

London N. Breed  
MAYOR



Miguel Bustos  
CHAIR

Mara Rosales  
VICE-CHAIR

Bivett Brackett  
Dr. Carolyn Ransom-Scott  
COMMISSIONERS

Nadia Sesay  
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  
1st DAY OF OCTOBER 2019**

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 1st day of October 2019, 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 1:01 p.m. by Chair Bustos. Roll call was taken.

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

Commissioner Brackett arrived late. All other Commissioners were present.

**2. Announcements**

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, October 15, 2019 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 None**

## **REGULAR AGENDA**

- a. Workshop on a Major Phase Amendment for Candlestick Point Major Phase One, including associated revisions to the Candlestick Point Infrastructure Plan, Design for Development and Candlestick Point/Hunters Point Shipyard Phase 2 Transportation Plan, and a modified Phasing Plan and Schedule of Performance for Candlestick Point; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion)

Presenters: Nadia Sesay, Executive Director; Therese Brekke, Senior Director of Planning, FivePoint; Lila Hussain, Project Manager, Hunters Point Shipyard/Candlestick Phase II; Raymond Lee, Contract Compliance Supervisor; Suheil Totah, Vice President, FivePoint

## **PUBLIC COMMENT**

Speakers: Oscar James, native resident, Bayview Hunters Point (BVHP); Linda Fadeke Richards, BV resident; Dr. Veronica Hunnicutt, Shipyard CAC

Mr. James thanked the CAC, Ms. Walker, Five Point and OCII staff for their hard work on this project. He expressed concerns about keeping residents within the community and felt strongly that training them for the upcoming job opportunities was key in that goal. Mr. James stated that he would like OCII to offer training and hire community residents for the childcare positions and offer courses at the college there to train residents for jobs at this project. Mr. James also requested homeless housing for people in the community. He requested that OCII start training programs with Young Community Developers for burgeoning businesses in this project.

Ms. Richards thanked FivePoint, formerly Lennar, for meeting all the goals set by OCII for this project and for providing the community benefits tied to it. She stated that all the jobs and businesses created in the BV was because of this project and was very pleased with the many workshops and training also being offered within it. Ms. Richards reported that Mayor Breed had recently signed legislation called Equity which was tied to this housing based on first preference for BV.

Dr. Hunnicutt reported that FivePoint had recently made a presentation to the Shipyard CAC and they were very excited about this project, especially the plan for jobs, affordable housing at 60% or below of AMI, senior housing, BMR's, more childcare, retail, training programs for BV residents and beyond for the jobs generated by the project, community spaces for development of new businesses, the film-mart center, and a hotel. She was pleased that FivePoint had addressed some of the CAC issues, specifically to add more housing for lower income individuals in the \$30,000-35,000 AMI range as well as providing housing for homeless families in some of these buildings. Dr. Hunnicutt announced that FivePoint would be returning on October 7 with more information and they were very pleased so far.

Commissioner Scott thanked everyone for all their hard work on this project, including the Shipyard CAC, the community, Ms. Brekke and FivePoint, for adding and keeping all the goals and desires of the community in mind.

Commissioner Rosales referred to the vertical construction schedule slide for the years 2022-2025 which included 575 housing units and inquired about whether these would be Market Rate (MR) or a combination of MR with affordable housing. Regarding the connection between jobs and the community, Ms. Rosales referred to the custom census of a neighborhood, such as 94124, analytically driven to get a sense of who was in the community and what their interests and skill sets were, what employment they might be looking for and then matching that to the need for training to meet the upcoming job opportunities. Ms. Rosales restated the need to connect the community's willingness and need for jobs to the need for training and the ability to hire residents for these job opportunities so that the census would be anchoring the job opportunities to the community.

Ms. Brekke responded that it was a combination. She explained that within MR housing they were required to provide inclusionary housing, which was typically 5-20% of total housing.

Mr. Lee responded that the custom census was still alive and they had a scope of work presented to the Office of Economic Work Development (OEWD) for their proposal and which would be tied in with future needs in the community, especially BVHP.

Commissioner Brackett referred to the retail space and the International African Marketplace scheduled to be included in the project. She stated that BV had historically not been served with business support services and inquired about how they planned to prepare the community to take over the retail space to be able to access opportunities along the 3<sup>rd</sup> Street corridor. Ms. Brackett stated that this community would need more help in accessing the opportunities before the application phase and inquired about what the community outreach would be to identify those who might not be ready for the application period but could be prepared and ready within five years.

Mr. Totah responded that 23,000 square feet of community space would be provided for local businesses. He explained that the selection process would include OCII, the CAC and the community to be able to identify the proper businesses and that FivePoint would construct the spaces to a warm-shell condition to assist the tenants. He stated that the African marketplace had not changed and was still planned to be built. Mr. Totah responded that the outreach was spelled out within the community benefits agreement and they planned to reach out to the community well in advance.

Chair Bustos recalled the marathon meeting held by the Redevelopment Agency with the Planning Commission many years ago and that there had been much heated discussion about this project. However, the vision and need for this project was always very clear. Mr. Bustos had been proud to support that project and now he was excited again about it again. He explained that this was an opportunity for them not to miss out on including the community. He appreciated that FivePoint was being very flexible and intended that all the space would be utilized, making it for and about the community. Mr. Bustos requested that staff work with Commissioners on different aspects of this project, to help champion the small businesses, train residents and prepare them for the future. He pointed out that this was about buying local and the need to connect more within the communities and that this provided a great opportunity for that. Mr. Bustos stated that he wanted this to have a super WOW factor because this community deserved to have beautiful things, artwork, etc. so they needed to make this project shine so that residents could say it was theirs.

Commissioner Brackett suggested that each Commissioner take on different tasks to help move this along, such as one Commissioner overseeing the business aspect, the business pipeline program and the outreach; another overseeing OEWD and jobs; another housing and another overseeing the entire project and providing assessment as far as what was working and what was not.

Chair Bustos requested that Executive Director Sesay inform the Mayor's Office that they intended to work with their office on this project.

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

Speaker: Oscar James, native resident, Bayview Hunters Point (BVHP)

Mr. James passed out a brochure/calendar from the Joint Housing (Agency) from the first project at Hunters Point, which he served on in 1968 and then started working with the Redevelopment Agency after that. He claimed that he was always the watchdog to oversee every development that came into the community. Mr. James recalled the various tasks he worked on during this period. He described the records from Joint Housing, the originals having been destroyed, and asked for a similar thing for this project, regarding the creation of subcommittees for each area in the community development, such as parks & rec, childcare, training, jobs, businesses, etc. for each phase of the project.

## 7) Report of the Chair

Chair Bustos announced that he had no report.

## 8. Report of the Executive Director

- a) 2800 Arelious Walker Drive (Alice Griffith Phase 4) Marketing Outcomes Project Report, for a recently completed 31-unit HOPE SF affordable housing rental multifamily development, including 19 public housing replacement units, affordable at 50% Area Median Income, and 11 affordable housing rental units, which are affordable at 60% Area Median Income, plus one manager's unit; Hunters Point Shipyard Redevelopment Project Area (Discussion)

Executive Director Sesay announced that there was a memo regarding this in the Commissioner's packages. She explained that this project was Phase 4 and this year it was leased up. She reported that 11 COP holders had applied for this, which was a good sign and meant that their outreach was working. Ms. Sesay deferred to Jeff White, Housing Program Manager, for more detail.

Mr. White described that this was Alice Griffith Phase 4 with 31 units, 19 of them for public housing residents relocated from the old Alice Griffith (AG) project and the other 11 units were lottery units of one- and two-bedroom units. He explained that the preferences for the lottery units were first individuals who had previously moved away from AG, which included 4 households and next was rent burden preference, which included 7 households. This included many families with children. Mr. White explained that the 11 COP holders who had applied fell out for a variety of reasons: 2 were housed elsewhere, another needed a 3-bedroom, another was over income and the rest were interested in seeking other opportunities.

Commissioner Rosales wanted to clarify that the displaced tenant preference was the third in line for preferences, and also wanted to clarify that this meant that the San Francisco (SF) worker preference could result that someone coming from outside of SF could get housed in this development. Ms. Rosales inquired about whether this was the usual way preferences worked. She remarked that only 2% out of 4,008 applicants used paper applications, and pointed out that this must mean that applicants were embracing the DAHLIA electronic system. She recalled that at one of the meetings there were residents who were afraid to leave their homes because they were worried that they would not be able to return and inquired about whether they had been from AG.

Mr. White responded in the affirmative on both questions. He added that the rent burden preference was not geographic so anyone could come in from outside the City. He explained that the Ellis Act preference had come later, after they had established the preferences in the area. He agreed with Commissioner Rosales regarding more use of the DAHLIA system and added that this was probably due to all the assistance available to help people apply online. To the last comment, Mr. White confirmed it had been AG, and with the HOPESF team assisted residents in the relocation process, especially the remaining residents who move into AF 4. He reported that everyone had been able to return to AG. It was a great success story.

Commissioner Brackett referred to the only 11 COP applications out of over 4,000 and inquired about whether there was any plan to reach out and cast a wider net to bring more into the fold. She inquired specifically about more outreach to non-identified COP holders.

Mr. White responded that they were continuing to do extensive early outreach to make sure that COP holders were aware of opportunities that were coming. He explained that COP holders were now in the DAHLIA system and were informed multiple times regarding opportunities they could apply to. Mr. White welcomed more ideas for help in this area but stated that COP applications had grown over the years. He assured Commissioners that they were taking special care of COP holders.

Executive Director Sesay responded that the COP annual housing report for FY 18-19 to be presented Nov. 5<sup>th</sup> would address questions regarding additional outreach.

**9. Commissioners' Questions and Matters – None**

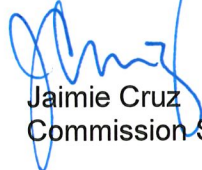
**10. Closed Session - None**

**11. Adjournment**

Commissioner Scott moved to adjourn and Commissioner Brackett seconded that motion.

Chair Bustos adjourned the meeting at 2:18 p.m.

Respectfully submitted,



Jaimie Cruz  
Commission Secretary