

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  
19th DAY OF NOVEMBER 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 19th day of November 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 1:00 p.m. by Chair Bustos. Roll call was taken.

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

Commissioner Brackett was absent. All other Commissioners were present.

**2. Announcements**

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, December 3, 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**

a) Approval of Minutes: Regular Meetings of October 1 and October 15, 2019

**PUBLIC COMMENT - None**

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

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

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

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF MINUTES FOR REGULAR MEETINGS OF OCTOBER 1 AND OCTOBER 15, 2019, BE ADOPTED.

**REGULAR AGENDA**

- b) Approving a variance to the Bayview Industrial Triangle Redevelopment Plan to apply the “Light Industrial or Commercial” land use category to a portion of property designated as “Light Industrial;” conditionally approving the schematic design of a six-story, mixed-use building comprised of 85 dwelling units, including 17 affordable units, and ground floor commercial space, at 4200 Third Street; and, adopting environmental review findings pursuant to the California Environmental Quality Act; Bayview Industrial Triangle Redevelopment Project Area (Discussion and Action)(Resolution No. 28-2019)

Presenters: Nadia Sesay, Executive Director; Laura Shifley, Associate Planner, Planning Division; Mike Cutler, Project Architect; Workshop One; Andrea Baker, Consultant, Andrea Baker Consulting; Pamela Sims, Senior Development Specialist, Housing Division

**PUBLIC COMMENT**

Speakers: Oscar James, native resident Bayview Hunters Point (BVHP); Dedria Smith, BVHP resident

Mr. James stated that he was the Chairman of the Trustee Committee as well as Deacon of St. John’s Church, which was located across the street from this project. At one time St. John’s Church owned that property. He reported that Ms. Baker had visited St. John’s earlier in the year to introduce the project to the community and all were in favor. Mr. James stated that he was very pleased with the 10-year free rental for community residents and commended the developers for this idea. He questioned the wheelchair and handicap access and also expressed concern with the BMR rental rate because, he explained, in that community there were residents who were “below low” rent. Mr. James was pleased with the building and urged Commissioners to pass this item.

Ms. Smith explained that she was also a native BVHP resident and inquired about whether a couple of the project units could be made available for homeless families in the community, some of who were living in their cars.

Commissioner Scott thanked staff for the detailed report. She stated that she was very impressed with comments that were made by the public.

Executive Director Sesay reported that they had received several letters of support from the community which were in Commissioner’s packets.

Vice-Chair Rosales stated that she was pleased with the design and especially the warm colors. She inquired about whether the Below Market Rate (BMR) units were studios or one bedrooms or something else; inquired about how the selection of BMR households would be made.

Ms. Shifley responded that this would be an equivalent mix of all the other units.

Ms. Sims responded that they considered this an inclusionary project and that the units would go by lottery through DAHLIA.

Chair Bustos commended the project and the design; however, he expressed concern about the mix of this new residential project with the church across the street which had been there a long time. He referred to a recent situation in Oakland where new residents complained about the evening church rehearsal sessions and, as a result, Oakland came down on the church, which had been there for over 80 years. Mr. Bustos commented on the importance of being mindful that some organizations have been in the area for a long time and of being respectful of them. He stated that in exchange for the variance that was being requested, a clause be inserted in the rental agreement whereby new residents acknowledge that there were organizations already in existence in the community which had been serving the community for a long time and the need to be aware of and be respectful of their traditional events and practices. He was pleased with all the community support.

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

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

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

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS AND ONE ABSENCE THAT RESOLUTION NO. 28-2019, APPROVING A VARIANCE TO THE BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PLAN TO APPLY THE “LIGHT INDUSTRIAL OR COMMERCIAL” LAND USE CATEGORY TO A PORTION OF PROPERTY DESIGNATED AS “LIGHT INDUSTRIAL;” CONDITIONALLY APPROVING THE SCHEMATIC DESIGN OF A SIX-STORY, MIXED-USE BUILDING COMPRISED OF 85 DWELLING UNITS, INCLUDING 17 AFFORDABLE UNITS, AND GROUND FLOOR COMMERCIAL SPACE, AT 4200 THIRD STREET; AND, ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA, BE ADOPTED.

c) Workshop on Annual Housing Production Report Fiscal Year 2018-19 (Discussion)

Presenters: Nadia Sesay, Executive Director; Jeff White, Housing Program Manager

## **PUBLIC COMMENT**

Speaker: Ace Washington, community supporter

Mr. Washington stated that he had been away visiting his daughter but was back now. His main concern was the Fillmore district and he was looking forward to positive changes coming with the new Supervisor in District 5. Mr. Washington spoke about the Housing Authority and Mayor Breed and asked Commissioners for a meeting with him and community leaders to talk about the Fillmore District some time in the new year.

Vice-Chair Rosales commended staff for a very thorough and easy to understand report. She remarked on the great collaboration with City partners and other partners and inquired about whether the City of San Francisco had the same great collaboration with other City partners. Ms. Rosales was pleased that they were continuously moving forward with small business, local hire, affordable housing, and production, among other things, and thanked staff for all their hard work.

Chair Bustos thanked staff for their work on this project and stated that the fruits of their labor were clearly showing.

Commissioner Scott thanked Mr. White and Ms. Sims, specifically, and stated that the report was enlightening and that she was very impressed with the results.

Chair Bustos asked Executive Director Sesay to share this information with Mayor Breed and with the Board of Supervisors, so that they were aware of the great work going on by OCII.

d) Workshop on Annual Certificate of Preference Marketing and Outreach Report Fiscal Year 2018-19 from the Mayor's Office of Housing and Community Development (Discussion)

Presenters: Nadia Sesay, Executive Director; Pamela Sims, Senior Development Specialist, Housing Division; Maria Benjamin, Deputy Director, Home Ownership & Below Market Rate Programs, Mayor's Office of Housing and Community Development (MOHCD)

## **PUBLIC COMMENT**

Speakers: Oscar James, native resident, BVHP; Cassandra Sciortino, Certificate of Preference (COP) holder; Ace Washington, community supporter

Mr. James stated that he received five COP holder cards in the mail all the time. He asked Commissioner to consider letting grandchildren become COP holders as well and asked staff to suggest this to Mayor Breed to get this passed. Mr. James remarked that he had family members that were relocated and he knew many people who had received information about the program.

Ms. Sciortino stated that she was a COP holder. She explained that her parents, an artist and a sculptor, and that she was an artist as well. They were dislocated when she was a baby and they moved to the Sierras and were very poor. Ms. Sciortino explained that her parents would often drive back to the City to engage in the arts. In 2015 the COP program communicated with her father and she thought it was a scam, but followed up and received the Certificate. Ultimately she was called, has returned to San Francisco and is in the lottery for one of the BMR units coming up soon. Ms. Sciortino stated that she finally understood what had happened to her family as well as others in the community and was very grateful for this opportunity to come back to the City.

Mr. Washington commended Maria Benjamin for her work on DAHLIA and the COP program. He spoke about the history of the Fillmore and the master list of former residents in the displaced areas of redevelopment. He commended staff for their hard work but expressed concern regarding undermining of the community.

Commissioner Scott congratulated Ms. Sims and Ms. McDaniel (Sonja McDaniel, COP program director, MOHCD) for making themselves available for questions and for this thorough report.

Vice-Chair Rosales inquired about usage of DAHLIA by COP holders and about what percentage were still paper-users; inquired about whether the Q Foundation was the only vehicle for rent subsidies; inquired about where the Q Foundation got their money for the rent subsidies; inquired about the fact that if the money came from the City, why did the City not do this directly or do more of

it. Ms. Rosales referred to the Western Addition list and interactive map, which was very creative and inquired about how the list of available units in the Western Addition was comprised and about who received the list.

Ms. Sims responded that the number of paper applications was slightly up for 2019 from the prior year, which demonstrated that more and more residents were using the online system. Regarding the Q Foundation, she responded in the affirmative and added that there were other organizations available for deposits or application and moving costs but that the Q Foundation was the only one available for rent subsidies. Ms. Sims explained that the Housing Authority vouchers were also another good source but added that it might take the Housing Authority some time before they could issue additional vouchers now. Ms. Sims responded that the Q Foundation money did come from the city and deferred to Ms. Benjamin for more detail.

Ms. Benjamin reiterated that the rent subsidies did come from the City; however, there was a limited amount of money because rent subsidies were expensive and ongoing for as long as the individual was living in the unit. She reported that work was being done to find resources for more rental subsidies. The City was aware that they needed more long-term rent subsidies. Ms. Benjamin stated that she did not have any other information on this topic.

Ms. Sims responded that in the last couple of years they had sent out a holiday letter and they added in there a list of all the units which would be coming on in the next year, owner or rental, at all rates and that went out to all 950 COP holders.

Chair Bustos thanked staff for the COP program, which was about public service and remarked that this was awesome work. He recalled when he first started with the Redevelopment Agency in 2009 and how this program has grown and become successful in not only finding displaced residents but also success in bringing them back to the City. He told all involved to keep up the good work.

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

Speaker: Oscar James, native resident, BVHP

Mr. James stated that there used to be a training program run by the Redevelopment Agency in property management for community residents and asked Commissioner to reinstate this program for the new projects going on in BVHP. He announced that his church was having a Thanksgiving dinner for anyone who did not have a place to go for Thanksgiving at St. John's Church on Thursday from 12-4.

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

Chair Bustos announced that he had nothing to report.

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

Executive Director Sesay announced that after OCII's action regarding the Candlestick Point amendment on October 15, the Planning Commission took action on the item and it was unanimously approved. She reported that staff was working with Five Point to complete the conforming changes to the subphase application.

Ms. Sesay added that this was timely because there were currently three projects undergoing lottery which had been issued in October/November: 108-unit project on Folsom Street for which 6,900 applications had been received and 12 COP holders had applied; a 56-unit project in Mission Bay 3 East. This is rental housing and the lottery had been issued in November for which roughly 6,700 applications had been received and 16 COP holders had applied; and a 156 BMR home ownership

unit project on Block One in Transbay for which 496 applications had been received and one COP holder had applied. Ms. Sesay stated that this demonstrated that they were getting more applicants in all their recent projects.

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

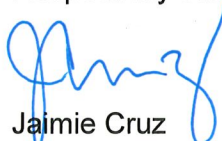
Vice-Chair Rosales asked OCII to close the meeting that day in honor and memory of “Buck” Delventhal, Chief Assistant City Attorney, Head of Government Law Division in the City Attorney’s Office. Ms. Rosales explained that Mr. Delventhal was her boss when she was a member of that team, had guided her as a young attorney right out of law school and had taught her everything she knew in the legal profession. She reported that Mr. Delventhal headed that department for almost 50 years and had guided 10 mayors as well as countless members of the Board of Supervisors. Ms. Rosales explained that she represented the Human Rights Commission and was handed the assignment of the Minority Women Local Business Association from Mr. Delventhal, which has been a part of her career every since. She listed many of his other accomplishments and added that beyond that, he was a wonderful person and recently died very unexpectedly. Ms. Rosales announced that his memorial would be at City Hall on December 3, 2019.

**10. Closed Session - None**

**11. Adjournment**

Vice-Chair Rosales motioned to adjourn and Commissioner Scott seconded that motion. The meeting was adjourned in honor of Burk “Buck” Delventhal by Chair Bustos at 2:24 p.m.

Respectfully submitted,



Jaimie Cruz  
Commission Secretary