

London N. Breed
MAYOR



Miguel Bustos
CHAIR

Mara Rosales
VICE-CHAIR

Bivett Brackett
Efrem Bycer
Dr. Carolyn Ransom-Scott
COMMISSIONERS

Sally Oerth
INTERIM EXECUTIVE DIRECTOR

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
6th DAY OF APRIL 2021**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting via teleconference at 1:00 p.m. on the 6th day of April 2021. The public was invited to watch the meeting live on SFGOVTV: <https://sfgovtv.org/ccii>

PUBLIC COMMENT CALL-IN: 1-415-655-0001 ACCESS CODE: 187 349 8587

In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives were issued to slow down and reduce the spread of the COVID-19 virus. Individuals were encouraged to participate in the meetings remotely by calling in during the public comment section of the meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:00 p.m. by Chair Bustos. Roll call was taken.

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

All Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held remotely on Tuesday, April 20, 2021 at 1:00 pm.
- b) Announcement of Time Allotment for Public Comments from participants dialing in: Please be advised a member of the public has up to three minutes to make pertinent public comments on each agenda item unless the Commission adopts a shorter period on any item. Please note that during the public comment period, all dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to register any desire for public comment. Comments will be taken in the order that it was received. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

PUBLIC COMMENT CALL-IN: 1-415-655-0001 ACCESS CODE: 187 349 8587

Secretary Cruz read instructions for the public to call in.

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 meeting of March 16, 2021

PUBLIC COMMENT - None

Commissioner Scott motioned to move Item 5(a) and Commissioner Brackett seconded that motion.

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

Commissioner Brackett - yes

Commissioner Bycer - yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT APPROVAL OF MINUTES OF THE REGULAR MEETING OF MARCH 16, 2021, BE ADOPTED.

REGULAR AGENDA

b) Authorizing an Exclusive Negotiations Agreement and an Amended and Restated Predevelopment Loan Agreement with HPSY 52-54, LP, a California limited partnership, for 112 affordable family rental housing units (including one manager's unit) at Hunters Point Shipyard Phase 1 Blocks 52 & 54; and adopting environmental review findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 08-2021)

Presenters: Sally Oerth, Interim Executive Director; Elizabeth Colomello, Senior Development Specialist, Housing; Yusef Freeman, Jonathan Rose Companies

PUBLIC COMMENT

Speaker: Dr. Veronica Hunnicutt, Chair, Hunters Point Shipyard CAC

Dr. Hunnicutt stated that the CAC was in support of this project due to the fact that these were 100% affordable units which would provide critical housing opportunities in a neighborhood for families and individuals in this community. She was also in support of the team selected to develop this project. Dr. Hunnicutt urged Commissioners to vote in favor of this item.

Commissioner Bycer inquired about what caused McCormack Baron Salazar (MBS), the previous developer, to back out of this project and to what extent did that cause a delay in this project moving forward; inquired about what they could do to accelerate the timeline. Mr. Bycer noted that the loan term was for 3 years and inquired about whether this was the same or different from when MBS was going to be the developer; inquired about whether it should be considered something less since the rest of the development team was already on board.

Ms. Colomello responded that MBS left the project over concerns about delays related to additional testing of the Shipyard by the State. She explained that MBS left the project in July 2020 and it took until this time to get a new developer on board, which added several months. Ms. Colomello responded that the timeline was driven mostly by other funding sources, such as state tax credits and bond financing. She reported that they were planning on applying at the next round, which would be in September and that since the financing environment with the State was not favorable for San Francisco (SF) at this time, they might need to apply more than once. The following round would be in January or February 2022 and then another six months after that. If funded, they would be moving forward immediately. Ms. Colomello responded that it was the same loan term but the development milestones were put in to reflect what they expected to happen, so the ENA period was shortened. She explained that they expected to have to apply several times but did not expect to use up the full term and that it would convert to a permanent loan when they returned to OCII for the gap loan.

Commissioner Brackett inquired about how much of an impact the new development team would have on the schematic design of the building and unit sizes, etc.

Ms. Colomello responded that they did not expect any changes at this time because they already had an approved schematic design and site permit. She added that if they were to make any changes which would affect the schematic design, they would have to come back before the Commission for approval. Ms. Colomello reported that one of their first tasks would be to get an updated cost estimate.

Commissioner Scott thanked Ms. Colomello and staff for her presentation and thanked the Shipyard CAC members and team with their knowledge and comments. She was pleased that two childcare centers would be included in the project.

Vice-Chair Rosales inquired about why there was one five-bedroom unit and eight four-bedroom units; inquired about whether the outreach would just be a generic outreach or whether there would be a focus on large or multi-generational families.

Ms. Colomello responded that typically they did not include four- or five-bedroom units in their affordable family housing. However, these were units left over from the Alice Griffith project, where they replaced all the housing and added units and were required to replace the exact unit sizes. Ms. Colomello explained that this was not the need for the current Alice Griffith residents, so they off-sited some of the units, which were then included for this development. She added that there would be a few of these bedroom size units among the family developments in the future. Ms. Colomello responded that they would do the typical marketing and outreach that they normally would do at the appropriate time and they expected this number to be sufficient for this project.

Chair Bustos stated that he was pleased this project was moving forward and that it was a long time coming.

Commissioner Scott motioned to move Item 5(b) and Commissioner Bycer seconded that motion.

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

Commissioner Brackett - yes
Commissioner Bycer - yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION 08-2021, AUTHORIZING AN EXCLUSIVE NEGOTIATIONS AGREEMENT AND AN AMENDED AND RESTATED PREDEVELOPMENT LOAN AGREEMENT WITH HPSY 52-54, LP, A CALIFORNIA LIMITED PARTNERSHIP, FOR 112 AFFORDABLE FAMILY RENTAL HOUSING UNITS (INCLUDING ONE MANAGER'S UNIT) AT HUNTERS POINT SHIPYARD PHASE 1 BLOCKS 52 & 54; AND ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Agenda items 5(c) through 5(e) related to Transbay Blocks 2 East and 2 West were presented together but acted on separately

- c) Authorizing an Exclusive Negotiations Agreement with Transbay 2 Family, L.P., a California Limited Partnership and Transbay 2 Senior, L.P., a California Limited Partnership, for the development of approximately 254 affordable rental housing units, and approximately 11,650 square feet of commercial space, including space for a child care facility at Transbay Block 2; adopting environmental findings pursuant to the California Environmental Quality Act; providing notice that this action is within the scope of the Transbay Redevelopment Project approved under the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report ("Final EIS/EIR"), a Program EIR, and is adequately described in the Final EIS/EIR for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 09-2021)
- d) Authorizing a Predevelopment Loan Agreement in an amount not to exceed \$3,500,000, with Transbay 2 Family, L.P., a California Limited Partnership, for the development of approximately 101 affordable family rental housing units (including one manager's unit), a retail space, and a child care facility at Transbay Block 2 East, and adopting environmental findings pursuant to the California Environmental Quality Act; providing notice that this action is within the scope of the Transbay Redevelopment Project approved under the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report ("Final EIS/EIR"), a program EIR, and is adequately described in the Final EIS/EIR for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 10-2021)
- e) Authorizing a Predevelopment Loan Agreement in an amount not to exceed \$3,500,000, with Transbay 2 Senior, L.P., a California Limited Partnership, for the development of approximately 153 affordable senior rental housing units (including one manager's unit) and commercial space at Transbay Block 2 West, and adopting environmental findings pursuant to the California Environmental Quality Act; providing notice that this action is within the scope of the Transbay Redevelopment Project approved under the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report ("Final EIS/EIR"), a program EIR, and is adequately described in the Final EIS/EIR for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 11-2021)

Presenters: Sally Oerth, Interim Executive Director; Kim Obstfeld and Annie Wong, Development Specialists, Housing

PUBLIC COMMENT - None

Commissioner Bycer referred to Block 2E, where the current zoning allowed for 165' and inquired about why that was not the default number as opposed to 85'. He stated that he would push the development team to use all options possible to get as many affordable units built as possible. Mr. Bycer referred to the building amenities and services and inquired about why there was no parking included and how that compared to other affordable housing projects in the area and then inquired what residents would be expected to do with their vehicles; inquired about how much bike parking would be available per unit and about how that would be calculated. Mr. Bycer referred to shared-light bedrooms and referred to the fact that at Block 52/54 there was a fitness center and inquired what type of options would exist in this project for fitness activity.

Ms. Obstfeld responded that, as Ms. Colomello alluded to during her presentation, the base height proposal at 85' was due to the unprecedented financing environment with regulations for tax-exempt bonds not favoring large scale SF projects. She explained that when the developer came in, they believed that the 85' scenario would be the most cost-effective and competitive option and most likely to secure the tax-exempt bonds. Ms. Obstfeld responded that they had specified in the RFP for Transbay (TB) Block 2 that there would be no resident parking after results of staff studies on financial feasibility and the potential adverse impact to the ground floor program. In this project, she explained, they were including retail uses, childcare facilities and lobby uses. However, to provide parking, they would have to include a basement garage which would be prohibitively expensive. Ms. Obstfeld reported that TB Block 7 had no resident parking and they had been conducting informational sessions with residents to find out how that was working. They were looking at other programs such as supplementing transit passes for residents but added that transit was exceptional at this site, so it might work for this program. Ms. Obstfeld responded that they did not yet have a number for bike parking which would most likely be underground and that they were still trying to figure out how a bike room could accommodate strollers and cargo bikes and that they would come back later in the fall with more detail. Ms. Obstfeld explained that they were considering shared-light bedrooms for the senior project building because the shape of the building and the exterior façade made it more efficient to tuck the bedroom in and added that this was allowed under the building code. This may be an element to be included in the program.

Ms. Wong added that this had helped them achieve more variety in terms of unit type and also that this could turn a studio into a junior one-bedroom.

Commissioner Bycer was interested to see what a shared-light unit would look like; inquired about whether there was anything else they could do with this space while they were going through all the pre-development work.

Ms. Obstfeld responded that a fitness center was not envisioned in the original concept but they would look into this as fitness centers had been included in other affordable housing projects. She responded that OCII staff had issued a RFP for interim use for the entire temporary terminal site while they were in pre-development and there would be more information coming soon on this proposal.

Commissioner Scott thanked Ms. Obstfeld and Ms. Wong for their presentation and stated that Commissioner Bycer had already asked some of the questions she was going to pose. She stated that this was a critical time for all families in the City and she was very excited about the project.

Vice-Chair Rosales referred to the family units for the formerly homeless households and inquired about whether those referrals would be coming from the Department of Homelessness and Supportive Services (DHSS); inquired about what that process would be for families and requested that response in the form of a memo or follow-up. Ms. Rosales referred to page 6 of the memo where there was a reference to the marketing and retail plans which Commissioners had not received in their packets and requested a copy of the plans once this item was approved. Ms. Rosales noted that one of her favorite topics was grocery stores in TB and requested more information about the retail plans for this project. She referred to the Workforce and Contracting Action Plan on page 7 of the memo and noted that there was no service provider for the Mercy team for the WCAP consultant and inquired about whether they would hire a consultant or do this work in-house.

Ms. Obstfeld responded in the affirmative, that the referrals would come from the DHSS coordinated entry program. She responded that Mercy would be doing the WCAP work in-house by Mercy staff.

Chair Bustos stated that he walked by this project area often and he was pleased they would be including affordable housing there. He stated that it was not right that there would be no parking, especially if these units would be housing seniors and multi-generational families. Seniors may not be able to ride bikes and the exclusion of vehicles was not realistic for families, even living within the City. Mr. Bustos was pleased that they were working with two major SF organizations that were working to make this happen and that it included Certificate of Preference (COP) holders because this was a perfect opportunity to bring displaced residents back to the City.

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

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

Commissioner Brackett - abstained
Commissioner Bycer - yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSTENTION THAT RESOLUTION NO. 09-2021, AUTHORIZING AN EXCLUSIVE NEGOTIATIONS AGREEMENT WITH TRANSBAY 2 FAMILY, L.P., A CALIFORNIA LIMITED PARTNERSHIP AND TRANSBAY 2 SENIOR, L.P., A CALIFORNIA LIMITED PARTNERSHIP, FOR THE DEVELOPMENT OF APPROXIMATELY 254 AFFORDABLE RENTAL HOUSING UNITS, AND APPROXIMATELY 11,650 SQUARE FEET OF COMMERCIAL SPACE, INCLUDING SPACE FOR A CHILD CARE FACILITY AT TRANSBAY BLOCK 2; ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; PROVIDING NOTICE THAT THIS ACTION IS WITHIN THE SCOPE OF THE TRANSBAY REDEVELOPMENT PROJECT APPROVED UNDER THE TRANSBAY TERMINAL/CALTRAIN DOWNTOWN EXTENSION/REDEVELOPMENT PROJECT FINAL ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT (“FINAL EIS/EIR”), A PROGRAM EIR, AND IS ADEQUATELY DESCRIBED IN THE FINAL EIS/EIR FOR PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

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

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

Commissioner Brackett - abstained
Commissioner Bycer - yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSTENTION THAT RESOLUTION NO. 10-2021, AUTHORIZING A PREDEVELOPMENT LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED \$3,500,000, WITH TRANSBAY 2 FAMILY, L.P., A CALIFORNIA LIMITED PARTNERSHIP, FOR THE DEVELOPMENT OF APPROXIMATELY 101 AFFORDABLE FAMILY RENTAL HOUSING UNITS (INCLUDING ONE MANAGER'S UNIT), A RETAIL SPACE, AND A CHILD CARE FACILITY AT TRANSBAY BLOCK 2 EAST, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; PROVIDING NOTICE THAT THIS ACTION IS WITHIN THE SCOPE OF THE TRANSBAY REDEVELOPMENT PROJECT APPROVED UNDER THE TRANSBAY TERMINAL/CALTRAIN DOWNTOWN EXTENSION/REDEVELOPMENT PROJECT FINAL ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT ("FINAL EIS/EIR"), A PROGRAM EIR, AND IS ADEQUATELY DESCRIBED IN THE FINAL EIS/EIR FOR PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

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

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

Commissioner Brackett - abstained
Commissioner Bycer - yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSTENTION THAT RESOLUTION NO. 11-2021, AUTHORIZING A PREDEVELOPMENT LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED \$3,500,000, WITH TRANSBAY 2 SENIOR, L.P., A CALIFORNIA LIMITED PARTNERSHIP, FOR THE DEVELOPMENT OF APPROXIMATELY 153 AFFORDABLE SENIOR RENTAL HOUSING UNITS (INCLUDING ONE MANAGER'S UNIT) AND COMMERCIAL SPACE AT TRANSBAY BLOCK 2 WEST, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; PROVIDING NOTICE THAT THIS ACTION IS WITHIN THE SCOPE OF THE TRANSBAY REDEVELOPMENT PROJECT APPROVED UNDER THE TRANSBAY TERMINAL/CALTRAIN DOWNTOWN EXTENSION/REDEVELOPMENT PROJECT FINAL ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT ("FINAL EIS/EIR"), A PROGRAM EIR, AND IS ADEQUATELY DESCRIBED IN THE FINAL EIS/EIR FOR PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Chair Bustos thanked everyone for their support and participation in this project.

f) Workshop on OCII's Fiscal Year 2021-22 Budget (Discussion)

Presenters: Sally Oerth, Interim Executive Director; Mina Yu, Financial Reporting & Management Analyst; Marc Slutzkin, Project Manager, Mission Bay; Benjamin Brandin, Acting Project Manager, Transbay; Lila Hussain, Senior Project Manager, Hunters Point Shipyard/Candlestick Point; Jeff White, Housing Program Manager; Aaron Foxworthy, Deputy General Counsel/Acting Real Estate Development Services Manager; Raymond Lee, Contract Compliance Supervisor; Monica Davis Stean, HR Administrative Services Manager; Mina Yu, Financial Reporting & Management Analyst

PUBLIC COMMENT – None

Commissioner Scott thanked staff for this comprehensive presentation. She referred to the infrastructure work being done on the streets in Mission Bay (MB) and then compared that to the work being done in District 10/Bayview and inquired about whether there was a plan to fix the potholes in the streets of D10. She noted that the streets in the Bayview needed lots of work and it seemed when work was done on the streets, it was more of a temporary band aid. Regarding the Bayview community, Ms. Scott inquired about whether they were looking at any outreach to small businesses with a way to provide their information to him.

Interim Executive Director Oerth responded that the area Commissioner Scott was referring to was not under OCII's purview. She explained that the MB infrastructure was completed by the master developer with private funds which then were reimbursed with public funds through OCII after completion. She added that there also was an ongoing process that Ms. Hussain had referenced about turning Shipyard hilltop streets into public streets. Ms. Oerth reported that there were plans to make infrastructure improvements within OCII's project areas but that they had no role in those other areas.

Mr. Lee responded that the CAP office under contract with Lennar had an office in the Bayview on that site and that they worked closely with the community and contractors. Mr. Lee added that OCII offices were always open for questions and marketing material and that their website had information about their programs as well.

Commissioner Bycer stated that budgets were the best indication of an organization's values which came through with this document, especially with the racial equity planning being a top priority for staff. He noted that this budget had a \$36.8 million increase from last year's budget and inquired about what the reason was for the annual increase.

Ms. Yu responded that the increase was due to increases in new affordable housing projects, which they planned to fund with a new bond which they were issuing. She explained that the increase was offset somewhat by a decrease in their existing construction projects. However, because they did plan to initiate the new projects brought before Commissioners at this meeting, they were anticipating an increase in affordable housing funding.

Vice-Chair Rosales inquired about whether the MOU budget was the only budget that OCII had directly through their developers with OEWD; inquired about whether that budget was only for compliance or also for assisting and developing the pipeline of workers who were ready but were not sure how to connect with OCII programs. Ms. Rosales explained that she wanted to make sure they had enough budget money to be able to do everything they had planned.

Mr. Lee responded in the affirmative, that officially the budget was only for compliance purposes but added that there were also First Source funds for MB OPA, which required the master developer to contribute funds to OEWD for purposes other than compliance including worker training. Mr. Lee explained that over the span of the decade there was \$500,000 outstanding to be paid to OEWD for First Source for whatever purposes they saw fit for worker training, referrals, etc. Mr. Lee reported that for the TB project, they had written into the OPA that the services that OEWD provided for referral or training, not related to an enforceable obligation, would be reimbursed directly by the developer to OEWD.

Chair Bustos echoed Commissioner Bycer's statement about an organization's budget reflecting their values and stated that he was pleased with this presentation because it showed the breadth of work being done by OCII. He thanked staff for all their hard work and thanked Commissioners for asking all the right questions and directing staff to do the right things. He remarked that this item would come back later in the month for approval.

6. Public Comment on Non-Agenda Items - None

7. Report of the Chair

Chair Bustos stated that he had no report.

8. Report of the Executive Director

- a) Info Memo on Release of Request for Proposals to select a firm to provide scholarship application and management services for the Bayview Hunters Point Legacy Foundation; Hunters Point Shipyard Redevelopment Project Area (Discussion)

Presenters: Kasheica McKinney, Assistant Project Manager, Hunters Point Shipyard/Candlestick Point Project Area; Dr. Veronica Hunnicutt, Chair of the Legacy Foundation, Chair of HPS CAC

Interim Executive Director Oerth announced that there was an informational memo in Commissioners' packets for an RFP for issuing scholarships through the Legacy Foundation for Bayview Hunters Point. She reviewed the history of the Legacy Foundation. The Foundation was created by the Hunters Point Shipyard Phase I DDA to represent the interest of BVHP to advise OCII on programming of community facilities parcels and also of the Community Benefits Fund. She explained that the Legacy Foundation's role carried over into the Phase II project as well. In 2017 OCII approved the Legacy Foundation's five-year strategic plan and to date \$180,000 had been awarded for home ownership grants to HP residents, \$25,000 had been awarded for a computer and technology center and added that this scholarship program was the next phase of their strategic plan. Ms. Oerth deferred to Ms. McKinney for a summary of the program. She acknowledged Dr. Veronica Hunnicutt for her support and participation in this program.

Interim Executive Director Oerth announced that the life safety, accessibility and economic improvements had begun on the artist building #101 on March 22. She explained that these improvements would result in a new gallery space utilizing an auditorium for display and sale of their artwork. This was funded through a federal economic development agency grant with a match from OCII and the Department of Public Works would manage and implement that construction project.

Interim Executive Director Oerth also announced that the MB 6W project at 691 China Basin Street, a Mercy Housing family rental affordable housing project, which would also have units set aside for families relocating from the Sunnydale site, was completed. She reported that they had received the Temporary Certificate of Occupancy that day for the units issued through a lottery, and that the property management staff had moved in. Ms. Oerth reported that there were over 7,000 applicants for 100 units, including 20 COP applicants. She believed that 7 would complete the leasing process. Ms. Oerth reported that three were over-income and several had decided not to proceed with the process for a variety of reasons. She added that they would have more detail when they came back with the marketing report.

Regarding their racial equity work, Interim Executive Director Oerth announced that one of the elements of their plan was time for staff to come together as citizens and humans in this very challenging world. As a result, in March they conducted a forum about anti-Asian harassment and violence and she thanked staff for listening and sharing their feelings and thoughts.

Chair Bustos thanked Interim Executive Director Oerth for her presentation.

PUBLIC COMMENT – None

9. Commissioners' Questions and Matters

Commissioner Scott thanked Interim Executive Director Oerth for bringing up the issues regarding the AAPI community. She stated that she had been discussing this problem with the young men in the Bayview and they responded that they had been trying to prevent this violence and trying to help build up the community.

Chair Bustos announced that he had received a notice from the Mayor's Office that currently 50% of San Franciscans over the age of 16 had received at least one vaccination shot. He was pleased to announce that San Francisco was leading the way and he encouraged everyone to get their vaccinations to help protect each other.

10. Closed Session

11. Adjournment

Commissioner Scott motioned to adjourn this meeting and Commissioner Brackett seconded that motion.

Chair Bustos adjourned the meeting at 3:15 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary