commissioner Rosales – yes

Commissioner Scott - yes

Vice-Chair Bustos - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS THAT THE NOMINATION OF VICE-CHAIR BUSTOS FOR CHAIR, BE ADOPTED.

Chair Bustos called for nominations for position of Vice-Chair.

Commissioner Scott nominated Commissioner Rosales for Vice-Chair. This was seconded by Chair Bustos.

Commissioner Rosales accepted the nomination.

PUBLIC COMMENT - None

Secretary Cruz called for a voice vote on the nomination of Commissioner Rosales for Vice-Chair.

Commissioner Rosales – yes
Commissioner Scott - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS THAT THE NOMINATION OF COMMISSIONER ROSALES FOR VICE-CHAIR, BE ADOPTED.

- c) Conditionally approving the Schematic Design of a mixed-use project at Candlestick Point North Block 11A, which consists of 422 residential units, including twenty-one (21) below-market-rate units, and approximately 14,191 square feet of neighborhood retail and services space; approving variance findings for development standards in the Candlestick Point Design for Development concerning (1) exceptions to maximum building height, (2) total blank wall limits, and (3) non-habitable projection dimensions; and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area (Discussion and Action)(Resolution No.10- 2019)

Presenters: Nadia Sesay, Executive Director; Kasheica McKinney, Assistant Project Manager, Shipyard and Candlestick Point Project Area; Steve Sutton, Design Team, Five Point; Brendan Dunnigan, Lead Architect, HKS Architects; Pamela Sims, Senior Development Specialist, Housing Division

PUBLIC COMMENT

Speakers: Oscar James, BVHP native resident; Deidre Smith, Shipyard CAC; Dr. Veronica Hunnicutt, Chair, Shipyard CAC

Mr. James stated that he was in favor of this item and supported it 100%. He recalled that his grandfather had worked in this area when it was still water and not landfilled yet. Mr. James was pleased with the marketplace that was scheduled to be put in place there, but wished it had more low-income housing. Mr. James thanked Five Point for making sure the community benefitted from this project and stated that Five Point had proved themselves to him that they were trying to do the best for the community. Many people in the community totally welcomed this project.

Ms. Smith thanked Five Point for their support for the community. She was pleased that this project would bring jobs to this community and she urged Commissioners to move this item forward to the next phase.

Dr. Hunnicutt was very pleased with the well thought out design and with the community benefits. She was pleased that 50% of the contracts would be awarded to BVHP small business enterprises and that 50% of the construction work would be awarded to qualified BVHP residents, which would get the community involved in the building of this project. Dr. Hunnicutt was also pleased that the AMI would be spread across both middle and low-income residents and 0.5% of the building sale would go to the community benefits funds, also known as the Legacy Fund, which she also chaired. Dr. Hunnicutt announced that the Legacy Fund was getting ready to put out an RFP for a scholarship administrator to be able to award \$500,000 in scholarships to community residents over a five-year period and that this meant educational opportunities for residents. She urged Commissioners to vote for this item.

Commissioner Scott thanked Five Point, the BVHP Shipyard CAC and Lennar for their hard work on this and for involving the community in this project. She inquired about, in light of the sinking of the Millennium Tower, what preventive measures they were considering to prevent this from happening with this project, which was also built on landfill; inquired about whether they had considered using a glossy paint finish rather than matte finish for the interior walls; inquired about the street naming and whether they would consider bringing history into street names.

Mr. Dunnigan responded that his structural team had been working on high-rise structures in San Francisco and worldwide for many years. He explained that the next process in the design would be to evaluate the geotechnical information coming from the geotechnical report. Then they would implement a structural foundation that took into account all the soils underneath the surface. All of this information would then be submitted to the building department for review. Mr. Dunnigan reported that there were many lessons learned from other projects in San Francisco and which helped guide the building codes that are being developed for the City. To the paint question, he that metal paneling would be used around the garage area. They would be looking at many different finishes, including one that was between glossy and matte, which is called egg-shell. He added that interior finishes would be considered later for further refinements by specifying all the finishes in the design process.

Ms. McKinney responded that the streets had already been named and that they had been using those designated names in the schematic designs. However, she would get back to OCII regarding the street names in the future.

Vice-Chair Rosales suggested Joe Montana Drive or Dwight Clark Way. She thanked everyone for the presentation. She inquired about whether granting the height variance would set a new standard for height in the City; inquired about whether this tower would stand alone; inquired about the policy objective of a blank wall and about why there would be limitations on this.

Ms. McKinney responded that the variance had been a big issue and staff had spent a great deal of time on this topic. She explained that the variance would be for an increase in the tower specifically. She reported that design staff and general counsel were looking into updating the Design for Development (D4D) so that they as they moved forward with design of the towers, they could design them the way that was necessary for mechanics and other features. She reported that this topic would be coming forward later, so that they would not have to ask for a variance for each tower in the future. Ms. McKinney responded that the tower would not stand alone but it would be the one that would be seen from all angles. To the wall question, Ms. McKinney responded that they wanted activation on the ground floor around the wall for people to be able to interact with the building. She explained that on the Ingerson side, where there was a lot of retail there would be much activation with people and pedestrians. However, on Harney there was a BRT (Bus Rapid Transit) so there would be restrictions on movement there. On another side there would be a midblock break which would be the pedestrian experience. She reported that the 20% maximum would ensure that pedestrians were interacting with the building with a pleasant experience as they walked by and not just staring at blank walls. Ms. McKinney added that space and areas for utilities were still needed and which would have to be located on one side. She reported that the design team was considering placing a mural there.

Vice-Chair Rosales suggested using art for the blank wall. Regarding BMR, Ms. Rosales expressed concern that although these units were for sale, they were experiencing a lack of success for COP holders in terms of BMR units. She inquired about how they could get candidates from the neighborhood to be able to live in these buildings.

Ms. McKinney responded that part of the conditions of approval and which the developer had agreed to and committed to was early outreach with emphasis on COP holders. She explained that the developer would work with OCII staff and submit an early outreach plan 30 days after construction began, which would leave plenty of time to get started on the housing process.

Vice-Chair Rosales stated that they should begin the outreach process earlier than 30 days after construction and the sooner, the better. She reported that applicants were challenged by the DAHLIA system to begin with, so they needed to start earlier than normal. Ms. Rosales inquired about whether a general contractor (GC) had been selected.

Mr. Sutton responded that they had not yet selected the GC for construction and would be selecting one in the future. He added that of course they would be part of the OCII policy for hiring subcontractors.

Vice-Chair Rosales reminded Mr. Sutton that they liked to encourage associations and joint ventures at the GC level.

Chair Bustos spoke about the early outreach program, especially with COP holders. He recalled that previous residents had been removed because of where they lived and the color their skin, not for their credit scores and spoke about the importance of breaking down the barriers for displaced people. Mr. Bustos agreed with Vice-Chair Rosales in that they needed to start the outreach now, so people could start improving their credit scores and start saving money. He stated that he was disappointed and we have to make sure that we are not just providing lip service to people. If we have a great building like this and, as we're getting ready to open, we're told that there weren't enough people that had applied for the units, then we have to do something radically different. Mr. Bustos expressed his appreciation with Five Point's effort with the 50%. He spoke about the wow factor and stated that this design was stunning for what he considered to be an anchor building. Mr. Bustos was pleased that this building would not only be beautiful to look at but also make a statement to the community that what OCII had been promising to the community was actually happening. He added that they wanted to fill this building with people who deserved to be there and to do that, they needed to start the outreach much earlier.

Commissioner Scott stated that she and Dr. Hunnicutt had given out cards to people in the community during one event regarding providing assistance with DAHLIA and the response had been enormous. Ms. Scott stressed that they needed people to help navigate applicants who were going through the housing process because each step became more difficult and many people just gave up. She reported that some of the questions were so difficult that applicants had to call for clarification and she reported that she had to call herself for explanation on some questions. Ms. Scott suggested they get help from religious organizations and offer an incentive to those organizations to open up and have people be available to help applicants with this process.

Ms. Sims responded that she and Maria Benjamin (Director, Home Ownership & Below Market Rate Programs, Mayor's Office of Housing and Community Development-MOHCD) were already working on this suggestion, which had been made during the last meeting. She reported that they had already started implementing the outreach. In the interim Ms. Sims mentioned there were housing counseling agencies and housing counselors trained by MOHCD not only on DAHLIA but also on updates to the inclusionary manuals, the application process, documentation needed, etc., so they had a lot of expertise in the process.

Commissioner Scott responded that they were referring applicants to the housing counselors; however, these people were so overwhelmed that they either wouldn't even answer the phone or gave applicants appointments which sometimes were set so far forward that the applicants would run out of time to meet the application deadline.

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

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

Commissioner Scott - yes
Vice-Chair Rosales – yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS THAT RESOLUTION NO. 10-2019, CONDITIONALLY APPROVING THE SCHEMATIC DESIGN OF A MIXED-USE PROJECT AT CANDLESTICK POINT NORTH BLOCK 11A, WHICH CONSISTS OF 422 RESIDENTIAL UNITS, INCLUDING TWENTY-ONE (21) BELOW- MARKET-RATE UNITS, AND APPROXIMATELY 14,191 SQUARE FEET OF NEIGHBORHOOD RETAIL AND SERVICES SPACE; APPROVING VARIANCE FINDINGS FOR DEVELOPMENT STANDARDS IN THE CANDLESTICK POINT DESIGN FOR DEVELOPMENT CONCERNING (1) EXCEPTIONS TO MAXIMUM BUILDING HEIGHT, (2) TOTAL BLANK WALL LIMITS, AND (3) NON-HABITABLE PROJECTION DIMENSIONS; AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- d) Approving a Budget for the period July 1, 2019 through June 30, 2020 and authorizing the Executive Director to submit the Budget and Interim Budget to the Mayor's Office and the Board of Supervisors (Discussion and Action) (Resolution No.11-2019)

Presenters: Nadia Sesay, Executive Director; Mina Yu, Financial Reporting & Management Analyst

PUBLIC COMMENT – None

Chair Bustos thanked staff for their hard work and for their diligence in using the public's money and resources. He added that San Francisco was the model on how things should get done correctly in the state.

Commissioner Scott motioned to move Item 5(d) and Vice-Chair Rosales seconded that motion.

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

Commissioner Scott - yes
Vice-Chair Rosales – yes
Vice-Chair Bustos - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS THAT RESOLUTION NO. 11-2019, APPROVING A BUDGET FOR THE PERIOD JULY 1, 2019 THROUGH JUNE 30, 2020 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE BUDGET AND INTERIM BUDGET TO THE MAYOR'S OFFICE AND THE BOARD OF SUPERVISORS, BE ADOPTED

6. Public Comment on Non-Agenda Items

Speaker: Oscar James, BVNP native resident

Mr. James spoke about the homeless crisis in the community and the placement of a number of tents being put up not only in San Francisco but also in Oakland and stated that this represented a growing call for housing in the Bay Area. He added that there was also a need for housing for female inmates coming out of prison who had to leave the City to find housing. Mr. James suggested using a large open space in the City of at least 20 acres for housing and campers for the homeless. He stressed that they needed to do something now to avoid a greater crisis later. Mr. James felt that all communities should have open space for the homeless and that locals should have preference for homeless housing and any open space areas should be made available to them.

7. Report of the Chair

Chair Bustos announced that he had no report.

8. Report of the Executive Director

- a) Notice of intent to issue a Request for Proposals for parks and streetscapes maintenance and property management services at Hunters Point Shipyard Phase 1; Hunters Point Shipyard Project Area (Discussion)
- b) 626 Mission Bay Boulevard North (MBS Block 6E) Marketing Outcomes Report, a 143- unit affordable multifamily rental development, including one manager's unit, Mission Bay South Redevelopment Project Area (Discussion)

Presenters: Executive Director Nadia Sesay; Pamela Sims, Senior Development Specialist, Housing Division

On the first item, Ms. Sesay announced that this was the second time they had issued an RFP and that the first time was in 2017. At that time, they had received two proposals but could not accept either one because one came late and the other was incomplete. Ms. Sesay reported that after some administrative changes, they were ready to issue the RFP for this.

Ms. Sesay deferred to Ms. Sims for information on the second item.

Ms. Sims went through the highlights of the report: there were 113 units offered through the lottery, with a total of 142 affordable units broken down as: 53 one-bedroom units, 46 two-bedroom units and 43 three-bedroom units. Lottery units were affordable to households at 50% of TCAC (Tax Credit Allocation Committee), so they had reached a higher AMI level. Ms. Sims reported that 25 COP holders had applied and 10 were successful, which was the highest COP success rate reached in a long time and they were very pleased with this result. She reported that COP holders had been very drawn to Mission Bay and she anticipated the same results from the 6West lottery. Ms. Sims added that they had 16 displaced tenant housing preference households and 87 live/work households. She explained that some of the stories were very poignant. One was a COP holder mother with MS who asked her son to move in with her as her caretaker and which had worked out well. The other was a DTHP household with a son who suffered frequent asthmatic attacks from the carpet in their unit. After three months in the new unit, the mother realized that her son had not suffered any attacks since they had moved into the new unit because there was no carpeting in the new unit.

Vice-Chair Rosales found it interesting that there was a healthy representation of Latino households and asked Ms. Sims to respond to this.

Ms. Sims responded that there was a targeted language component included with the housing counseling grants for this project in Spanish, Mandarin and Tagalog. Due to this, she added that they expected a large inclusion of Latino households in the future as well.

Vice-Chair Rosales inquired about whether they worked with MEDA (Mission Economic Development Agency) for outreach. She was pleased that with more resources, there would be more information, better access and then more diverse populations would come in.

Ms. Sims responded that OCII did not work with MEDA but the MOHCD did work with MEDA.

Commissioner Scott responded that in the coalition she worked with there was a large number of Latinos who were being included in the outreach effort as well. She added that there was also a large number of people from the Asian, Ethiopian, African American and African communities and a coalition of clergy to work together in that effort.

PUBLIC COMMENT – None

9. Commissioners' Questions and Matters - None

10. Closed Session - None

11. Adjournment

Commissioner Scott motioned to adjourn and Vice-Chair Rosales seconded that motion.

Chair Bustos adjourned the meeting at 2:27 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary