

Mission Bay CAC Meeting Minutes

Meeting date: October 12, 2023

1. Attendance:

Present: Sarah Davis, Peggy Wang for Donna Dell’Era, Alfonso Felder, Michael D. Freeman, Yoyo Murphy, Terezia Nemeth, Catherine Sharpe

Excused Absence:

Absent:

2. Discussion/Action Item: Mission Bay Project Area Information Sheet

Description of Item: A Project Area Information sheet will be presented.

Copy of Presentation: [Mission Bay Information Sheet](#)

https://sfocii.org/sites/default/files/inline-files/Item%201_%20Mission%20Bay%20Information%20Sheet.pdf

Presenter: Gretchen Heckman (OCII)

Discussion highlights

- The project area information sheet was presented which is available at the link above.
- The Mission Bay Redevelopment Project Area began in 1998 and is governed by the Redevelopment Plans and Designs for Development, and Owner Participation Agreements.
- Infrastructure is constructed by the Master Developer and accepted through a legislative process by the Board of Supervisors.
- Mission Bay property owners are subject to Community Facilities Districts (CFD) No. 5 & 6 and are assessed on their biannual property tax bills.
- CFD No. 6 funds go towards the construction of infrastructure, including new Open Space, in Mission Bay South and CFD No. 5 funds go towards the maintenance and operation of Open Space in Mission Bay North and South.
- Commercial and residential property owners pay either a monthly fee (residential) or annual fee (commercial) that supports the operation and maintenance of the shuttle system operated by the Mission Bay Transportation Management Association.
- Mission Bay Maintenance Corporation and Mission Bay Commercial Maintenance Corporation are the master homeowner’s associations for Mission Bay. Fees assessed fund weekly power washing of sidewalks; litter removal; ongoing maintenance of streetscape furnishings (benches, bike racks, etc.) and plantings; street tree paver repairs; street tree irrigation and repairs; and public garbage bin maintenance and waste removal service.

Q&A Highlights

- Sidewalk repairs are the responsibility of the adjacent property owner.

Discussion item - no action taken.

3. Discussion/Action Item: Informational Update on Senate Bill 593 (Wiener) – OCII's Replacement Housing Priorities

Description of Item: OCII staff will present Senate Bill 593, which authorizes OCII to finance the construction of replacement affordable housing units. OCII seeks community feedback on funding priorities for Replacement Housing.

Copy of Presentation: [Informational Update on Senate Bill 593](https://sfocii.org/sites/default/files/inline-files/Item%203%20-%20Informational%20Update%20on%20Senate%20Bill%20593.pdf)

<https://sfocii.org/sites/default/files/inline-files/Item%203%20-%20Informational%20Update%20on%20Senate%20Bill%20593.pdf>

Presenter: Marc Slutzkin (OCII)

Discussion highlights

- Prior to 1976 the former Redevelopment Agency destroyed 14,207 affordable units but only produced 7,498 with the majority of them located in the Western Addition, Yerba Buena Center, and Embarcadero-Lower Market. 847 units were funded through SB 2113, leaving 5,842 units left to replace.
- Senate Bill 593 proposed by State Senator Wiener and signed into law by Governor Newsom authorizes OCII to fund and develop up to 5,842 units destroyed by the former redevelopment Agency.
- The units may be built anywhere in San Francisco and must remain affordable subject to affordability restrictions.
- The units are additive to OCII's current housing obligations.
- Household members and descendants displaced by Redevelopment activities who have or are eligible for a Certificate of Preference receive first preference in all OCII-sponsored affordable housing projects.

Q&A Highlights

- These units are additive to OCII's affordable housing obligation and Citywide affordable housing units planned.
- These units could be built on the remaining two affordable housing sites in Mission Bay and are additive to the remaining 165 units (the number of units to be built on the remaining two sites is dependent on further analysis including California Environmental Quality Act review).
- The affordability of the units must be in the same or a lower income category as the persons displaced (very low, low, or moderate).
- The timeline is dependent on bonding and funding, it's anticipated 300 to 500 units would be built every few years.
- Some community members expressed Mission Bay has done its fair share and others expressed support for additional housing on the remaining two affordable housing sites.
- The funds can be used for rehabilitating existing buildings and units. It can also be used to acquire existing units.

Discussion item - no action taken.

4. Announcements and Updates – 10 minutes

- **OCII** – Update provided by OCII staff Marc Slutzkin. The termination of the Agency Ground Lease and transfer of the parks to RPD and Port will go to commission on November 7th. The 4 East Request for Qualifications is being discussed at the November 7th Commission hearing and will be due in January.

- **Mission Bay Development Group** Luke Stewart of MBDG provided an update.
 - Bayfront Park update – Work continues, and grass will be installed in the coming weeks along with more trees.

- **San Francisco Recreation and Parks Department** Brandon Young provided an update.
 - RPD staff are on site seven days a week.
 - RPD is hosting an apprentice for the next year and a half.
 - A new custodian will be coming on in the next quarter for a total of four.
 - Volunteer groups are coming to help in the parks for a total of eleven groups by the end of the year.
 - Urban forestry is assessing trees and creating a plan for maintenance.
 - A community member described e-bikes as a concern on the esplanade and should be a future agenda item.
 - It was suggested RPD coordinate with the Mission Bay Transportation Improvement Fund.

- **San Francisco Port** Tim Felton provided an update.
 - Port staff are learning the parks.
 - Irrigation work is being completed and the tree wells at p21 are being weeded.
 - Cathy Hickey has been hired by the Port as Parks Manager.
 - Aqua Vista Park will be upgraded after P22 is completed.

- **Chase Center Update.** Representative from the Golden State Warriors
 - Opening night is October 24th.
 - The WMBA will start in 2025, practice will be held in Oakland with games at the Chase Center
 - Thrilloween event will take place on October 28th.

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5. Chair Update – Mission Creek Harbor Association Trick or Treat Event by boat will take place on October 28th.

6. Public Comment (Persons wishing to address the members on non-agenda, but CAC related matters) – 5 minutes

An update on the Mission Bay Neighborhood Association was provided - the group is working on bylaws and a weekly newsletter.

San Francisco County Transportation Authority is working on an access plan for the Mission Bay School and will begin public outreach following November 29th.

7. Meeting Closure – 6:12 PM