

London N. Breed  
MAYOR



Miguel Bustos  
CHAIR

Mara Rosales  
VICE-CHAIR

Bivett Brackett  
Alex Ludlum  
Dr. Carolyn Ransom-Scott  
COMMISSIONERS

Thor Kaslofsky  
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  
21st DAY OF JUNE 2022**

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 21st day of April June 2022. 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:** 2480 225 4262

In accordance with 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 1:01 p.m. by Vice-Chair Rosales. Roll call was taken. Vice-Chair Rosales welcomed Thor Kaslofsky to the Commission as the new Executive Director.

Commissioner Brackett – absent  
Commissioner Ludlum - present  
Commissioner Scott - present  
Vice-Chair Rosales - present  
Chair Bustos - absent

Commissioner Brackett arrived late and Chair Bustos was absent; all other Commissioners were present.

**2. Announcements**

- a) The next regularly scheduled Commission meeting will be held remotely on Tuesday, July 5, 2022 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 to provide 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:**

**Vice-Chair Rosales requested that Item 5c of the Regular Agenda be taken out of order and dealt with first.**

## **REGULAR AGENDA**

c) Authorizing the continuation of teleconferenced meetings and making findings in support thereof under California Government Code Section 54953(e) (Discussion and Action) (Resolution No. 16-2022)

Presenter: Thor Kaslofsky, Executive Director

## **PUBLIC COMMENT**

Speaker: Sheryl Thornton, District 10 resident

Ms. Thornton expressed concern that since the meetings were being held remotely that there was still a way to advertise the meetings in the libraries and throughout the communities, so people knew about OCII meetings.

Commissioner Scott motioned to move Item 5(c) and Commissioner Ludlum seconded that motion.

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

Commissioner Brackett – yes

Commissioner Ludlum - yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos - absent

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 16-2022, AUTHORIZING THE CONTINUATION OF TELECONFERENCED MEETINGS AND MAKING FINDINGS IN SUPPORT THEREOF UNDER CALIFORNIA GOVERNMENT CODE SECTION 54953(E), BE ADOPTED.

## **CONSENT AGENDA**

- a) Approval of Minutes: Special Meeting of April 12, 2022, and Regular Meeting of April 19, 2022
- b) Authorizing a Personal Services Contract with MJF & Associates Consulting, a sole proprietorship, to provide outreach and administrative support services, including to the Mayor's Hunters Point Shipyard Citizen's Advisory Committee ("CAC"), the Legacy Foundation for Bayview Hunters Point, for a contract term of July 1, 2022 to June 30, 2025, and a total contract amount not to exceed \$957,100; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas (Action) (Resolution No. 15-2022)

Presenter: Thor Kaslofsky, Executive Director

## **PUBLIC COMMENT**

Speaker: Sheryl Thornton, District 10 resident

Ms. Thornton stressed that there needed to be some outreach to the community before this item was voted on because it impacted community residents and they needed to be aware of the issues involved. She requested that they postpone Item b) until more residents could hear about it.

Because someone from the public had commented on Consent Agenda Item 5b), Jim Morales, General Counsel and Deputy Director, stated that it must be removed from the Consent Agenda and added to the Regular Agenda.

Vice-Chair Rosales requested that Item 5b be removed from the Consent Agenda and added to the Regular Agenda.

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

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

Commissioner Brackett – yes

Commissioner Ludlum - yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos - absent

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT THE MINUTES OF SPECIAL MEETING OF APRIL 12, 2022 AND REGULAR MEETING OF APRIL 19, 2022, BE ADOPTED.

## **REGULAR AGENDA**

- b) Authorizing a Personal Services Contract with MJF & Associates Consulting, a sole proprietorship, to provide outreach and administrative support services, including to the Mayor's Hunters Point Shipyard Citizen's Advisory Committee ("CAC"), the Legacy Foundation for Bayview Hunters Point, for a contract term of July 1, 2022 to June 30, 2025, and a total contract amount not to exceed \$957,100; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas (Action) (Resolution No. 15-2022)

Presenters: Thor Kaslofsky, Executive Director; Lila Hussain, Senior Project Manager, Hunters Point Shipyard/Candlestick Point; Micah Fobbs, CEO, Micah J. Fobbs (MJF) & Associates.

## **PUBLIC COMMENT**

Speaker: Sheryl Thornton, District 10 resident

Ms. Thornton asked about how extensive the outreach conducted in Hunters Point Shipyard (HPS) and Bayview Hunters Point was, because many residents did not know anything about this meeting, which was critical to the residents there.

Commissioner Scott felt that during the past years MJF & Associates and the Legacy Foundation had done a very good job and represented the community as well as their business in a very professional way. She suggested they get more information out about MJF so that the community knew more about them and about the services they provided so everyone felt appropriately informed.

Commissioner Brackett asked Ms. Hussain to report about how the public was receiving this information as well as how they might make requests to hold community meetings to educate the community about actions being taken by the CAC. She stated that there were various social media accounts that the public could follow to remain updated.

Ms. Hussain responded that there was an HPS/CAC website and that there was also a Facebook account which were their main outreach avenues. She stated that they could add Next Door as well.

Mr. Fobbs responded that their main form of contact was their email, which was [info@hpscac.com](mailto:info@hpscac.com). He explained that they did not currently have a Twitter account but planned on extending their social outreach much further in the future. Mr. Fobbs reported that their website was [www.hpscac.net](http://www.hpscac.net) and that they were also on Facebook.

Commissioner Brackett inquired about a timeline and about when they would be offering additional services on social media like Instagram or Twitter. She inquired about whether the public could visit their office at 451 Galvez Street in San Francisco and what their hours of business were.

Ms. Hussain responded that they were working on providing more services this month. She reported that there was someone in the office Monday-Friday 8am-5pm, that fact sheets were available as well as other information there and that the public was always welcome.

Mr. Fobbs added that they had many visitors at the site every day and stated that they had had over 2,000 base access passes from the year 2000 to now.

Ms. Brackett thanked them for their support of the Legacy Foundation during the pandemic and thanked staff for their work on this project.

Vice-Chair Rosales thanked staff and MJF for their services over the years.

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

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

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

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 15-2022, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH MJF & ASSOCIATES CONSULTING, A SOLE PROPRIETORSHIP, TO PROVIDE OUTREACH AND ADMINISTRATIVE SUPPORT SERVICES, INCLUDING TO THE MAYOR'S HUNTERS POINT SHIPYARD CITIZEN'S ADVISORY COMMITTEE ("CAC"), THE LEGACY FOUNDATION FOR BAYVIEW HUNTERS POINT, FOR A CONTRACT TERM OF JULY 1, 2022 TO JUNE 30, 2025, AND A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$957,100; HUNTERS POINT SHIPYARD AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

d) Authorizing a Personal Services Contract with Parklab Open Space Management, a California Limited Liability Company, for the property management and maintenance of the Mission Bay Open Space system for a term of one year, from July 1, 2022 to June 30, 2023; authorizing a maximum contract amount not to exceed \$2,386,281 including a maximum contractor compensation amount not to exceed \$223,580; Mission Bay North and South Redevelopment Project Areas (Discussion and Action) (Resolution No. 17- 2022)

Presenters: Thor Kaslofsky, Executive Director; Marc Slutzkin, Project Manager, Mission Bay; Cathy Hickey, Principal, Parklab Open Space Management (POSM)

**PUBLIC COMMENT – None**

Commissioner Scott inquired about how they would go about sanitizing all the items that children might be touching and using.

Mr. Slutzkin responded that they would be cleaning everything but not necessarily disinfecting.

Ms. Hickey responded that they did detailed cleaning once a month with pressure washers and also spot-cleaned the children's park every day, especially right before the weekends and when they expected birthday parties and picnics. She assured OCII that they tried to make sure that all the parks were clean and safe in Mission Bay (MB).

Commissioner Brackett referred to the budget line item regarding special events. She requested more clarity about the statement that there would be less large public events and wanted to know if this was still true in light of the fact that many of the pandemic restrictions had been loosened. Ms. Brackett also inquired about the fee schedule for private event programming for locals who wanted to rent space in that area.

Mr. Slutzkin responded that they tried to keep the fee schedule similar to that of Rec & Park (San Francisco Recreation & Park Department). He explained that as the budget got tighter, they were trying to avoid larger free events and that they would only be holding events for Halloween and Easter egg hunt for the kids. Mr. Slutzkin responded that corporate events, especially outdoor events, were still available and people would still be able to rent a park for special events.

Commissioner Brackett inquired about whether those rentals went through Rec & Park.

Mr. Slutzkin responded that those rentals went through MB Parks, which had its own website and its own special event staff that ran the program. He explained that the fee structure copied that of Rec & Park, which was now in transition. Mr. Slutzkin added that within a year everything would be operating through Rec & Park.

Mr. Ludlum stated that he thought this was a good solution for this interim year.

Commissioner Brackett motioned to move Item 5(d) and Commissioner Ludlum seconded that motion.

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

Commissioner Brackett – yes

Commissioner Ludlum - yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos - absent

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 17-2022, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH PARKLAB OPEN SPACE MANAGEMENT, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR THE PROPERTY MANAGEMENT AND MAINTENANCE OF THE MISSION BAY OPEN SPACE SYSTEM FOR A TERM OF ONE YEAR, FROM JULY 1, 2022 TO JUNE 30, 2023; AUTHORIZING A MAXIMUM CONTRACT AMOUNT NOT TO EXCEED \$2,386,281 INCLUDING A MAXIMUM CONTRACTOR COMPENSATION AMOUNT NOT TO EXCEED \$223,580; MISSION BAY NORTH AND SOUTH REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

**Agenda Item Nos. 5(e) through 5(j) related to Transbay Block 4 were presented together but acted on separately**

- e) Adopting environmental review findings pursuant to the California Environmental Quality Act related to the approval of amendments to the Redevelopment Plan for the Transbay Redevelopment Project Area and Development Controls and Design Guidelines for the Transbay Redevelopment Project, a Disposition and Development Agreement for Block 4 and adjacent Tehama Street right of way within Zone One of the Transbay Redevelopment Project Area, the Schematic Design for the development of block 4, and related actions, such activities being within the scope of, and adequately described within, the previously approved Transbay Terminal/Caltrain Downtown Extension/ Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report a program environmental impact report; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 18-2022)
- f) Approving the Report to the Board of Supervisors on the Amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area in connection with the development of a mixed-use residential project on Block 4 of Zone One of the Transbay Redevelopment Project Area, and authorizing transmittal of the Report to the Board of Supervisors (Discussion and Action) (Resolution No. 19-2022)

- g) Approving an amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area in connection with the development of a mixed-use residential project on Block 4 of Zone One of the Transbay Redevelopment Project Area; referring the Plan Amendment to the Planning Commission for its report and recommendation to the Board of Supervisors; recommending the Plan Amendment to the Board of Supervisors for adoption (Discussion and Action) (Resolution No. 20-2022)
- h) Approving an amendment to the Development Controls and Design Guidelines for the Transbay Redevelopment Project in conjunction with the approval of a mixed-use residential project at Transbay Block 4(Discussion and Action) (Resolution No. 21-2022)
- i) Authorizing, at a Public Hearing Under Section 33431 of the Health and Safety Code, a Disposition and Development Agreement with F4 Transbay Partners LLC, a Delaware Limited Liability Company, and Transbay Block 4 Housing Partnership, L.P., A California Limited Partnership, for the Purchase of Block 4 of Zone One of the Transbay Redevelopment Project Area (Block 4) and adjacent future Tehama Street Right of Way and development of approximately 681 residential units including 306 units affordable to low- or moderate-income households, ground floor retail, open space, streetscape improvements and underground parking; and adopting environmental review findings pursuant to the California Environmental Quality Act (Discussion and Action) (Resolution No. 22-2022)
- j) Conditionally approving the Schematic Design of a mixed-use residential project at Block 4 of Zone One of the Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 23-2022)

Presenters: Thor Kaslofsky, Executive Director; Kim Obstfeld, Development Specialist; Jeremy Bamberger, Architect, Solomon Cordwell Buenz; Owen Kennerly, Architect, Kennerly Architecture; Dan Esdorn, Hines, San Francisco; Jim Morales, General Counsel and Deputy Director; Allie Stein, Hines; William Ho, Mercy Housing

## **PUBLIC COMMENT**

Speakers: Ashley Ban, Below Market Rate (BMR) owner close to Block 4 development; Mike Rieger, Deputy Director, East Cut Community Benefit District (CBD); Cheryl Thornton, District 10 resident; Witt Chang, Housing Action Coalition

Ms. Ban stated that she was an architect and urban designer working in the Bay Area and was in support of this project. She appreciated that this project would offer a mixed variety of retail sizes which the community needed and for providing multiple types of activities for the community. Ms. Ban was pleased with the design for the streetscape and the office space on the second floor. She thanked everyone working on the project for taking this into consideration.

Mr. Rieger stated that he was commenting on behalf of the CBD as well as in his capacity as a member of the Transbay (TB) Citizen Advisory Committee (CAC). He stated that the housing being provided by this project was critically needed for the East Cut community, the City and the Bay Area. In addition to the housing units, Mr. Rieger explained that streetscape improvements and open spaces proposed as part of the project would provide valuable amenities that would be available to residents and to the general public. He reported that the East Cut CBD wholly supported this project

and its amendments, and they looked forward to working with the development team to build a safe, walkable and vibrant neighborhood. He thanked OCII for their support of this project.

Ms. Thornton was very pleased with the project. However, she requested that when building affordable housing units, that they make the units affordable to lower income people who make under \$100,000/year. She stressed that many people were currently trying to get into housing or return to San Francisco to live and work.

Mr. Chang was in support of this project and especially for providing 45% BMR units, which he stated was unprecedented in this neighborhood. He thanked OCII for their support of this project.

Commissioner Ludlum requested more information regarding the performance schedule mentioned in the DDA and asked for specific dates.

Ms. Obstfeld responded that one of the attachments to the DDA was a performance schedule which would establish key milestones tied to the effective date of the DDA. It was created so that when they get through to final approval, they would have met timeframes for milestones, such as payment of deposit, closing on sale of the land, securing financing and permits, commencement and completion of construction. She added that there were force majeure provisions and limited opportunities for extensions. However, the developer would have to demonstrate good faith efforts to have met those milestones as currently set forth. As far as specific dates, Ms. Obstfeld explained that payment of the good faith deposit was due within 10 days of the effective date of the DDA; next was payment of \$100,000 for the local SBE contractor study which was due 30 days within the effective date; next was execution of an agreement with CityBuild within 30 days of the effective date; next was submission of evidence of financing and project commitment at least 45 days prior to close of escrow on the land sale; next was obtain site permits and necessary addenda on or prior to intended date of close of escrow; next was closing escrow which meant purchasing the land no later than 18 months after effective date of the DDA; next was record of subdivision map and transfer of parcels to the agency, prior or concurrent to developer's close of construction financing, which would be no later than 30 days after close of escrow on the land sale; lastly, commencement of construction of the improvements which would be no later than 30 days after close on construction financing.

Mr. Kaslofsky inquired about whether the effective date of the DDA would be after all the approvals were obtained by the Board.

Ms. Obstfeld responded in the affirmative.

Mr. Ludlum pointed out that 18 months from now would look very different as far as market conditions. He inquired about what the developers expected the Loan to Value Ratio (LTV) to be to the total project and whether they had an idea about project costs as designed; inquired about whether they would be bringing in new equity partners and about what the financial plan was to complete this project.

Mr. Esdorn responded that 18 months was a long time away and it was still too early to be finalizing the details of the capital structure. He explained that they were typically looking at those types of details in the 6-9 months range prior to groundbreaking. He reported that typical approaches for projects like this in San Francisco were in the 50-65% loan to value range and similarly on project costs. They had developed high level projections in the \$900,000,000 range generally and would



expect to stay focused on that from here on out. Lastly to the equity question, Mr. Esdorn stated that this would be dependent on market conditions and how overall financing and the capital structure played out. He stated that they had a very solid partnership with Urban Pacific and with Goldman Sachs, which had been working on this project for six years.

Commissioner Brackett referred to discussions during a September 2021 meeting she did not attend regarding comments made by Century Urban regarding the feasibility of this project. She requested clarification from Mr. Esdorn about whether there was still concern regarding feasibility at the 45% level of affordability or whether that was a firm affirmative at this time.

Mr. Esdorn responded that they had gone through a very extensive process since that September 2021 meeting in consultation with staff, the Century Urban consultant team and that they also had had several independent appraisers speak to the feasibility question, which had resulted in the terms of the current DDA. and, based on market conditions, in everyone's opinion, it was feasible. Mr. Esdorn reiterated that they were here because they believed in this project and had always believed they could move it forward. He indicated that it would be impossible to give 100% guarantees about anything; however, that said, they believed they could advance this project to the groundbreaking stage. He reminded OCII that they had invested a lot of time and money to that goal and would not have done that if they did not think it was feasible.

Commissioner Brackett stated that she did not support that statement, since they had been in negotiations regarding this project since 2016. She reminded everyone that originally the sales price was estimated at \$4 million with 49% affordable housing and that this was the third extension given by OCII in order to come to a term sheet that would achieve at least 45% affordability. Ms. Brackett stated that if they could not guarantee that this would happen, then all of the additional amendments and work on this project would not work out. She reminded everyone that the last time they came before OCII, they asked for two floors of the project on non-affordable housing tower to be changed from Market Rate (MR) to luxury condos to make the project more feasible. Ms. Brackett asked Mr. Esdorn to explain why there was still concern around delivering 45% affordable housing in this project.

Mr. Esdorn responded that his concern was around factors which were outside of their control, such as changes in cost environment, how much it cost to build the project and the cost of financing of the project, which were areas they had expertise in trying to manage and would continue to work on. However, he stated that there was never a certainty around those types of dynamics. His hesitancy was around things out of their control rather than the milestones that staff and development team had been able to achieve.

Being that there was no guarantee of the 45% affordable housing, Commissioner Brackett inquired about what would constitute a material breach of contract and what actions could OCII take under those circumstances.

Ms. Obstfeld responded that she could start the actions and direct them to the legal team. She pointed out that the 45% was baked deeply into the DDA and that any change or adjustment to that number or if the developer could not proceed under those terms, the project would not proceed without further input by OCII. According to the performance schedule, Ms. Obstfeld explained, if the developer was not performing according to the DDA, OCII could place the developer in default. In that case, the first step would be for the developer to cure that default but if it went further, OCII could terminate the DDA and then take back the land up until the time that they closed on financing,

which meant they had made a number of obligations and commitments to push the deal forward and had the money in hand to make the deal work. She deferred to Mr. Morales for more information.

Mr. Morales stated that there were guarantees which they had already put into the DDA. He noted that this was one of the stronger DDA's they had ever had, because if the developer were unable to perform, they could take back the land and collect the deposit and bid the site out again. Mr. Morales explained that, after the close of financing, they had remedies of specific performance to try to compel the project to completion. However, he indicated that these would be difficult remedies to pursue after OCII and the developer had invested so much time and money in the project. He restated that they had the right to compel completion of the project but was not sure there were any other remedies.

Commissioner Brackett pointed out that there had been several instances in San Francisco, where development projects had become before the Planning Commission and other agencies, where developers had stated that they would build affordable housing, and then turned around and stated that it was no longer feasible and paid the fee to the City for not providing the affordable housing units. She explained that this has been an historical concern by community members. Ms. Brackett inquired about whether any of the financing would be coming from Goldman Sachs.

Mr. Esdorn responded that to be clear Goldman Sachs was one of the members of the sponsor entities. They were the 90% partner on the financial side and he anticipated that they would be involved in the financing of the project.

Commissioner Brackett asked staff to weigh in on that statement, given that their only remedy in case of default would be to come in where the developer could not secure financing and, in a situation, where the developer was also the financier on the project.

Ms. Obstfeld deferred to Mr. Morales to respond.

Mr. Morales responded that six years would be a great loss of time and resources that the developer and OCII had dedicated to this project. However, if the property was returned to OCII and they were allowed to reoffer the site, in spite of the loss, they would have the ability to find another developer who could complete the project, which would mean starting over.

Commissioner Scott thanked staff and presenters for the presentation. She inquired about the staircase, the elevator and access for the disabled; she inquired about how they planned on marketing the affordable housing to the community.

Mr. Bamberger responded that there would not be a ramp, but there would be two elevators available to the public for ADA access. The first one would be at the corner of Tehama and Beale, which would provide a direct accessible route through the lobby onto the elevator and into the public courtyard. On the opposing side, adjacent to the plaza on Howard Street, on the MR and affordable apartment lobby, would be another elevator for ADA access to the courtyard.

Ms. Obstfeld responded that the DDA did address marketing. She explained that besides the typical early outreach program submitted soon after construction which would reach out to Certificate of Preference (COP) holders, there was also a marketing plan which would identify specific media outlets.

Ms. Stein responded that Hines and Mercy Housing would work together to market the affordable units in both the tower and the midrise. Hines would lead on the tower BMR marketing, the units between 100-120% AMI. They recognized that this would include a different population than normally targeted in affordable housing projects, so they would employ a targeted marketing approach, using social media platforms, such as FB, Instagram, LinkedIn, or Twitter and include interest groups and chat groups. She reported that also had a project website with portals for tower and midrise and the ability to connect residents with different resources, as well as online tours, neighborhood maps and information about the area. They would be working closely with Mercy, which had a lot of experience to reach all AMI bands at the projects.

Mr. Ho explained that Mercy Housing had a long history of marketing affordable housing in San Francisco. He reported that for COP outreach, they would partner up with existing Community-based organizations (CBO's) that had strong connections with the COP community. In the past they had offered tours, workshops and presentations regarding the project in the neighborhood where the project was being built, but also in areas with larger COP populations, such as the SE quadrant of the City. They would also partner up with organizations to provide rental readiness and help for COP holders to become rental ready early on by removing barriers to be in a better position credit-wise so they could go through the processes to ensure the household would be able to rent and be ready to move into a project like this one. He acknowledged that they had not tried the social media marketing before but were looking forward to this to open up new opportunities and strategies for the future.

Commissioner Scott was happy to hear that they would be partnering with CBO's and getting them involved with reaching members of the community who do not use social media or even speak English. She inquired about the amenities of the park and how they planned on marketing that information so the public would be aware of the community park; she inquired about security.

Ms. Obstfeld responded that the piece which would be open on TB Block 4 would be the central courtyard which would be privately-owned public space open to the neighborhood. She explained that similar to the Planning Department protocols for privately owned public spaces, there would signage to announce to the public that this area was open and available. The TB park across the street would be a publicly-owned publicly-operated park.

Ms. Stein responded to the security question and stated that this was something they were very sensitive to in operating a public space. They wanted to ensure a sense of safety for the residents, especially at night around entrances and lobbies as well as for the public. There would be lighting around all entryways as well as security staff and lobby attendants on site. They would be conducting sensitivity training for staff in the future.

Vice-Chair Rosales stated that she had been involved with all aspects of this project from the beginning and was very pleased with the outcome. She expressed concern regarding enforcement of the DDA terms, as stated. However, she was pleased that the staff memo was very detailed and thanked staff for the summary of the key DDA terms which helped explain all parts of this project. Ms. Rosales returned to Commissioner Scott's question regarding outreach. She referred to Attachment 26 - COP Outreach Strategy and requested more information on this, especially one bullet that read "Coordination between lease up teams, MOHCD, and successor agency to contact and offer concierge service to reach out individually to all COP holders who have applied within the last 24 months but not yet housed from the start of early outreach to try to match those COP holders

with an affordable unit at Block 4". She was very pleased to see this and asked Mr. Ho for more information.

Mr. Ho responded that Mercy Housing had marketed to COP holders in the past and explained that very often they might not qualify for housing was because they were either over-income or under-income for the units and the rent would pose an excessive burden on their households. Mercy intended to reach out to those that might fit within the AMI levels. They would also try to work with them to clean up whatever the specific barrier might be, such as not being able to put together enough money for a security deposit or clearing up their credit score.

Vice-Chair Rosales suggested that the OCII COP subcommittee be a partner in the discussions in how to implement these strategies and directed the Executive Director to implement that. She stated she was pleased with the design of the two buildings and was looking through the layout and thought that the renderings of the courtyard were very beautiful and serene. She asked Mr. Morales about whether the remedies on the event of default he mentioned previously regarding the affordable housing or lack of financing issues would be the same remedies in the DDA for the other key terms as well.

Mr. Morales responded that it would be helpful to look at the DDA as one document with multiple requirements where one does not control another. He explained that if there was a default of any part of the DDA, it would affect the entire DDA. So all the conditions would have equal weight in leading to an event of default which could result of termination of the property rights. He reported that some of the conditions or requirements might be easier to cure than others but they would all be subject to the same remedy if not cured.

Commissioner Scott motioned to move Item 5(e) and Commissioner Ludlum seconded that motion.

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

Commissioner Brackett – no  
Commissioner Ludlum - yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos – absent

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE NAY AND ONE ABSENCE THAT RESOLUTION NO. 18-2022, ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO THE APPROVAL OF AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA AND DEVELOPMENT CONTROLS AND DESIGN GUIDELINES FOR THE TRANSBAY REDEVELOPMENT PROJECT, A DISPOSITION AND DEVELOPMENT AGREEMENT FOR BLOCK 4 AND ADJACENT TEHAMA STREET RIGHT OF WAY WITHIN ZONE ONE OF THE TRANSBAY REDEVELOPMENT PROJECT AREA, THE SCHEMATIC DESIGN FOR THE DEVELOPMENT OF BLOCK 4, AND RELATED ACTIONS, SUCH ACTIVITIES BEING WITHIN THE SCOPE OF, AND ADEQUATELY DESCRIBED WITHIN, THE PREVIOUSLY APPROVED TRANSBAY TERMINAL/CALTRAIN DOWNTOWN EXTENSION / REDEVELOPMENT PROJECT FINAL ENVIRONMENTAL IMPACT STATEMENT/ ENVIRONMENTAL IMPACT REPORT A PROGRAM ENVIRONMENTAL IMPACT REPORT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Ludlum motioned to move Item 5(f) and Commissioner Scott seconded that motion.

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

Commissioner Brackett – no  
Commissioner Ludlum - yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos - absent

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE NAY AND ONE ABSENCE THAT RESOLUTION NO. 19-2022, APPROVING THE REPORT TO THE BOARD OF SUPERVISORS ON THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA IN CONNECTION WITH THE DEVELOPMENT OF A MIXED-USE RESIDENTIAL PROJECT ON BLOCK 4 OF ZONE ONE OF THE TRANSBAY REDEVELOPMENT PROJECT AREA, AND AUTHORIZING TRANSMITTAL OF THE REPORT TO THE BOARD OF SUPERVISORS, BE ADOPTED.

Commissioner Ludlum motioned to move Item 5(g) and Commissioner Scott seconded that motion.

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

Commissioner Brackett – no  
Commissioner Ludlum - yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos - absent

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE NAY AND ONE ABSENCE THAT RESOLUTION NO. 20-2022, APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA IN CONNECTION WITH THE DEVELOPMENT OF A MIXED-USE RESIDENTIAL PROJECT ON BLOCK 4 OF ZONE ONE OF THE TRANSBAY REDEVELOPMENT PROJECT AREA; REFERRING THE PLAN AMENDMENT TO THE PLANNING COMMISSION FOR ITS REPORT AND RECOMMENDATION TO THE BOARD OF SUPERVISORS; RECOMMENDING THE PLAN AMENDMENT TO THE BOARD OF SUPERVISORS FOR ADOPTION, BE ADOPTED.

Commissioner Scott motioned to move Item 5(h) and Commissioner Ludlum seconded that motion.

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

Commissioner Brackett – no  
Commissioner Ludlum - yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos - absent

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE NAY AND ONE ABSENCE THAT RESOLUTION NO. 21-2022, APPROVING AN AMENDMENT TO THE DEVELOPMENT CONTROLS AND DESIGN GUIDELINES FOR THE TRANSBAY REDEVELOPMENT PROJECT IN CONJUNCTION WITH THE APPROVAL OF A MIXED-USE RESIDENTIAL PROJECT AT TRANSBAY BLOCK 4, BE ADOPTED.

Commissioner Ludlum motioned to move Item 5(i) and Commissioner Scott seconded that motion.

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

Commissioner Brackett – no  
Commissioner Ludlum - yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos - absent

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE NAY AND ONE ABSENCE THAT RESOLUTION NO. 22-2022, AUTHORIZING, AT A PUBLIC HEARING UNDER SECTION 33431 OF THE HEALTH AND SAFETY CODE, A DISPOSITION AND DEVELOPMENT AGREEMENT WITH F4 TRANSBAY PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND TRANSBAY BLOCK 4 HOUSING PARTNERSHIP, L.P., A CALIFORNIA LIMITED PARTNERSHIP, FOR THE PURCHASE OF BLOCK 4 OF ZONE ONE OF THE TRANSBAY REDEVELOPMENT PROJECT AREA (BLOCK 4) AND ADJACENT FUTURE TEHAMA STREET RIGHT OF WAY AND DEVELOPMENT OF APPROXIMATELY 681 RESIDENTIAL UNITS INCLUDING 306 UNITS AFFORDABLE TO LOW- OR MODERATE-INCOME HOUSEHOLDS, GROUND FLOOR RETAIL, OPEN SPACE, STREETScape IMPROVEMENTS AND UNDERGROUND PARKING; AND ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, BE ADOPTED.

Commissioner Scott motioned to move Item 5(j) and Commissioner Ludlum seconded that motion.

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

Commissioner Brackett – no  
Commissioner Ludlum - yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos - absent

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE NAY AND ONE ABSENCE THAT RESOLUTION NO. 23-2022, CONDITIONALLY APPROVING THE SCHEMATIC DESIGN OF A MIXED-USE RESIDENTIAL PROJECT AT BLOCK 4 OF ZONE ONE OF THE TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Vice-Chair Rosales thanked staff and the development team and stated that they looked forward to working with them as this project moved forward.

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

Speaker: Cheryl Thornton, District 10 resident

Ms. Thornton stated that there was a lot of very important actions being taken by this agency at this meeting and she felt there needed to be more outreach done especially in Districts 10, 6 and 4, where there was a great deal of development taking place. She stated there was a lot of gentrification happening in these districts and more homelessness. Ms. Thornton asked the Commission to do their due diligence to make sure these meetings and issues were widely publicized. She expressed concern over the lack of public comment regarding these very critical items and hoped that the new Executive Director could help with this problem. Ms. Thornton stated she was involved in redistricting in District 10 and listed all the problems that existed in that area. She also suggested that they try to get more young people involved in these issues.

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

Vice-Chair Rosales stated that she had no report.

## **8. Report of the Executive Director**

Executive Director Kaslofsky stated that he appreciated the opportunity to be part of OCII and responded to Ms. Thornton that he would try to make sure the public was more aware of the actions of this agency. He thanked Commissioner Ludlum and Benjamin Brandin (Project Manager, Transbay) for accompanying him on a tour of TB and suggested all Commissioners take a tour of the changes taking place in TB. He also thanked Mike Reiger (Deputy Director, East Cut Community Benefit District) for a tour of that area.

Executive Director Kaslofsky reported that on June 15, they had their first budget hearing at the Budget and Appropriations Committee for the Board of Supervisors, chaired by Supervisor Ronen (Hillary Ronen, District 9) where OCII's budget was approved. He thanked Mina Yu, Budget and Project Finance Manager, and Bree Mawhorter, Deputy Director, Finance & Administration, who helped prepare for that presentation.

Executive Director Kaslofsky reported that the civil grand jury had released a report regarding the Hunters Point Shipyard (HPS) project, focusing on groundwater. The grand jury released a report on the Shipyard about every 10 years. Mr. Kaslofsky indicated that OCII would be receiving a copy of that report and they would be coordinating a response to it.

Executive Director Kaslofsky reported that he took a tour of the Candlestick site with neighborhood residents and visited the HPS expressway, Alice Griffith and other properties there. He reported that they were working with the Department of Public Works, with the Port and with Lila Hussain (Senior Project Manager, Hunters Point Shipyard/Candlestick Point) on actions needed in that area.

Executive Director Kaslofsky stated that he had been meeting with all OCII staff members and wanted to reconnect with everyone including new staff and some he's worked with previously. He wanted to understand what they thought were the priorities for the agency going forward in the future.

## **9. Commissioners Questions and Matters - None**

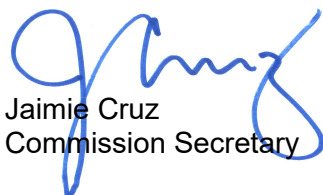
## **10. Closed Session - None**

## **11. Adjournment**

Commissioner Scott motioned to adjourn and it was seconded by Commissioner Brackett.

Vice-Chair Rosales adjourned the meeting at 3:47 p.m.

Respectfully submitted,



Jaimie Cruz  
Commission Secretary