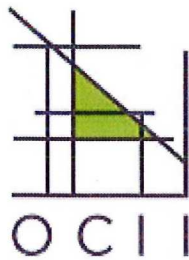


Edwin M. Lee  
MAYOR



Marily Mondejar  
CHAIR

Miguel Bustos  
VICE-CHAIR

Leah Pimentel  
Mara Rosales  
Darshan Singh  
COMMISSIONERS

Nadia Sesay  
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  
21st DAY OF MARCH 2017**

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 21st day of March 2017, 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 1:08 p.m. Roll call was taken.

Commissioner Bustos - present  
Commissioner Pimentel - present  
Commissioner Singh – present  
Vice-Chair Mondejar - present  
Chair Rosales - present

All Commission members were present.

**2. Announcements**

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, April 4, 2017 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 February 21, 2017

**Public Comment - None**

Commissioner Singh motioned to move Item 5(a) and Commissioner Bustos seconded that motion.

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

Commissioner Bustos - yes  
Commissioner Pimentel - yes  
Commissioner Singh – yes  
Vice-Chair Mondejar – yes  
Chair Rosales - yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT APPROVAL OF MINUTES FOR THE REGULAR MEETING HELD ON FEBRUARY 21, 2017, BE ADOPTED.

**REGULAR AGENDA**

b) Election of Chair and Vice Chair (Discussion and Action)

Chair Rosales took nominations for Chair. Ms. Rosales nominated Vice-Chair Mondejar for Chair for the next year. Commissioner Singh seconded that motion.

**PUBLIC COMMENT - None**

Secretary Nguyen called for a voice vote on Item 5(b) for nomination of Chair.

Commissioner Bustos - yes  
Commissioner Pimentel - yes  
Commissioner Singh – yes  
Vice-Chair Mondejar – yes  
Chair Rosales - yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT THE NOMINATION OF MARILY MONDEJAR FOR CHAIR OF OCII FOR THE FOLLOWING YEAR, BE ADOPTED.

Chair Rosales took nominations for Vice-Chair. Ms. Rosales nominated Commissioner Bustos for Vice-Chair for the next year.

**PUBLIC COMMENT – None**

Secretary Nguyen called for a voice vote on Item 5(b) for nomination of Vice-Chair.

Commissioner Bustos - yes  
Commissioner Pimentel – yes  
Commissioner Rosales – yes  
Commissioner Singh – yes  
Chair Mondejar – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT THE NOMINATION OF MIGUEL BUSTOS FOR VICE-CHAIR OF OCII FOR THE FOLLOWING YEAR, BE ADOPTED.

Chair Mondejar thanked Commissioner Rosales for over four years of service as Chair, especially during the difficult dissolution period and stated that she appreciated all the time and dedication that Ms. Rosales had put into that position.

- c) Conditionally approving, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC, a Schematic Design for Bayfront Park P22, a 5.5 acre park in Mission Bay South, that is within the scope of and adequately described in the Mission Bay Redevelopment Project approved under the Mission Bay Final Subsequent Environmental Impact Report, a Program EIR, and adopting environmental review findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 12-2017)

Presenters: Nadia Sesay, Interim Executive Director; Marc Slutzkin, Project Manager, Mission Bay; Roderick Wyllie, Surface Design; David Beaupre, Port Planning

**PUBLIC COMMENT - None**

Commissioner Singh stated that he had seen parking spaces in the area and inquired about the parking in the park; inquired about whether visitors would have to reserve parking.

Mr. Slutzkin responded that there would be public parking on the street. He deferred to Mr. Beaupre for more detail on this question.

Mr. Beaupre responded that the parking lot to the north of the site was reserved for people using the public boat launch. He reported that there were 30 spaces for vehicles with trailers; however, those 30 spaces had not gotten much use, so they split the spaces and allowed 15 spaces for public parking. Mr. Beaupre explained that ultimately those spaces were reserved for those with trailers. Mr. Beaupre responded that there was on-street parking on Terry Francois Blvd. He explained that the Port also managed Terry Francois Blvd and that parking would be managed based on demand. He added that there would be parking adjacent to the open spaces and that they would limit the duration of parking so that people could not park in those spaces all day long.

Commissioner Pimentel inquired about who was responsible for the maintenance of all the open space; inquired about the local artists and their outreach process to the artist community.

Mr. Slutzkin responded that maintenance of the open space was the responsibility of OCII and was covered by CFD #5, which was contracted out to MJM Mission Bay Parks.

Mr. Wyllie responded that outreach to the artist community was just beginning and that they were soliciting ideas at that time.

Mr. Slutzkin added that they would be working with the design company and compliance department to make sure the outreach process was fair and equitable.

Commissioner Rosales inquired about what the jurisdiction of the Port was vis-à-vis OCII and whether there was any overlap; inquired about the restaurant; inquired about whether the Port would do some kind of request for proposals.

Mr. Slutzkin responded that the Port owned the land and OCII had the master lease of the land and as such, OCII was responsible for the maintenance and upkeep of it. He explained that as part of the 45-year lease, all parks in Mission Bay (MB), once built and accepted were owned by the City or Port and managed by OCII. He responded that the restaurant would be owned and managed by the Port. He responded in the affirmative regarding the request for proposals.

Chair Mondejar inquired about bike parking; requested clarification that all the parks were the responsibility of OCII and inquired about whether the contract was with MJM for all the parks.

Mr. Slutzkin responded that there would be bike racks in the southern portion of the park. He added that they had decided to have a good number of racks, but that number had not been determined as yet.

Mr. Wyllie responded that they were considering 30 bike racks throughout the park with more concentrated at the plaza at 16<sup>th</sup> Street.

Mr. Slutzkin clarified that MJM had the three-year contract for maintenance, landscaping and security for all OCII parks in MB.

Commissioner Rosales motioned to move Item 5(c) and Commissioner Pimentel seconded that motion.

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

Commissioner Pimentel – yes

Commissioner Rosales - yes

Commissioner Singh – yes

Vice-Chair Bustos - yes

Chair Mondejar – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION No. 12-2017, CONDITIONALLY APPROVING, PURSUANT TO THE OWNER PARTICIPATION AGREEMENT WITH FOCIL-MB, LLC, A SCHEMATIC DESIGN FOR BAYFRONT PARK P22, A 5.5 ACRE PARK IN MISSION BAY SOUTH, THAT IS WITHIN THE SCOPE OF AND ADEQUATELY DESCRIBED IN THE MISSION BAY REDEVELOPMENT PROJECT APPROVED UNDER THE MISSION BAY FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, A PROGRAM EIR, AND ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- d) Authorizing, pursuant to the Transbay Implementation Agreement, a Second Amendment to the Memorandum of Understanding with the City and County of San Francisco, acting through its Department of Public Works to increase funding for the Transbay Folsom Street Improvement Project in an additional amount not to exceed \$283,268 for an aggregate total not to exceed \$1,112,791; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 13-2017)

Presenters: Nadia Sesay, Interim Executive Director; Shane Hart, Transbay Project Manager; Oscar Gee, San Francisco Department of Public Works (DPW), Project Manager, Folsom Street Project

**PUBLIC COMMENT** – None

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

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

Commissioner Pimentel – yes

Commissioner Rosales - yes

Commissioner Singh - yes

Vice-Chair Bustos - yes

Chair Mondejar – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION No. 13-2017, AUTHORIZING, PURSUANT TO THE TRANSBAY IMPLEMENTATION AGREEMENT, A SECOND AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE CITY AND COUNTY OF SAN FRANCISCO, ACTING THROUGH ITS DEPARTMENT OF PUBLIC WORKS TO INCREASE FUNDING FOR THE TRANSBAY FOLSOM STREET IMPROVEMENT PROJECT IN AN ADDITIONAL AMOUNT NOT TO EXCEED \$283,268 FOR AN AGGREGATE TOTAL NOT TO EXCEED \$1,112,791; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- e) Conditionally approving Schematic Designs, pursuant to the Candlestick Point and Phase 2 of the Hunters Point Shipyard Disposition and Development Agreement, for a mixed- use residential and retail building, which includes 124 residential units, 13 of which are below market rate, and approximately 15,000 square feet of ground floor retail at Candlestick Point South Block 9A, and adopting environmental review findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 14-2017)

Presenters: Nadia Sesay, Interim Executive Director; Annie Wong, Assistant Project Manager, Hunters Point Shipyard/Candlestick Point project; Steve Sutton, Senior Development Manager, Five Point; Brady Smith, Principal Architect, LPAS Architecture Design; Ron Metsker, Design team, LPAS; Maria Benjamin, Director, Home Ownership & Below Market Rate Programs, MOHCD; Raymond Lee, Contract Compliance Supervisor

**PUBLIC COMMENT – None**

Commissioner Singh inquired about the pricing of the 13 Below Market Rate (BMR) units; inquired about how many parking spaces there would be; requested clarification that parking would be separate and paid for by the owner of the unit.

Ms. Wong responded that the price would be set closer to construction time so was not available at this time.

Mr. Sutton stated that the pricing would be based on 80-100% AMI and would be set as they approached 2020. He responded that they did not even have an approximate price. He added that the parking would be decoupled and would cost approximately \$60,000/stall. Mr. Sutton responded that parking was at a .89 ratio, so there would be 110 parking spaces with two reserved for ride share. The remaining 108 spaces would be for tenants. He explained that the BMR units would have first right to refusal and would be able to purchase those spaces at cost. The remaining stalls would be at market rate cost. Those who did not own a car did not have to purchase parking. He responded in the affirmative.

Vice-Chair Bustos requested confirmation that the amenities/fixtures/sizes for the BMR units would be the same as the Market Rate (MR) units. Mr. Bustos remarked that he was pleased that they were contracting with local businesses that had been in San Francisco for a long time and thanked the developer for that.

Mr. Sutton responded in the affirmative and added that the amenities would be the same between the MR and BMR units. He reported that the units were scattered evenly throughout the building and pointed out that there were some premier BMR's with great views on corners.

Commissioner Rosales inquired about the marketing plan for the BMR units; inquired about whether there were any efforts by the City to connect with candidates with loan assistance and other programs that were available.

Mr. Sutton responded that he could not report on that because they had not gotten to that phase of the project yet. However, they would be coming back to report on this later.

Ms. Wong deferred to Ms. Benjamin for more information regarding marketing.

Ms. Benjamin responded that MOHCD gets involved in the process about 18 months before start of construction to do an early outreach to Certificate of Preference (COP) holders and to give them opportunities to prepare for home ownership through counseling and other programs. She explained that approximately six months before they were ready to sell, MOHCD comes in with a more detailed marketing plan outlining all community organizations they would be reaching out to and outlining the media and email marketing plans, including the COP postcard. Then the announcement goes onto the City's email housing alert system, which currently includes 60,000 people and then those interested have 45 days to apply before the lottery. Ms. Benjamin responded in the affirmative and reported that MOHCD provides extensive training to all the lenders they worked with because lenders also have their own programs that could be used in combination with the City's programs. She reported that they have a down payment system that provides gap financing for those who need it as well as programs for teachers, first responders, etc.

Commissioner Rosales inquired about what the grocery stores would look like for this project.

Ms. Wong responded that there was a planned grocery store on Ingerson Street (CPNorth 2A). She reported that other amenities in this area would include a film and arts center, a hotel and ground floor retail.

Commissioner Pimentel referred to slide 11, where it stated that 0.5% of the sales of market rate units would go into the Community Benefits Fund and inquired about whether this was in addition to the pre-existing funds in that are currently in the Community Benefits Fund..

Ms. Wong responded in the affirmative and explained that this would come in the future because payments to the Community Benefits Fund would occur at the time of the MR unit sales, which would not happen until construction was completed and those sales took place. She explained that these additional funds are from the Phase II portion of the project. The Community Benefits Fund currently has \$1.5 million and the Legacy Foundation's five year strategic plan was about how to spend down those existing funds. So this money would be an additional contribution to that fund.

Ms. Wong added that developers have provided a physical model of Block 9A for viewing opportunities.

Chair Mondejar referred to the 0.5% that would go into the Community Benefit Fund and inquired about whether that was only for new unit sales or whether this would include resale as well; inquired about whether community facility spaces would be just for residents or others; inquired about who would be managing that space.

Ms. Wong responded that it would only be for new sales. She responded that the community facility space was meant to be used by community serving entities intended for community and public use, such as non-profits or some for-profits. She explained that OCII has not identified a specific tenant for that space so they want to keep that space flexible. The space could be used as a non-profit youth center or elderly programming. Ms. Wong responded that OCII would manage the community facility space and they would work with the developers to look for tenants.

Commissioner Singh inquired about the value of the project when completed.

Mr. Sutton responded that he did not have that information to disclose at this time but would have the answer when they financed the deal and moved forward.

Commissioner Rosales referred to slide 12 and small business contracting. She requested clarification that there was 47.6% small business participation and that 26.4% of that number were

minority owned firms but not necessarily all SF-based companies; inquired about BVHP and the 94124 zip code.

Mr. Lee responded in the affirmative but added that the majority were SF-based companies. He responded that for professional services there was not a lot in that area but more in construction. He added that they would be receiving the breakdown by zip code soon.

Chair Mondejar inquired about whether there were any one-bedroom units in this project and whether they would have parking; inquired about the BMR percentages.

Ms. Wong responded that the one-bedroom units were for MR units only. She explained that for all the BMR units they had wanted to reach an average of 2.5 bedroom sizes in order to accommodate families of different sizes. In order for the developer to hit that average for this project, they allotted a high number of two and three bedroom units. She responded that BMR owners would have an option to purchase the parking slot for the cost of construction of the parking space. Ms. Wong responded that there was a range from 80-120% AML, so some units would be pegged for 80% households, 90%, 100% and 120% households.

Commissioner Pimentel inquired about how much the parking spots would cost.

Ms. Wong responded that for the BMR owners, the price would be the construction cost of the stall. She was not sure what the MR parking cost would be.

Commissioner Rosales inquired about the status of DAHLIA.

Ms. Benjamin responded that DAHLIA was alive and well and would be fully up and running by 2020. She explained that BMR rentals were currently live and 100% affordable units will be live this summer. Next they will be working on the home ownership piece, which is more complex.

Chair Mondejar inquired about the reason for the delay.

Ms. Benjamin responded that they are actually on schedule and are building DAHLIA in pieces. She explained that they had conducted consumer testing first for the rental piece and this had taken some time. She reported that applicants could now take pictures of documents and upload them to the system for submission.

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

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

Commissioner Pimentel – yes  
Commissioner Rosales - yes  
Commissioner Singh – yes  
Vice-Chair Bustos - yes  
Chair Mondejar – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION No. 14-2017, CONDITIONALLY APPROVING SCHEMATIC DESIGNS, PURSUANT TO THE CANDLESTICK POINT AND PHASE 2 OF THE HUNTERS POINT SHIPYARD DISPOSITION AND DEVELOPMENT AGREEMENT, FOR A MIXED- USE RESIDENTIAL AND RETAIL BUILDING, WHICH INCLUDES 124 RESIDENTIAL UNITS, 13 OF WHICH ARE BELOW MARKET RATE, AND APPROXIMATELY 15,000 SQUARE FEET OF GROUND FLOOR RETAIL AT CANDLESTICK POINT SOUTH BLOCK 9A, AND ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

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

Speaker: Agonafer Shiferaw

Mr. Shiferaw stated he was there specifically to see how he could negotiate with OCII to pay off the debts that he owed the City and State. He reminded Commissioners that OCII had the judiciary responsibility for managing the Fillmore assets and had agreed to forgive the Yoshi loans. Mr. Shiferaw reported that the developer of Yoshi's, Michael Johnson, was forgiven a \$18 million loan. The owner of 1300 Fillmore (name illegible) was forgiven a \$4 million loan and she has been allowed to not pay her rent of \$10,000/month. Mr. Shiferaw recalled that OCII had been told that Yoshi's money was lost in bankruptcy and he stated that this was false, a fact which would come out in a matter of time. Mr. Shiferaw indicated that that Olson Lee and former Executive Director, Tiffany Bohee had signed off on the document term agreement; however, he pointed out that Mr. Morales had not signed off on this. This was because OCII was not in a position to forgive loans of \$5 million. Mr. Shiferaw wanted to make sure that review of his request would be done in all fairness with the other Fillmore developers. He also indicated that he was refinancing his property, which OCII had a second mortgage on. He explained that if he was not allowed to refinance, then OCII would lose the loan and the property. Mr. Shiferaw requested that Commissioners direct staff to talk with him. He felt that he had fulfilled his obligation and wanted OCII to consider his offer to pay off his debt.

Chair Mondejar responded that they would take this matter under consideration.

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

Chair Mondejar stated that she had no report.

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

a) Informational Memorandum on Update regarding Transbay Block (222 Beale and 255 Fremont Streets), 120 units of family affordable housing currently under-construction to include 24 households with rental subsidies who will voluntarily relocate from Sunnydale public housing in collaboration with HOPE SF to facilitate construction at Sunnydale; Transbay Redevelopment Project Area (Discussion)

Interim Executive Director Sesay indicated that there was a memo from her in Commissioners' packet discussing the 120 units being built in the Transbay (TB) redevelopment area. She reported that this was a collaboration with the MOHCD, SF Housing Authority and Hope SF in order to fulfill the Mayor's mandate on the revitalization of Hope SF, which included four public housing sites-- Sunnydale, Hunters View, Alice Griffith and Potrero. Mercy Housing was the developer on the TB Block in discussion as well as the Sunnydale development. Ms. Sesay explained that the idea was to allow for 24 units to voluntarily relocate due to staging of the Sunnydale development to the TB site once construction was completed in 2018. She stated that this would be a fully-serviced type of relocation with resources available. This action embodied the intent of Hope SF and Ms. Sesay stated that they would be collaborating with sister agencies to achieve this goal. She added that staff responded to inquiries from Commissioners at the last meeting regarding getting copies of distribution of the SBE local goal enterprises by zip code comparison which was emailed to all Commissioners as well as the Chase training center.

**PUBLIC COMMENT** - None

## **9. Commissioners' Questions and Matters**

Chair Mondejar responded to Commissioner Singh's request to discuss Mr. Shiferaw's public comment and stated that they could not discuss Mr. Shiferaw's comments on advice of counsel because this had not been publicly noticed yet. They could take this up at the next meeting.



**Chair Mondejar requested that anyone not involved with the Closed Session to please leave the room.**

**10. Closed Session**

CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION.

- a) Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 of the California Government Code: one case.
- b) Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9 of the California Government Code: one case.

After Closed Session, Chair Mondejar stated that there was nothing to report.

**11. Adjournment**

Commissioner Singh motioned to move for adjournment and Commissioner Rosales seconded that motion.

The meeting was adjourned by Chair Mondejar at 3:43 p.m.

Respectfully submitted,

  
Interim Commission Secretary