

Edwin M. Lee
MAYOR



Marilyn 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
20th DAY OF JUNE 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 20th day of June 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 1:05 p.m. Roll call was taken.

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

All Commission members were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, July 18, 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

Secretary Nguyen reported results from a previous closed session held on March 21, 2017, which was read as follows:

“On March 21, 2017, the Commission held a closed session regarding possible litigation under Section 54956.9 (d) (4) of the California Government Code and authorizing negotiation of a settlement agreement to avoid litigation in the matter of the 1450 Franklin Street Project. A

dispute had arisen between the Successor Agency and the Developer regarding the size of certain inclusionary affordable housing units that the former Redevelopment Agency had required as part of its 2008 approval of the residential project at 1450 Franklin Street. On June 8, 2017, the Developer made a payment to the Successor Agency in the amount of Two Hundred Sixty Eight Thousand Nine Hundred and Sixty Dollars (\$268,960.00), which is equal to the in-lieu fee for the construction of a one-bedroom dwelling unit under the City's Inclusionary Housing Program Fee Schedule. This payment is consistent with the settlement agreement authorized by the Commission. Copies of the settlement agreement are available upon request from the Commission Secretary."

4. Matters of Unfinished Business - None

5. Matters of New Business:

CONSENT AGENDA

- a) Approval of Minutes: Regular Meetings of May 2 and May 16, 2017
- b) Authorizing an amendment to the Legal Services Contract with the Law Offices of Alexis Chiu for Disclosure Counsel Services to revise the scope of services to remove Series 2017B and add Series 2017D and 2017E and to increase the contract not-to-exceed amount by \$36,000 from \$50,000 to \$86,000 (Action) (Resolution No. 22-2017)
- c) Authorizing the Interim Executive Director to Enter into a Memorandum of Understanding with the City and County of San Francisco Controller's Office for financial systems, accounting, and audit support, in an amount not to exceed \$245,000 for Fiscal Year 2017-18 (Action) (Resolution No. 23-2017)

PUBLIC COMMENT - None

Vice-Chair Bustos motioned to move Items 5(a), 5(b), 5(c) and Commissioner Pimentel seconded that motion.

Secretary Nguyen called for a voice vote on Items 5(a), 5(b) and 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 APPROVAL OF MINUTES FOR THE REGULAR MEETINGS HELD ON MAY 2 AND MAY 16, 2017, BE ADOPTED.

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION NO. 22-2017, AUTHORIZING AN AMENDMENT TO THE LEGAL SERVICES CONTRACT WITH THE LAW OFFICES OF ALEXIS CHIU FOR DISCLOSURE COUNSEL SERVICES TO REVISE THE SCOPE OF SERVICES TO REMOVE SERIES 2017B AND ADD SERIES 2017D AND 2017E AND TO INCREASE THE CONTRACT NOT-TO-EXCEED AMOUNT BY \$36,000 FROM \$50,000 TO \$86,000, BE ADOPTED.

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION NO. 23-2017, AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A

MEMORANDUM OF UNDERSTANDING WITH THE CITY AND COUNTY OF SAN FRANCISCO
CONTROLLER'S OFFICE FOR FINANCIAL SYSTEMS, ACCOUNTING, AND AUDIT SUPPORT,
IN AN AMOUNT NOT TO EXCEED \$245,000 FOR FISCAL YEAR 2017-18, BE ADOPTED.

REGULAR AGENDA

- d) Authorizing the issuance of taxable and tax-exempt refunding tax allocation bonds captioned 2017 Series D Taxable Subordinate Tax Allocation Refunding Bonds (San Francisco Redevelopment Projects) in an aggregate principal amount not to exceed \$158,000,000 and 2017 Series E Subordinate Tax Allocation Refunding Bonds (San Francisco Redevelopment Projects) in an aggregate principal amount not to exceed \$27,000,000, approving and directing the execution of a first supplement to the Indenture of Trust, bond purchase contract and one or more redemption agreements, and approving other related documents and actions, various project areas (Discussion and Action) (Resolution No. 24-2017)

Chair Mondejar announced that Commissioner Singh was recusing himself from this item.

Presenters: Nadia Sesay, Interim Executive Director; John Daigle, Senior Financial Analyst

PUBLIC COMMENT - None

Commissioner Pimentel referred to Slide 4 and inquired about what the underwriter's cost would have been without the discount.

Mr. Daigle responded that the discount was the cost and explained as an example that if a bond cost \$100 and the underwriter bought it at \$99 and then turned around and sold it at \$100, that difference would be the discount.

Commissioner Rosales inquired about what would happen to the \$2.6 million in savings and whether it was absorbed into the budget for other purposes; inquired about whether the City or OCII would benefit from this savings.

Mr. Daigle responded in the negative, that it would stay in the RPTTF and would go to the other taxing entities or would be available to fund future housing bonds. He responded that other taxing entities would benefit from the savings, but that it would not come back to OCII.

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

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

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

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE RECUSAL THAT RESOLUTION NO. 24-2017, AUTHORIZING THE ISSUANCE OF TAXABLE AND TAX-EXEMPT REFUNDING TAX ALLOCATION BONDS CAPTIONED 2017 SERIES D TAXABLE SUBORDINATE TAX ALLOCATION REFUNDING BONDS (SAN FRANCISCO REDEVELOPMENT PROJECTS) IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$158,000,000 AND 2017 SERIES E SUBORDINATE TAX ALLOCATION REFUNDING BONDS (SAN FRANCISCO REDEVELOPMENT PROJECTS) IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$27,000,000, APPROVING AND DIRECTING THE EXECUTION OF A FIRST

SUPPLEMENT TO THE INDENTURE OF TRUST, BOND PURCHASE CONTRACT AND ONE OR MORE REDEMPTION AGREEMENTS, AND APPROVING OTHER RELATED DOCUMENTS AND ACTIONS, VARIOUS PROJECT AREAS, BE ADOPTED.

Agenda Items 5(e), 5(f) and 5(g) related to the Employment Contracts were presented together, but acted on separately

- e) Authorizing approval of a First Amendment to the Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 (Discussion and Action) (Resolution No. 25-2017)
- f) Authorizing approval of a First Amendment to the Memorandum of Agreement with the Service Employees International Union (SEIU) Local 1021 (Discussion and Action) (Resolution No. 26-2017)
- g) Establishing classifications of positions and compensation schedules for successor agency staff and establishing authority for appointment to and vacation from positions under said classifications and other matters (Discussion and Action) (Resolution No. 27-2017)

Presenters: Nadia Sesay, Interim Executive Director; April Ward, Senior Personnel Analyst

PUBLIC COMMENT

Speakers: Emma Erbach, Representative, IFPTE Local 21; Oscar James, native resident Bayview Hunters Point (BVHP); Jeff White, Housing Program Manager

Ms. Erbach was in support of the extension agreement and believed it was a fair agreement of the current Memorandum of Understanding because it mirrored what they recently negotiated with the City and County of San Francisco (CCSF). She explained that their intention was that staff represented at OCII would get the same increase as staff that they worked with at CCSF while also recognizing that these were two separate agencies. Ms. Erbach expressed appreciation of OCII's willingness to work with them on the parental leave policy and felt that the process was very productive.

Mr. James stated that as a watchdog of the San Francisco Redevelopment Agency (SFRA) for over 50 years before they came to BVHP and also as a retired employee of the SFRA, he knew first hand that OCII had the best staff in the entire City. He pointed out that OCII staff had the skills and the talent to be able to go anywhere and make more money but they stayed with the agency to work at improving the City. Mr. James was in support of giving them what they wanted as compensation and even more. He indicated that OCII staff was a special group of people and he commended them for their hard work in the communities which had resulted in more childcare centers, schools and housing in the City.

Mr. White announced on behalf of Local 21 that the membership had reviewed the proposal and had decided to accept it.

Vice-Chair Bustos concurred with Mr. James about how excellent their staff was and commended their hard work and loyalty through some major challenges and believed that they should be compensated the same as their CCSF colleagues.

Commissioner Pimentel concurred with Vice-Chair Bustos and commended OCII staff for their willingness to always help and be available at all hours. She reported that no matter how busy they were, staff always made time for her questions and worked overtime to attend community meetings

late at night. Ms. Pimentel was excited about the parental leave policy because it would make a big difference in keeping families together.

Commissioner Rosales wanted the record to reflect her comments made earlier that agreed with fellow Commissioners that OCII staff was the workhorse of the City and she enthusiastically endorsed this item.

Commissioner Singh inquired about what the increase had been for other City departments.

Ms. Ward responded that they had received a 3% increase in compensation.

Chair Mondejar commended Ms. Ward and her team for working on the agreements and the negotiations. She thanked OCII staff for making her job easier to be Chair.

Commissioner Singh motioned to move Item 5(e) and Vice-Chair Bustos 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. 25-2017, AUTHORIZING APPROVAL OF A FIRST AMENDMENT TO THE MEMORANDUM OF AGREEMENT WITH THE INTERNATIONAL FEDERATION OF PROFESSIONAL AND TECHNICAL ENGINEERS (IFPTE) LOCAL 21, BE ADOPTED.

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

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

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. 26-2017, AUTHORIZING APPROVAL OF A FIRST AMENDMENT TO THE MEMORANDUM OF AGREEMENT WITH THE SERVICE EMPLOYEES INTERNATIONAL UNION (SEIU) LOCAL 1021, BE ADOPTED.

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

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

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. 27-2017, ESTABLISHING CLASSIFICATIONS OF POSITIONS AND COMPENSATION SCHEDULES FOR SUCCESSOR AGENCY STAFF AND ESTABLISHING AUTHORITY FOR APPOINTMENT TO AND VACATION FROM POSITIONS UNDER SAID CLASSIFICATIONS AND OTHER MATTERS, BE ADOPTED.

Public Comment on Non-Agenda Items

Speakers: Shirley Moore, Resident of Candlestick Point (CP) & Vice-President, Bayview (BV) Hill Neighborhood Association; Marsha Maloof, President, BV Hill Neighborhood Association; Dr. Raymond Tompkins, San Francisco resident; Roger Friedberger, Board Member and Treasurer, Arden Homeowners Association, Mission Bay; Chad Houston, Local 261; Yih-an Andrew Yen, Brightline Defense Project; Sonja Trauss, San Francisco resident and member, YIMBY party; Laura Clarke, YIMBY party; Corey Smith, San Francisco Housing Action Coalition; Peter Cohen, Council of Community Housing Organization; Tony Kelly, Potrero Hill resident; Rodney Hampton, Vice-President, SE Consortium for Equitable Partnerships, Founder, We Help Our People, HP; Dr. Veronica Hunnicutt, Chair, Shipyard CAC

Ms. Moore was in support of the CP retail center by FivePoint Developers but was against the proposed garage to be built in a residential community. She reported that carbon monoxide emissions would have a negative effect on residents and homeowners living within 300 feet from the site as well as on children playing at a nearby playground. Ms. Moore described the high rate of respiratory illnesses in this area, which had already been designated a "care" zone. They had attended meetings with the developer and three community wide meetings with City Supervisor Cohen. Ms. Moore stated that they were seeking OCII support in this matter because it building the garage would negatively affect the health and livability of the area. She suggested moving the parking garage to the southside where the carbon monoxide would flow out to the Bay.

Ms. Maloof was also against the CP parking garage being considered because it would impede the health and welfare of the people living in those communities. She had attended several meetings with Supervisor Cohen regarding this issue and knew that they were trying to get another location for the parking garage. She announced that Dr. Tompkins would speak on the science behind this matter.

Dr. Tompkins stated that he served on the Advisory Board of the SE Clinic, was engaged with the Air Quality District and was awarded a grant to look at the particulates in the BVHP air. He reported that in the BV elementary schools, the asthma rate was 60% higher than the state average. Currently, the primary illnesses they confronted in BVHP were pulmonary and cardiovascular diseases, which were caused by particulates coming from auto exhaust. Mr. Tompkins pointed out that where they planned to expel the exhaust from the underground garage was directly below the windows of 2,000 residents who had purchased homes and condos in the area. He stated that the last offer from Lennar was to move the garage 75 feet, but this would not be good enough. Dr. Tompkins offered several measurements and slides to demonstrate the wind patterns and air quality in the area. He argued that Lennar had done no micro climate studies in the area being affected and that residents had legitimate concerns regarding this garage. He stated that he would submit his studies to OCII for review.

Mr. Friedberger inquired about what OCII plans were for Block 12W, which was adjacent to where he lived at the Arden and which now included affordable housing. He had heard that Block 12W was going to be converted to supportive housing and expressed concern about homeless people and drug addicts moving into the neighborhood, which would impact property values and safety of the residents. He reported that there were 267 units at the Arden with a market value of \$400 million and a fair number of well-known San Francisco personalities who lived in the building. Mr. Friedberger stated that concern from his membership came from the status of Block 9, which had

previously been market rate and affordable housing and then been converted to supportive housing. He reported that the previous week there was an intruder in the building and the security guard had to chase him out. Mr. Friedberger reacted negatively to Dr. Tompkins comment regarding Hitler's regime.

Vice-Chair Bustos asked Mr. Friedberger to direct all comments to the Commission.

Mr. James stated that his mother was the first person of color to buy a home in BVHP and he had lived there his entire life. He felt strongly that they did not need any more pollutants in the area which might worsen the air quality. Mr. James asked OCII to support moving the garage away from BVHP to help a community already in trouble.

Mr. Houston thanked OCII for all the good work they had done. He stated that he was there to start a dialogue around the inclusion of labor contractors for park maintenance contracts as well as contracting and local hiring policies associated with those projects in the Mission Rock and Candlestick/HP area. Mr. Houston pointed out that unions provided apprenticeship programs, sustainable career pathways as well as living wages for residents who lived in the community they served. He looked forward to starting that dialogue with OCII staff and making sure that the labor community was a part of the development process.

Mr. Yen explained that Brightline was a public policy and legal advocacy non-profit group dedicated to environmental justice issues across the City, especially BVHP. He listed the different advocacy projects Brightline had been involved in around the Bay Area, including the Potrero power plant, solar placement, and the mandatory local hire policy for construction. Mr. Yen reported that they had followed OCII's discussion during the May 16 meeting with great interest about naming the parks, especially Vice-Chair Bustos' suggestion to name a park after Dr. Espinola Jackson and Chair Mondejar's point about naming more parks after women. Mr. Yen stated that Dr. Jackson had been a longtime inspiration to Brightline and they would be excited to name a park after her, a grassroots environmental justice activist with decades of experience in BVHP. Brightline was in support of naming a park after Dr. Jackson.

Ms. Trauss explained that she lived at 7th and Natoma Streets. She commented on the previous speaker's point about carbon monoxide poisoning and hoped that the Holocaust continued to be discussed so that people never forgot about it. Mrs. Trauss was in support of the proposed supportive housing at Block 12W and also Block 9. She reported that there were homeless people everywhere around her neighborhood and conditions were terrible for not only the homeless but for residents as well because it was creating a public health issue. She pointed out that the remedy was to get housing for the homeless to get them off the streets. The City desperately needed supportive housing. Ms. Trauss displayed a poll that YIMBY had sent out asking residents if the City should build supportive housing even if the immediate neighbors objected and 75% of San Francisco residents had said yes.

Ms. Clarke reminded the Commission that it was basically rich people who were upset that formerly homeless people might be living near them. She expressed concern that this was about segregation and people needed to get used to living near people who might be socio-economically different from them, because the homeless were also part of the community. Ms. Clarke felt strongly that supportive housing should be in every neighborhood including the one proposed here.

Mr. Smith was in support of the supportive housing being proposed for Block 9. He reported that his organization provided tours to residents to view homeless and supportive housing and the results had been very positive. Recently they had provided a tour to the Forest Hill Neighborhood Association and they would be doing the same in this area as well. Mr. Smith pointed out that fear of supportive housing comes from fear of the unknown but that once residents were familiar with supportive housing, they could accept and support it. He reported a recent study that showed that

the majority of homeless San Franciscans had already been housed and working in the City for over 10 years. However, unfortunately, they lost their jobs and their housing and now needed some help because they were just temporarily down on their luck. Mr. Smith stated that he was a resident of Haight Ashbury which had a homeless population as well and he was working with Supervisor Breed to bring in some supportive housing in that area as well. He asked OCII to point people to the tours to help change the negative attitude toward supportive housing.

Mr. Cohen stated that this particular site was very critical for Mission Bay and pointed out that part of the original plan for this area was to have public housing and homeless housing included. He explained that affordable and supportive housing was unknown to many residents and could be frightening and threatening notion. Mr. Cohen reported that he had attended a CAC meeting recently in MB and the staff had done a great job in answering questions. He commended Kim (no last name) and Corinne Woods in particular. Mr. Cohen was in support of supportive housing for Block 9. Those who were concerned would have their fears allayed and then they would be in support of it.

Mr. Kelly was there in support of the Potrero Hill Neighborhood Association regarding the location of the new parking garage at the Shipyard. He reminded Commissioners of the recent struggle in the area with San Francisco General and UCSF regarding the construction of a new research building on the SF General campus and the problem had boiled down to expansion of the SF General garage at 24th and Potrero. Mr. Kelly recalled that there had been multiple problems with that and that even the MTA had not supported that expansion. He pointed out that the City's own master plan was not to increase parking garages due to environmental issues. These policies should apply to the new projects as well, especially BVHP with such a high degree of health issues. Mr. Kelly asked OCII to use its oversight powers to kill this garage plan and make the transportation demand program work. In that way they would be doing something that works for the City and improves the health of the community.

Mr. Hampton explained that We Help Our people was a neighborhood based organization based in HP and that he was there on behalf of residents in communities surrounding the Candlestick development project, including HP, BV, Third Street, Alice Griffith, among others, residents who had never been heard. Mr. Hampton stressed that residents were ready for this project and supported it and wanted to move forward with it. He had attended several community meetings regarding the parking garage and during a meeting on April 27, FivePoint had indicated that they would make several concessions regarding the garage, including eliminating parking spaces, underground parking and moving the entrance. However, in the meantime, community residents wanted to move this project forward with the job opportunities that would go along with it and benefit the communities surrounding Candlestick.

Dr. Hunnicutt was there regarding the garage issue. She reported that after communicating with the community, FivePoint had made the following substantial changes: they had eliminated the Hillside garage, permanently relocated 714 spaces to a new garage adjacent to the Arts Center, had pushed the taller building structures further from BV Hill, moved the residential tower and the hotel away from BV Hill, and had moved everything underground so there would be no above ground parking. Dr. Hunnicutt stressed that she was aware of the air quality issues surrounding this matter. She suggested that Commissioners take a tour of the site and look at the proposed entrance of the garage which was across from a hill, not houses and view the issue personally to be able to make the correct decision. Dr. Hunnicutt felt strongly that this project must move forward for the community.

7. Report of the Chair

Chair Mondejar reported that she had attended the graduation of the Chase Center training recently with Interim Executive Director Sesay and that out of 50 candidates there were 33

male and female graduates who were now employed. Ms. Mondejar corrected her report from the last meeting when she reported that there were only 9 graduates, but that was for the graduation of the Chase Center Small Business training.

8. Report of the Interim Executive Director

- a) Informational Memorandum to advise the Commission of staff's intention to issue a Request for Proposals for landscape maintenance and related services for Community Facilities District No. 1; Rincon-Point South Beach Redevelopment Project Area (Discussion)

Interim Executive Director Sesay reported that this was a routine RFP which they intended to release that week, but could delay if there were any questions or objections from Commissioners. If not, then hopefully this item would come back to OCII for approval in September. Ms. Sesay also announced that last week the Board of Supervisors had approved the transfer of Shoreview Park to the City from OCII, and was now under City jurisdiction.

PUBLIC COMMENT

Speaker: Oscar James, BVHP native resident

Mr. James expressed concern over Shoreview Park, which had not been maintained properly for many years. He reported that this park had been one of the SFRA projects which had been left in limbo. The sandpit had been fenced off many years ago because of glass and ringworms and weeds and had not been cleaned up since and as a result, children could not play there. Mr. James asked OCII to follow up and get this park cleaned up. He also expressed concern over Certificate of Preference (COP) holders in Twin Peaks, Diamond Heights and SOMA and stressed that these COP's should be honored.

9. Commissioners' Questions and Matters - None

10. Closed Session - None

Pursuant to Government Code § 54957 (b)(1) regarding the appointment of the Commission Secretary.

Chair Mondejar asked that anyone not directly involved with this item to leave the room.

Chair Mondejar announced that the Commission had voted to make an appointment for the Commission Secretary position.

11. Adjournment

Vice-Chair Bustos motioned to move Item 11 and Commissioner Singh seconded that motion.

The meeting was adjourned by Chair Mondejar at 2:49 p.m.

Respectfully submitted,



Interim Commission Secretary