

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
21ST DAY OF JANUARY 2020**

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 January 2020, 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 1:02 p.m. by Chair Bustos. Roll call was taken.

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

All Commissioners were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, February 4, 2020 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 November 19 and December 17, 2019

PUBLIC COMMENT – None

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

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

Commissioner Brackett – yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT THE MINUTES OF REGULAR MEETINGS OF NOVEMBER 19 AND DECEMBER 17, 2019, BE ADOPTED.

REGULAR AGENDA

b) Workshop on the Recognized Obligation Payment Schedule for July 1, 2020 to June 30, 2021 (ROPS 20-21) (Discussion)

Presenters: Nadia Sesay, Executive Director; Mina Yu, Financial Reporting & Management Analyst; Annie Wong, Development Specialist, Affordable Housing; Gretchen Heckman, Mission Bay Development Specialist, Housing Division; Benjamin Brandon, Transbay Development Specialist, Housing Division; Sally Oerth, Deputy Director (for Lila Hussain, Project Manager, Hunters Point Shipyard/Candlestick Point); Hilde Myall, Manager, Real Estate and Development Services Division; Raymond Lee, Contract Compliance Supervisor

PUBLIC COMMENT - None

Commissioner Scott asked for clarification on the RPTTF.

Ms. Yu responded that RPTTF stood for Redevelopment Property Tax Trust Fund. She explained that OCII's funding source came from property tax increment in various project areas. Those funds were pulled into the RPTTF, which was basically the OCII property tax increment funding. She added that this was also displayed in the first slide.

Vice-Chair Rosales referred to the TJPA pledge and inquired about whether this was a set amount or a calculated amount based on a formula; inquired about whether that amount could change and whether this was a high figure compared to other years.

Ms. Yu responded that it was a calculated amount. She explained that for all three primary project areas, OCII had their pledge which was the property tax increment governed by a contractual agreement between OCII and the developer and of that property tax increment generated in the project areas, the gross increment was 1% of the total increment, of which 20% went to housing and the remainder went to infrastructure. Ms. Yu reported that this calculation was consistent across their project areas; however, she added that with TJPA, it was a pass-through so they collected those funds and passed them on. Ms. Yu responded in the affirmative and confirmed that this figure would change according to gross property tax increment. She explained that it was higher than previous years and that they did expect the property tax to increase over time.

Vice-Chair Rosales referred to the budget for OEWD and inquired about the custom census scope that she had previously requested; inquired about whether the cost of performing that service was included in the amount here and whether they had enough to cover this service.

Mr. Lee responded that they had submitted a work request to OEWD for the scope of work and they had not received a formal response yet. However, he reported that the initial response was that a meta study would make more sense based on the American Community Survey (ACS) which broke down employment and unemployment numbers by zip code, which granted was a survey and not a census. To the cost question, Mr. Lee responded in the affirmative.

Vice-Chair Rosales referred to the FTE count and inquired about whether these positions were not only budgeted but currently filled.

Ms. Yu responded that these were currently budgeted positions but not all were filled.

Chair Bustos thanked staff for all the information and hard work on this report.

6. Public Comment on Non-Agenda Items - None

7. Report of the Chair

Chair Bustos announced that he had no report.

8. Report of the Executive Director

Executive Director Sesay referred to the Hunters Point Shipyard testing report. She announced that on Friday, January 17, Mayor Breed, Supervisor Walton and City Attorney Herrera had received the findings report from UCSF and UC-Berkeley regarding review of the appropriateness of the testing protocols for Parcels A and G at the Hunters Point Shipyard. The report concluded that the California Department of Public Health's use of the scan on Parcel A was appropriate. The report further concluded that the Navy's partial work plan and proposed testing of Parcel G was appropriate as long as the Environmental Protection Agency (EPA) continued to review the plan and do the oversight they were required to do. Ms. Sesay reported that any determination regarding development of Parcel G would not happen until all the retesting data was available for review. She announced that Supervisor Walton will host a community meeting to discuss the report on Tuesday, January 28, 2020 at 7:00 PM at 451 Galvez Avenue. UC Berkeley and UCSF experts will be available to answer questions about the report. For the record, Ms. Sesay announced that a private meeting for Parcel A residents would also take place the following week.

Executive Director Sesay announced the grand opening at the end of January of Transbay project Block 8, Avery Lane, a mixed income transit-oriented development with a total of 548 units with retail. She reported that the podium has 80 affordable OCII units; it also contained Market Rate (MR) inclusionary housing of 70 out of the 350 units and MR condo ownership of 118 MR units. Ms. Sesay announced that some COP applicants had applied: two got in; one was waitlisted; one was rejected and that 7 COP residents had applied for the inclusionary but six did not follow up and one was over income.

Ms. Sesay reported that they had provided all the marketing outcome reports to Commissioners at a prior date and hoped to see Commissioners at the grand opening.

9. Commissioners' Questions and Matters

10. Closed Session

- a) Under California Government Code § 54956.9, Conference with Legal Counsel for Existing Litigation: Shiferaw v. City and County of San Francisco, et al., No. C 18-6830 SBA (N.D. Cal., complaint filed Nov. 9, 2018);
- b) Under California Government Code § 54956.9, Conference with Legal Counsel for Existing Litigation: City and County of San Francisco v. Michael E. Johnson, No. CGC-18-568954 (Superior Ct. S.F. City and County, complaint filed Aug. 16, 2018).

Vice-Chair Rosales disclosed that she had a personal and business relationship with the defense counsel representing Michael Johnson.

Chair Bustos requested that anyone not directly involved with the Closed Session to leave the room.

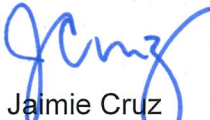
Chair Bustos announced that there was no action to discuss from the Closed Session.

11. Adjournment

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

Chair Bustos adjourned the meeting at 2:40 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary