

London N. Breed  
MAYOR



Miguel Bustos  
CHAIR

Mara Rosales  
VICE-CHAIR

Bivett Brackett  
Efrem Bycer  
Dr. Carolyn Ransom-Scott  
COMMISSIONERS

Sally Oerth  
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 APRIL 2021**

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 April 2021. 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: 187 562 2546**

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 - absent  
Commissioner Bycer - present  
Commissioner Scott - present  
Vice-Chair Rosales - present  
Chair Bustos - present

Commissioner Brackett arrived late; all other Commissioners were present.

**2. Announcements**

- a) The next regularly scheduled Commission meeting will be held remotely on Tuesday, May 4, 2021 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 - None**

**REGULAR AGENDA**

a) Conditionally approving the Combined Basic Concept and Schematic Design for development of the Agency Housing Parcel at 11 Innes Court, Block 56 of Hunters Point Shipyard Phase 1, which consists of 72 affordable rental housing units and one manager's unit; approving a density bonus allowing additional height, maximum diagonal dimension and density; providing notice that this approval is within the scope of the Hunters Point Shipyard Phase 1 Reuse Final Environmental Impact Report, a program EIR; and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 12-2021)

Presenters: Sally Oerth, Interim Executive Director; Elizabeth Colomello, Senior Development Specialist, Housing; Fiona Ruddy, Project Developer, Mercy Housing; Pam Goode, Associate, Van Meter Williams Pollack (VMWP), LLP; Elizabeth Kerman-Morris, Kerman Morris Architects

**PUBLIC COMMENT**

Speakers: Tom Kapinsky; Dr. Veronica Hunnicutt, Chair, Shipyard CAC

Mr. Kapinsky stated that he lived at 51 Innes Court and had two concerns about this building. He stated that the increase in height to add more units was okay with him; however, he expressed concern that the solar panels on the roof would increase the height to 10' over the roofline. Mr. Kapinsky's other concern was the use of Kennedy Place to access the parking area. He reported that this was a private driveway for 51 Innes Court and at the last board meeting none of the HOA board members for 51 Innes Court were aware of any communications with OCII regarding this issue.

Dr. Hunnicutt thanked the Commission for approving this project at an earlier meeting and stated that the Shipyard CAC fully supported this project, especially the 100% affordability aspect which would provide critical housing opportunities for individuals and families in San Francisco. She reported that the CAC was in support of the design and esthetics of this building as well. Dr. Hunnicutt urged OCII to pass this item.

Commissioner Bycer stated that during the last meeting they had discussed Blocks 52 & 54, which included one five-bedroom unit and several four-bedroom units, and which made up for those size units left over from the Alice Griffith project and had to be replaced. Mr. Bycer inquired about whether this was the same reason for the small number of four- and five-bedroom units in this project as well; inquired about whether they were confident that those size units would be adequately used and whether or not it would make more sense to build more 2- or 3-bedroom units, which would house more people. Mr. Bycer referred to the one family childcare unit in the building

and inquired about whether there was anything special about that unit for it to be designated for childcare or whether any unit could be used for childcare.

To the unit size question, Ms. Colomello responded in the affirmative. Ms. Colomello responded that the two- and three-bedroom units tended to have the most demand but because there were so few four- and five-bedroom units available in the City, they did not anticipate having any problem filling those units. To the childcare unit question, Ms. Colomello responded that this specific unit was designated to be built out to meet the specifications for childcare in order to be more amenable for this purpose.

Commissioner Scott thanked Ms. Colomello and staff for considering so many little details which would make a huge difference to the mental health of the community. She was pleased with the colorful design, the green grass and the abundant parking as well as that it was 100% affordable housing.

Commissioner Brackett thanked staff for the presentation, especially the 3D video which was very helpful. She was pleased with the outdoor space which would be used as an extension of community living space. Ms. Brackett commented that very often affordable housing did not offer space for families to convene and was very pleased with this aspect of the project.

Vice-Chair Rosales was not able to see the video due to technical difficulties, but the description seemed very agreeable. She wanted to recognize the exemplary work of the team on the contracting and workforce compliance, which showed intentional efforts to comply and go beyond requirements. Ms. Rosales requested a response to the comments made by the first speaker.

Ms. Colomello responded that they had sent a letter in early February to the HOA of 51 Innes Court and had heard back from them but that they had not finalized the discussion. However, Ms. Colomello stated that they did not anticipate any problems with this issue. She responded that the solar panels were 7' off the roof and that it might be possible to lower them a bit during design development. She added that this issue was part of the review during discussions with the neighborhood.

Chair Bustos was very pleased with the design of this project.

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

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

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

**ADOPTION:** IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION 12-2021, CONDITIONALLY APPROVING THE COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN FOR DEVELOPMENT OF THE AGENCY HOUSING PARCEL AT 11 INNES COURT, BLOCK 56 OF HUNTERS POINT SHIPYARD PHASE 1, WHICH CONSISTS OF 72 AFFORDABLE RENTAL HOUSING UNITS AND ONE MANAGER'S UNIT; APPROVING A DENSITY BONUS ALLOWING ADDITIONAL HEIGHT, MAXIMUM DIAGONAL DIMENSION AND DENSITY; PROVIDING NOTICE THAT THIS APPROVAL IS WITHIN THE SCOPE OF THE HUNTERS POINT SHIPYARD PHASE 1 REUSE FINAL ENVIRONMENTAL IMPACT REPORT, A PROGRAM EIR; AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- b) Approving a Budget for the period July 1, 2021 through June 30, 2022, and authorizing the Executive Director to submit the Budget and Interim Budget to the Mayor's Office and the Board of Supervisors (Discussion and Action) (Resolution No. 13-2021)

Presenters: Sally Oerth, Interim Executive Director; Mina Yu, Financial Reporting & Management Analyst

**PUBLIC COMMENT - None**

Commissioner Bycer referred to the \$38 annual increase from last year, which was a 7.3% increase; however, he pointed out that staffing levels were not held constant from last year. Mr. Bycer inquired about whether the team would still be able to properly service increased spending with the increase in budget. He stated that he wanted to make sure that efficiency was not at the expense of being able to service this spending.

Ms. Yu responded in the affirmative and confirmed that they were not changing staffing levels from the prior year. She explained that the increase in budget was primarily from the affordable housing loans that they were issuing. Ms. Yu explained that they had a five-year outlook for their affordable housing plan and were aware of what was coming down the pipeline. She added that these were projects that they had anticipated and knew what their staffing levels would be and they were sure they would be able to manage the workload.

Commissioner Brackett commended staff on an outstanding job over the past year during the pandemic and in making sure that the affordable housing projects continued. She thanked staff for all their hard work and for making sure that they were complying with the local hiring practices.

Commissioner Scott concurred with Commissioner Brackett and was pleased with the work of the staff.

Vice-Chair Rosales agreed with the previous comments and had no additional comments.

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 - yes  
Commissioner Bycer - yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos - yes

**ADOPTION:** IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 13-2021, APPROVING A BUDGET FOR THE PERIOD JULY 1, 2021 THROUGH JUNE 30, 2022, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE BUDGET AND INTERIM BUDGET TO THE MAYOR'S OFFICE AND THE BOARD OF SUPERVISORS, BE ADOPTED.

**6. Public Comment on Non-Agenda Items – None**

**7. Report of the Chair**

Chair Bustos stated that he had no report.

**8. Report of the Executive Director**

Interim Executive Director Oerth stated that she had no report.

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

**10. Closed Session - None**

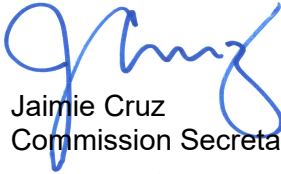
**11. Adjournment**

Chair Bustos thanked Commissioners for making the important decisions during this meeting to help the City and the community and thanked everyone for their support.

Commissioner Scott motioned to adjourn this meeting and Commissioner Bycer seconded that motion.

Chair Bustos adjourned the meeting at 1:55 p.m.

Respectfully submitted,



Jaimie Cruz  
Commission Secretary