

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
20th DAY OF OCTOBER 2020**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting via teleconference at 1:00 p.m. on the 20th day of October 2020. The public was invited to watch the meeting live on SFGOVTV: <https://sfgovtv.org/ccii>

PUBLIC COMMENT CALL-IN: 1-415-655-0001 ACCESS CODE: 146 413 2620

In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives were issued to slow down and reduce the spread of the COVID-19 virus. Individuals were encouraged to participate in the meetings remotely by calling in during the public comment section of the 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 - present
Commissioner Scott - present
Vice-Chair Rosales - present
Chair Bustos - present

All Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held remotely on Tuesday, November 3, 2020 at 1:00 pm.
- b) Announcement of Time Allotment for Public Comments from participants dialing in: Please be advised a member of the public has up to three minutes to make pertinent public comments on each agenda item unless the Commission adopts a shorter period on any item. Please note that during the public comment period, all dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to register any desire for public comment. Comments will be taken in the order that it was received. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

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Secretary Cruz read instructions for the public to call in.

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) Authorizing a Personal Services Contract with C.H. Elliott & Associates, a sole proprietorship, for a term upon expenditure of the total contract amount not to exceed \$75,000, to provide real estate and fiscal consulting services in association with the implementation of the Disposition and Development Agreement for Hunters Point Shipyard Phase I and Candlestick Point and Hunters Point Shipyard Phase II (collectively, the “DDAs”); Hunters Point Shipyard and Bayview Hunters Point Project Areas (Action) (Resolution No. 26-2020)

- b) Authorizing a First Amendment to the Personal Services Contract with lowercase Productions (“lowercase”), a California Limited Liability Company, to increase the contract amount by \$41,585 from \$100,000 to a total aggregate contract amount not-to-exceed \$141,585 for web development services (Action) (Resolution No. 27-2020)

PUBLIC COMMENT - None

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

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

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

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION NO. 26-2020, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH C.H. ELLIOTT & ASSOCIATES, A SOLE PROPRIETORSHIP, FOR A TERM UPON EXPENDITURE OF THE TOTAL CONTRACT AMOUNT NOT TO EXCEED \$75,000, TO PROVIDE REAL ESTATE AND FISCAL CONSULTING SERVICES IN ASSOCIATION WITH THE IMPLEMENTATION OF THE DISPOSITION AND DEVELOPMENT AGREEMENT FOR HUNTERS POINT SHIPYARD PHASE I AND CANDLESTICK POINT AND HUNTERS POINT SHIPYARD PHASE II (COLLECTIVELY, THE “DDAS”); HUNTERS POINT SHIPYARD AND BAYVIEW HUNTERS POINT PROJECT AREAS, BE ADOPTED.

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION NO. 27-2020, AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH LOWERCASE PRODUCTIONS (“LOWERCASE”), A CALIFORNIA LIMITED LIABILITY COMPANY, TO INCREASE THE CONTRACT AMOUNT BY \$41,585 FROM \$100,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT NOT-TO-EXCEED \$141,585 FOR WEB DEVELOPMENT SERVICES, BE ADOPTED.

REGULAR AGENDA

- c) Authorizing a Memorandum of Understanding with the San Francisco Mayor’s Office of Housing and Community Development (“MOHCD”) governing administration of The Legacy Foundation Homeownership Grant Program; and authorizing a payment of \$180,000 from the Phase 1 Community Benefit Fund to MOHCD to fund The Legacy Foundation Homeownership Grant Program; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas (Discussion and Action) (Resolution No. 28- 2020)

Presenters: Nadia Sesay, Executive Director; Kasheica McKinney, Assistant Project Manager, Hunters Point Shipyard/Candlestick Point Project Area; Maria Benjamin, Deputy Director, Home Ownership & Below Market Rate Programs, Mayor's Office of Housing and Community Development (MOHCD)

PUBLIC COMMENT

Speakers: Dr. Veronica Hunnicutt, Chair, Legacy Foundation Board; Lashon Walker, Director of Community Affairs, Five Point

Commissioner Scott thanked Ms. McKinney for the thorough presentation which would bring so much hope for potential homeowners and students during this challenging time.

Commissioner Brackett inquired about when the last time was that Legacy Foundation members met; she referred to the fact that they were considering replacing several members of the Board of Directors and inquired about who the current six Board of Directors members were and specifically, whether Ted Hunt was still the Member at Large. Ms. Brackett also inquired about Pastor Josiah Bell, Carmen Kelly, Dr. Veronica Hunnicutt and the Mayor's representative. Since this strategic plan was approved in 2017, she inquired about what efforts had been made to take into account the current economic situation and the impact of COVID-19 on the strategic plan; she requested clarification that the amount allotted for home ownership would only serve five families for five years; inquired about how many families they had worked with who were interested in participating in the down payment assistance program. Ms. Brackett expressed concern about community need, because looking at the Legacy Foundation grant, she observed that it leaned heavily on workforce development and education, but not access to the home buyer program and wondered if they were reconsidering only serving five families; she inquired about how the impact of OCII approval would affect the timeline slated until 2022 and whether this approval would impact the ability to draw down this money or whether this would get pushed out further.

Ms. McKinney responded that the last time Legacy Foundation members met was in February 2020. She reported that there was a meeting scheduled for March but out of an abundance of caution due to COVID-19, that meeting was postponed. She explained that the Foundation was planning for a meeting in the next few weeks regarding review of information for the scholarship program and the contractors assistance program. Ms. McKinney responded that Ted Hunt was still an active member of the Board and was trying to enter into this meeting to speak with Commissioners but was having technical difficulties. She confirmed that Josiah Bell was still an active member and that Carmen Kelly had resigned earlier this year and that they had reached out to the supervisor for a recommendation for her replacement. Ms. McKinney confirmed that Dr. Hunnicutt was still a member and Chair of the Board. She reported that there was no representative from the Mayor's Office although the Foundation did take advice from the Mayor's Office. She reported that Neola Gan, Joyce Armstrong and Ellouise Patton were also active members of the Foundation.

Executive Director Sesay added that the plan needed to be reviewed to make sure it was meeting the current challenges and the economic situation, and that it satisfied current community needs. She explained that because members have not met since February, these items would all be discussed at the next meeting.

To the home ownership question, Ms. McKinney responded in the affirmative and confirmed that there would be five loans available on a first come-first serve basis for qualified families. She explained that the original plan was to roll this out over five years but now the goal was to get the funds out to qualified families as soon as possible. To the down payment question, Ms. McKinney responded none for the Legacy Foundation but after meeting with MOHCD and with community members, they recognized that there was a need for a down payment assistance program.

Ms. Benjamin responded that their hope was that this grant targeted for these zip codes would be used with other down payment assistance programs, some where they give \$375,000 and others where they provide funds for the purchase of a BMR in that neighborhood, so this could be an addition to programs already in existence. She acknowledged that only five homeowners could be assisted in this program, but recent engagement with the community confirmed that there is high demand for assistance with home ownership. Ms. Benjamin added that they were looking for other funding sources as well.

Executive Director Sesay added that there was an opportunity to refine this five-year strategic plan and consider it to be a pilot and the reason they had targeted this was because there were incremental costs such as moving costs and other things not covered. Regarding the timeline, Ms. Sesay responded that this would delay use of those funds. She explained that this was a subset of the \$1 million scheduled for Phase I, so there was a substantial amount remaining. However, there were additional funds in the Legacy Foundation, which needed to be approved and deployed by OCII. She urged Commissioners to move this forward so that they could show some progress in moving these funds. This discussion would also provide OCII the opportunity to inform the Legacy Foundation regarding programs identified and whether they were consistent with current community needs.

Commissioner Brackett stated that she wanted to make sure that as a Commission they were being mindful and paying attention to the community needs. Her concern was that if they approved the funds set aside and other things coming down the pipeline, then they would be stuck with what they had chosen as a Commission. Ms. Brackett also stated that she understood the urgent need to get the money out there so the community at large could take advantage of this opportunity for home ownership. She thanked Ms. McKinney for her presentation.

Ms. McKinney clarified that Phase I and Phase II funds were two separate programs and two different buckets of money. She explained that in the Phase I program, the Legacy Foundation had some flexibility in being able to fund and respond to different needs after listening to the community. However, Phase II funds were prescribed and specified in the DDA with no flexibility to change those funds or to use them in another program; they were to be used specifically for scholarship purposes.

Vice-Chair Rosales was pleased to hear that the Legacy Foundation's Down Payment Assistance Program would be paired and coordinated with the other existing and more robust down payment assistance programs. Ms. Rosales made a pitch that for all the funding out there in these programs, they needed to pay special attention to Certificate of Preference (COP) holders who must be first in line for these opportunities.

Chair Bustos agreed with Vice-Chair Rosales and thanked Ms. Benjamin for the work being put into this program and hoped that they were working to make sure that these funds were going to the families that needed them. Mr. Bustos stated that his dream was that more people would be able to return to the City who wanted to return.

(Speakers called in late after having technical difficulties)

Dr. Hunnicutt stated that their community needed education resources and access to home ownership assistance and financial resources. She explained that this was the start of their home ownership program and that coupled with MOHCD's program, it would allow five families to get started on home ownership and they were very excited about that. She thanked OCII and urged them to support this item.

Ms. Walker stated that she represented the development team where these community benefit funds come from. She was very pleased that this was finally coming before OCII for a vote and thanked Ms. Benjamin and MOHCD for their work as well as Dr. Hunnicutt. Ms. Walker explained that these funds would be stacked and combined to try to meet some of the needs discussed. She reported that there would be some limitations as per the DDA regarding the Phase I funds but Phase II funds had more flexibility because community members were concerned about current events and current needs.

Commissioner Brackett motioned to move Item 5(c) and Commissioner Scott seconded that motion.

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

Commissioner Brackett – yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION NO. 28-2020, AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT ("MOHCD") GOVERNING ADMINISTRATION OF THE LEGACY FOUNDATION HOMEOWNERSHIP GRANT PROGRAM; AND AUTHORIZING A PAYMENT OF \$180,000 FROM THE PHASE 1 COMMUNITY BENEFIT FUND TO MOHCD TO FUND THE LEGACY FOUNDATION HOMEOWNERSHIP GRANT PROGRAM; HUNTERS POINT SHIPYARD AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

6. Public Comment on Non-Agenda Items - None

7. Report of the Chair

Chair Bustos stated that he had no report. However, he wanted to talk about the OCII "family", which included not only OCII staff but long-time members of the public who habitually attended OCII meetings as well. Mr. Bustos expressed concern regarding the long moment of silence from these valued members of the public and wanted to share the fact that he had the opportunity to speak with Doris Vincent, Oscar Grant and Ace Washington, and assured listeners that they were all doing well. Mr. Bustos thanked them all for their continued work in the community and wanted them to know that they were missed.

8. Report of the Executive Director

- a) Informational Memorandum on the Transbay Essex Hillside Maintenance Request for Proposals; Transbay Redevelopment Project Area (Discussion)
- b) Informational Memorandum on intention to issue a Request for Qualifications for a lead developer replacement to develop up to 112 units of affordable family housing on Blocks 52 and 54 in the Hunters Point Shipyard Redevelopment Project Area (Discussion)

Executive Director Sesay stated that both items were informational. She explained that OCII was responsible for monitoring and maintaining the Item a) property and that they had an existing personal services contract with MJM Management, which would expire on January 31, 2021. They were planning to extend this contract; however, knowing how long this could take, staff was requesting a new Request for Proposal to maintain the property.

Executive Director Sesay stated that Item b) concerned the Hunters Point Shipyard Phase I Blocks 52 and 54. She explained that in 2018 they had selected a development team consisting of McCormack Baron Salazar (MBS) as lead developer, along with Bayview Hunters Point Multipurpose Senior Services as co-developer, additional architects and a property management company. Ms. Sesay reported that in August 2020, MBS contacted OCII to inform that they were withdrawing and terminating their position within the development team as lead developer. Therefore, she explained that in order to proceed with the development, they were requesting issuance of an RFP to replace MBS in the hopes of keeping the rest of the team intact.

Executive Director Sesay stated that if there were no questions, staff would proceed with these two RFP's to be able to proceed with procuring these contracts.

PUBLIC COMMENT - None

Commissioner Scott inquired if there were any players who might be interested in taking the position of lead developer.

Executive Director Sesay responded in the negative but that this was the point of issuing the RFP. She added that they did have some participants that they had worked with before who might be under consideration, but they would have to go through the review process.

Vice-Chair Rosales inquired about why the MBS team withdrew from this position.

Executive Director Sesay responded that it involved the complication of the site as well as the delay in moving forward with the work this year. She added that they had not received anything in writing.

Commissioner Brackett inquired about whether the RFP submittal dates were hard set or whether they were more general dates.

Executive Director Sesay responded that these were hard set dates for now but that OCII had the authority and power to make changes as needed.

9. Commissioners' Questions and Matters – None

10. Closed Session

PUBLIC COMMENT – None

- a) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to California Government Code Section 54956.8, a closed session has been calendared to give direction to staff regarding the potential sale of the property described below.)

Property: 200 Main Street (Portion of Block 3739, Lot 008) also known as Transbay Block 4 OCII
Negotiators: Nadia Sesay, Sally Oerth, James Morales, Hilde Myall, Jeffrey White, Benjamin Brandin

Negotiating Parties: For F4 Transbay Partners LLC, a Delaware Limited Liability Company, (a joint venture of Urban Pacific Development, LLC, an affiliate of Hines Interests Limited Partnership, and Broad Street Principal Investments, L.L.C, an affiliate of Goldman Sachs) and Transbay Block 4 Housing Partnership, L.P. (consisting of Mercy Housing California, a California nonprofit, F4 Transbay Partners LLC, and a Low-Income Housing Tax Credit investor limited partner)

Under Negotiation: _____ Price, _____ Terms of Payment, _____ x _____ Both (Discussion) Price, _____ Terms of Payment, _____ x _____ Both (Discussion)

Commissioners went into Closed Session.

Commissioner Scott wanted to recognize some of the community members who were not able to participate in the meetings but she had kept in touch with them and they were all doing well.

Secretary Cruz stated that there was nothing to report from the Closed Session.

11. Adjournment

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

Chair Bustos adjourned the meeting at 3:05 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary