

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
16TH DAY OF NOVEMBER 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 16th day of November 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: 2486 866 6121

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

Commissioner Brackett was absent; all other Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held remotely on Tuesday, December 7, 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.

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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: Regular Meetings of October 19 and November 2, 2021

PUBLIC COMMENT - None

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

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

Commissioner Brackett - absent

Commissioner Bycer - yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF MINUTES FOR THE REGULAR MEETINGS OF OCTOBER 19 AND NOVEMBER 2, 2021, BE ADOPTED.

REGULAR AGENDA

b) Approving a Budget and Levy of Special Taxes for Community Facility Districts administered by the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (Discussion and Action) (Resolution No. 40-2021)

Presenters: Sally Oerth, Interim Executive Director; Melissa Whitehouse, CFD Project Manager

PUBLIC COMMENT – None

Commissioner Bycer stated that he had missed the previous meeting regarding this item but had reviewed the materials and the information was very comprehensive.

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

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

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

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 40-2021, APPROVING A BUDGET AND LEVY OF SPECIAL TAXES FOR COMMUNITY FACILITY DISTRICTS ADMINISTERED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, BE ADOPTED.

c) Workshop on Annual Housing Production Report Fiscal Year 2020-21 (Discussion)

Presenters: Sally Oerth, Interim Executive Director; Jeffrey White, Housing Program Manager

PUBLIC COMMENT

Speaker: Peter Cohen, Council of Community Housing Organization

Mr. Cohen stated that their coalition comprised most of the affordable housing sector in San Francisco and was pleased to continue his organization's good working relationship with OCII. He reported that Mr. White, Interim Executive Director Oerth and other staff members had been attending the Council's monthly meetings to share updates and their collective interest in and commitment to affordable housing in the City. Mr. Cohen stated how fortunate San Francisco was to have such a robust leadership in this area, which was not present so much in other areas of the state or country. He commended staff on the annual report, which was very informative and was a snapshot of not only how the agency was doing its work but most importantly how it was doing its work according to the vision that was created many years ago. Mr. Cohen stated that he hoped other City agencies were looking at these results and adopting these tools and approaches to use in other areas of the City's efforts. Mr. Cohen had one suggestion and that was to make very clear how the percent affordable in these project areas was meeting up with the goal set up at the front end. He indicated that the basic theory was that San Francisco was under the pressure cooker of gentrification replacement by incentivizing market and affordable rate in balance. Goals relative to performance would be a great benchmark to how the housing efforts were going and he stated that this looked good.

Commissioner Bycer stated that he woke up every morning to the wonderful sound of construction music on Block 9 and reported that they had just recently installed the last modular units. Mr. Bycer was very pleased to see this finished while at the same time realizing that these would be homes for people who needed them.

Commissioner Scott thanked Mr. White and his team for all their hard work in this effort. She inquired about whether there was a breakdown to find out who was benefiting from this housing, especially regarding the 108 affordable rental units in question.

Mr. White responded that the Marketing Outcomes Report presented in March 2021 has good data showing the breakdown by racial groups of people who were successfully housed. He reported that out of the 108 units, eight households had the Displaced Tenant Housing Preference (DTHP) and another 43 were low-income households from the neighborhood with the Neighborhood Resident Housing Preference (NRHP).

Vice-Chair Rosales agreed with Mr. Cohen's comments and was very pleased with the report. She commended the staff and team for these accomplishments. She referred to the note on page 3 regarding the fact that the 468 affordable units provided housing for 1,150 San Franciscans and stated that this kind of information needed to be highlighted. Ms. Rosales inquired about whether this report would go to the Mayor, the Planning Department and other City agencies for them to see OCII's accomplishments. She stated that she has found herself constantly educating City residents about what they were doing at OCII regarding the efforts to help the homeless and inquired about what else they could do to better disseminate this information.

Mr. White responded that the Mayor's Office, the Mayor's Office of Housing and Community Development (MOHCD), the Planning Department and the Board of Supervisors all will receive this report. He responded that they would look into getting this information out to a more robust list of community organizations and others in the City.

Chair Bustos agreed with Vice-Chair Rosales that they should try harder to get this information out into the City. He reported that he frequently went to City events where other City agencies were acknowledged while ignoring OCII. He reminded Commissioners that the Neighborhood Preference program was his idea and came from OCII, which was created much like the Certificate of Preference (COP) program. Mr. Bustos indicated that he was disappointed with the COP program results and was looking forward to hearing from the MOHCD regarding this outcome in December.

Commissioner Scott was happy to hear that the neighborhood preference was working and inquired about the rate that gentrification was affecting the black community more than any other ethnic group. She requested a breakdown for African Americans specifically as far as preferences for housing.

Mr. White thanked Commissioner Scott for this suggestion and stated that OCII will request from MOHCD to also include a racial breakdown of those housed by preference: COP, DTHP, NRHP, and live or work in San Francisco.

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

Interim Executive Director Oerth stated that she had no report.

9. Commissioners' Questions and Matters

Commissioner Scott stated that she had attended an event at the Fillmore Heritage Community Center and inquired about whether there was any information as far as the status on that area.

Interim Executive Director Oerth responded that they were aware of the meeting the previous day and clarified that OCII still owned the property and was holding it in trust for the City. She explained that the long-range property management plan required that the property, both the parking garage and the commercial space, be transferred to the City for redevelopment purposes and revitalization of the neighborhood. However, she explained, OCII did not manage the properties and was not responsible for the cost, but rather that the City was responsible for this. She reported that at this time the City had no pending sale and was currently responsible for all the potential outcomes of these properties.

10. Closed Session - None

11. Adjournment

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

Chair Bustos adjourned the meeting at 1:48 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary