

London N. Breed
MAYOR



Bivett Brackett
CHAIR

Alex Ludlum
VICE-CHAIR

Thor Kaslofsky
EXECUTIVE DIRECTOR

Tamsen Drew
Dr. Carolyn Ransom-Scott
COMMISSIONERS

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
4TH DAY OF APRIL 2023**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting in person at 1:00 p.m. on the 4th day of April 2023. The public was invited to watch the meeting live on SFGOVTV: <https://sfgovtv.org/ccii>

REMOTE ACCESS:

WATCH LIVE ON SFGOVTV: <https://sfgovtv.org/ccii>

PUBLIC COMMENT:

Members of the public may provide public comment in-person at the noticed location or remotely via teleconference (detailed instructions available at: <https://sfocii.org/remote-meeting-information>). Members of the public may also submit their comments by email to: commissionsecretary.ocii@sfgov.org; all comments received will be made a part of the official record.

UPDATED INSTRUCTIONS FOR PUBLIC COMMENT:

DIAL: 1-415-655-0001

ENTER ACCESS CODE: 2498 340 1631, **PRESS #**

ENTER WEBINAR PASSWORD: 24478254, **PRESS # to enter the call.** Press *3 to submit your request to speak. When it is your turn to speak, you will be asked to unmute by pressing *6 on your mobile phone.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:00 p.m. by Chair Brackett. She welcomed new Commissioner Tamsen Drew to the agency. Roll call was taken.

Commissioner Drew - present
Commissioner Scott – present
Vice-Chair Ludlum - present
Chair Brackett - present

All Commissioners were present. Secretary Cruz noted that there was still one vacancy on the Commission.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, April 18, 2023 at 1:00 pm at City Hall in 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 that 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 from participants dialing in:

Please be advised that 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. We recommend that members of the public who are attending the meeting in person fill out a "Speaker Card" and submit the completed card to the Commission Secretary. 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. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

PUBLIC COMMENT CALL-IN: 1-415-655-0001 ACCESS CODE: 2498 340 1631

Secretary Cruz read the updated 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) Approval of Minutes of Regular Meeting of March 21, 2023

PUBLIC COMMENT - None

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

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

Commissioner Drew - abstained

Commissioner Scott - yes

Vice-Chair Ludlum - yes

Chair Brackett - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSTENTION THAT APPROVAL FOR THE MINUTES OF REGULAR MEETING OF MARCH 21, 2023, BE ADOPTED.

REGULAR AGENDA

Agenda Item Nos. 5(b) through 5(d) related to bond items were presented together, but acted on separately

- b) Authorizing a First Amendment to the Second Amended and Restated Loan Agreement with HPSY 52-54, L.P., a California limited partnership, to decrease the loan amount by \$2,200,302, for a total aggregate loan amount of \$57,000,430 for the development of a 112-unit affordable rental housing project (including two manager's units) at 351 Friedell Street and 151 Friedell Street (Hunters Point Shipyard Phase 1 Blocks 52 and 54); 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 is adequately described therein for the purposes of the California Environmental Quality Act ("CEQA"); and adopting environmental findings pursuant to CEQA; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 08-2023)

- c) Authorizing a Ground Lease with HPSY 52-54, L.P., a California limited partnership, and a Site Development Agreement in an amount not to exceed \$4,838,390 with Rose Community Development Company, LLC, a Delaware limited liability company, for the development of a 112-unit affordable rental housing project (including two manager's units) at 351 Friedell Street and 151 Friedell Street (Hunters Point Shipyard Phase 1 Blocks 52 and 54), and 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 is adequately described therein for the purposes of the California Environmental Quality Act ("CEQA"); and, adopting environmental findings pursuant to CEQA; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 09-2023)

- d) Authorizing a Shoring, Underpinning and Tieback Easement Agreement and Escrow Agreement with HPS1 Block 52, LLC, a Delaware limited liability company, to provide right of access for temporary structural improvements necessary for the construction of an affordable rental housing project at 351 Friedell Street, and 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 is adequately described in the Phase 1 EIR for the purposes of the California Environmental Quality Act ("CEQA"); and, adopting environmental findings pursuant to CEQA; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 10-2023)

Presenters: Thor Kaslofsky, Executive Director; Jasmine Kuo, Development Specialist, Housing Division; George Bridges, Contract Compliance Supervisor

PUBLIC COMMENT

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

Mr. James reviewed his history with the Commission as well as with the Shipyard. He recalled that his family had worked at the Shipyard so he had considerable experience and knowledge of the project. Mr. James was in support of this housing because it was badly needed. He was pleased that the project would include more than 3-bedroom units. He was pleased with the construction team because it had always worked with the community and made it a priority for community members to get the construction jobs, which were mostly union jobs with good retirement packages. Mr. James felt strongly that the community would benefit from this project. He welcomed the new Commission team.

Commissioner Drew stated that she was very happy to be back working with the Commission and thanked staff for the presentation. She indicated that she had worked on this project in 2018. She noted the high cost of this project and noted that there was an additional scattered site on Block 48 and wanted them to keep that in mind to help keep the costs down for future projects. Ms. Drew requested clarification regarding the incentive behind the state tax credits and inquired as to why the restructuring had to happen to allow that to move forward; she inquired about what actions they could take on other projects to help them be more competitive for that state financing.

Ms. Kuo responded that the site development work was removed to bring the costs down, which allowed the application to become competitive and awarded the tax-exempt bonds. She explained that this was a model they would be using at Transbay (TB) as well in the future.

Commissioner Ludlum was pleased to see this move forward in providing more affordable housing.

Commissioner Scott was pleased they were at this point. She thanked staff for their presentation. Dr. Scott stated that she had observed some housing that had just been built and noted that its appearance was deteriorating due to the weather and would have to be redone. One of the suggestions she had made previously was to use high gloss paint instead of flat paint because flat paint tended to deteriorate and get dirty more quickly. Dr. Scott explained that high gloss paint cost a bit more but in the long run would save money because it maintained its fresh appearance for a longer period of time.

Ms. Kuo stated that she would make note of this and take this suggestion to the developers.

Chair Brackett thanked staff for their dedication in getting this project over the finish line. She pointed out that there were still transportation issues in the Hunters Point area and was pleased that they had added more parking to development there. Ms. Brackett referred to the SBE goals being over 50% and inquired about what percentage they were at currently; inquired about how many were LBE's (local business enterprises).

Ms. Kuo responded that the SBE percentage was currently at 56%. She responded that she did not have the breakdown for LBE's at that time.

Mr. Bridges responded that they were at 40% for LBE's and most of them were project area District 10 SBE's and minority contractors.

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

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

Commissioner Drew - yes
Commissioner Scott - yes
Vice-Chair Ludlum - yes
Chair Brackett – yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION No. 08-2023, AUTHORIZING A FIRST AMENDMENT TO THE SECOND AMENDED AND RESTATED LOAN AGREEMENT WITH HPSY 52-54, L.P., A CALIFORNIA LIMITED PARTNERSHIP, TO DECREASE THE LOAN AMOUNT BY \$2,200,302, FOR A TOTAL AGGREGATE LOAN AMOUNT OF \$57,000,430 FOR THE DEVELOPMENT OF A 112-UNIT AFFORDABLE RENTAL HOUSING PROJECT (INCLUDING TWO MANAGER'S UNITS) AT 351 FRIEDEL STREET AND 151 FRIEDEL STREET (HUNTERS POINT SHIPYARD PHASE 1 BLOCKS 52 AND 54); 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 IS ADEQUATELY DESCRIBED THEREIN FOR THE PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"); AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO CEQA; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Drew motioned to move Item 5(c) and Vice-Chair Ludlum seconded that motion.

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

Commissioner Drew - yes
Commissioner Scott - yes
Vice-Chair Ludlum - yes
Chair Brackett – yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION No. 09-2023, AUTHORIZING A GROUND LEASE WITH HPSY 52-54, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AND A SITE DEVELOPMENT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$4,838,390 WITH ROSE COMMUNITY DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE DEVELOPMENT OF A 112-UNIT AFFORDABLE RENTAL HOUSING PROJECT (INCLUDING TWO MANAGER'S UNITS) AT 351 FRIEDEL STREET AND 151 FRIEDEL STREET (HUNTERS POINT SHIPYARD PHASE 1 BLOCKS 52 AND 54), AND 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 IS ADEQUATELY DESCRIBED THEREIN FOR THE PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"); AND, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO CEQA; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

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

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

Commissioner Drew - yes
Commissioner Scott - yes
Vice-Chair Ludlum - yes
Chair Brackett – yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION No. 10-2023, AUTHORIZING A SHORING, UNDERPINNING AND TIEBACK EASEMENT AGREEMENT AND ESCROW AGREEMENT WITH HPS1 BLOCK 52, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO PROVIDE RIGHT OF ACCESS FOR TEMPORARY STRUCTURAL IMPROVEMENTS NECESSARY FOR THE CONSTRUCTION OF AN AFFORDABLE RENTAL HOUSING PROJECT AT 351 FRIEDEL STREET, AND 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 IS ADEQUATELY DESCRIBED IN THE PHASE 1 EIR FOR THE PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”); AND, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO CEQA; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

e) Workshop on OCII’s Budget for the period July 1, 2023 through June 30, 2024 (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Mina Yu, Budget and Project Finance Manager; Gretchen Heckman, Development Specialist, Mission Bay; Elizabeth Colomello, Housing Program Manager; Benjamin Brandin, Project Manager, Transbay; Lila Hussain, Senior Project Manager, Hunters Point Shipyard/Candlestick Point

PUBLIC COMMENT

Speaker: Oscar James, native resident, BVHP

Mr. James stated that he had concerns about the community benefits package. He acknowledged that they were doing a good job on this, and their community was coming back to where it was in the mid-50’s. He reported that many people were moving into the community, and he suggested they provide a school program for children to learn about the history of the community. He referred to the separation between the races in the area even within the black community because they did not know the history of the area, especially the Western Addition, BVHP or South Park, among other areas. Mr. James felt that this would help contain the conflict between people in this area and create unity. He stated that most of the African-Americans that started in BVHP were well-educated; however, they were denied opportunities to use their expertise to help develop the City. He requested that OCII add a history teaching program to the community benefits package.

Commissioner Scott supported Mr. James’ suggestion to pass this idea on to the Legacy (Foundation) to include the history and culture of the area to help correct many wrongs.

Ms. Hussain responded that she would take the recommendations to the Legacy Foundation Chair (Dr. Veronica Hunnicutt). She explained that they had a program that they had yet to define under the neighborhood building which was prescribed for community dialogue and one of the options could be a community dialogue around the area history. Ms. Hussain pointed out that years ago the San Francisco Redevelopment Agency (SFRA) had worked with the Historic Preservation Commission and they came up with the African American contact statement that Mr. James had participated in. Ms. Hussain stated that she would bring many of the conversations that came out of that to Dr. Hunnicutt in planning for that event. The other piece was the park historic signage. Ms. Hussain reported that they were working with SF Heritage, the Ohlone tribe people, as well as the African American Society and that she would take this idea back for discussion.

Commissioner Scott thanked Mr. James and Ms. Hussain and looked forward to hearing more about this in the future.

Vice-Chair Ludlum thanked staff for the report. He expressed concern about their optimism over property assessment appeals. He explained that the last five years were not an appropriate sample to project forward because values had not come down over the past five years at all, which they were doing now. However, that would not be reflected in the upcoming year and it would be a lot more than 1.3%. Given that, Mr. Ludlum stated that the debt coverage was very conservative and property taxes were 20% of the budget. However, he advised that this would be something to work on.

Ms. Yu stated that she appreciated the comment. She responded that they were aware that the past five years were not representative of the future but it was the best information that they had so they used it as a reference point. Because they had conservative coverage on debt, they were monitoring the situation. She explained that, as part of their bond disclosure, they had to report any material impacts, which they did this twice a year, so it was a regular process to examine what market impacts might affect their bond issuance. Ms. Yu acknowledged that even though property tax was only 20% of the budget, it was still an important part as it funded the majority of their long-term liability. She stated that they tried to prioritize using other funds rather than use property tax, so their reliance on property tax was not as significant as other City departments.

Commissioner Drew inquired about the Shipyard/Candlestick project. It seemed to her that there were two options: a limited development program or a robust program of re-entitlement. Ms. Drew inquired about what they saw for the Shipyard/Candlestick project going forward.

Ms. Hussain responded that the last time they came before OCII was in 2019 for an updated major phase application for Candlestick Point. Then came the pandemic, retesting, as well as many leadership changes at Five Point (Master Developer of the Shipyard and Candlestick). She reported that they did not know the details of what the possible amendments would be but had heard from the developer that they were reviewing and doing analysis and staff expected to see preliminary information regarding those proposals soon. Then they would need to evaluate those amendments. Ms. Hussain assumed that they would be looking at office entitlement and possible increases in density. However, if this turned out to be anything like previous amendments, when they had to amend almost all the documents, then that would be part of the scope of work for Candlestick Point. She deferred to Executive Director Kaslofsky for more information.

Executive Director Kaslofsky responded that changes in the Five Point leadership had delayed them in coming forward with a vision. He presumed the vision would match the DDA; however, even minor changes could become significant. He reported that the developer was proposing a revamp of the first sub-phase, including about a million sq. feet of life science, but did not know what else would be included. Staff had asked that they give OCII information over time and not all at once and they hoped to have some information soon.

Commissioner Drew inquired about whether a surge of activity in Candlestick would require an increase in staffing need or whether they would use consultants in the future to meet that demand.

Executive Director Kaslofsky responded that if there were a major proposal, they would probably have to hire two development specialists. He reported that one opening for the Shipyard had already been posted but they might need another person as well. He indicated that there may be a need for additional staff depending on the size of the scope.

Commissioner Drew inquired about whether funding for additional staff was included in this budget proposal.

Executive Director Kaslofsky responded in the affirmative.

Commissioner Scott held a credit-size card which she explained had been created during redevelopment many years ago and which had been distributed into the community of BVHP by the SFRA and OCII. She read the pro-community covenants that it contained. Dr. Scott suggested that they continue to distribute these cards as well as to ensure that they hold to those promises.

Chair Brackett was pleased that staff had been working on this project, even during COVID and while losing staff. She referred to the fact that they were at 55 FTE and was aware that they had several vacancies. She requested an update regarding being fully staffed.

Executive Director Kaslofsky responded that they were at a strange place in the marketplace which affected market rate (MR) development. He explained that some of their MR development was co-mingled with affordable housing development which affected development overall, especially at the Shipyard. Mr. Kaslofsky reported that they had 38 positions filled and were recruiting an additional three, some in anticipation of the Shipyard and some in anticipation of the Candlestick project. He reported that affordable housing production was still very strong and indicated that if replacement housing came into fruition in 2024, then they would have approximately 5800 more housing units to plan for.

Chair Brackett spoke about the Legacy Foundation and referred to concerns regarding how the money was being spent. She wanted to bring back her concern about not having enough funding to support people on the affordable housing side with such things as down payment costs and moving assistance. Ms. Brackett inquired about whether these concerns could be brought back to the Legacy Foundation Chair. She reiterated the education piece and stated that this might be a good time to reconnect with the Unified School District to bring in Black History month events and provide educational enrichment for African Americans.

Commissioner Scott stated that help for the baby boomers in this City was greatly needed. She explained that many baby boomers had saved and worked hard for their housing and then did not get the housing in the long run. Dr. Scott expressed her support to add this onto the Legacy Foundation fund to help families keep their homes in the poor neighborhoods and especially in District 10.

Chair Brackett thanked all those who presented this item.

- f) Workshop on the budget and levy of special taxes for July 1, 2023 through June 30, 2024 for Community Facility Districts administered by the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Mina Yu, Budget and Project Finance Manager; Aaron Foxworthy, Deputy General Counsel/Acting Real Estate Development Services Manager; Gretchen Heckman, Development Specialist, Mission Bay; Lila Hussain, Senior Project Manager, Hunters Point Shipyard/Candlestick Point

PUBLIC COMMENT - None

Commissioner Ludlum referred to maintenance of the Mission Bay (MB) parks. He recalled that they had approved a one-year contract which expired in June and inquired about whether OCII's obligations would continue past their transfer to the City. Mr. Ludlum noted that maintenance had become more expensive under City management.

Ms. Heckman responded that OCII would remain the administrator of the CFD 5, which funded the management of the parks, even though the City would have full jurisdiction over them. She reported that OCII would remain in that funding position and would oversee the reimbursement process until 2043 when the CFD expired. She responded in the affirmative to Commissioner Ludlum's observation and stated that the increase was due mainly to personnel costs.

Commissioner Scott thanked staff for the presentation.

Commissioner Drew was pleased to see activation of the site office building at the Shipyard which she indicated had been an under-utilized community resource. She referred to the new parks coming online in MB and pointed out that CFD funds would not be sufficient to cover the maintenance. Therefore, the Rec&Park Department and the Port were on the hook to find that funding gap, but if they could not, Ms. Drew inquired about what would happen next.

Ms. Heckman responded that the onus was on Rec&Park and the Port to figure out how they would fund the shortfall. She indicated that OCII had an amount in reserves and could issue it for that purpose; however, she reported that this was an ongoing issue that Rec&Park and the Port would have to resolve.

Commissioner Drew inquired about whether Rec&Park and the Port were properly incented to find the funds in their budget for these parks.

Ms. Heckman responded in the affirmative.

Commissioner Ludlum inquired about under what circumstances would OCII say no. He pointed out that it was not obvious what the incentive would be for them to try.

Executive Director Kaslofsky responded that they were properly incented. However, he explained that these were complex budget negotiations between the Board of Supervisors, Rec&Park and the Port. He also pointed out that the reserves were taxes derived from that area. Mr. Kaslofsky reported that over time with the new parks those reserves would go down, unless the City started to put in substantial new funds. He indicated that a 5.5-acre park would open later in September 2023, which would dip into those reserves regardless. Mr. Kaslofsky explained that this was what was organized in 1998 when the MB plan was adopted so this was a long-term plan and the sunset of the CFD itself would return to the City's hands.

Commissioner Ludlum made the comment then that they shouldn't be bent out of shape when asked for the reserves.

Executive Director Kaslofsky responded that OCII had taken the stand that it was good management to have a certain amount of reserves for shortfalls. He explained that the Rec&Park costs were more than the private contractors' costs because of overhead, health care and pension that City employees received. He indicated that they had tried to work within the budget. Mr. Kaslofsky added that there was overage which would spike next few years with new parks coming online and that inevitably the reserves would be eaten away, but that this was a natural course of action.

Commissioner Drew understood that reserves were for capital repairs such as major fixing rather than just maintenance. She inquired about whether Rec&Park and the Port were figuring out how to place these parks into their capital programs moving forward. Ms. Drew wanted to make sure that they were considering these parks as part of their portfolio and appropriately planning for their long-term maintenance.

Executive Director Kaslofsky responded that this was part of their long-term financial reserves that they would need to do across the City. He explained that as they incorporated these parks into their park system and their planning, their capital planning would have to take over replacement. The reserves had been used over time to replace things but were not really meant for that and it was under-utilized CFD monies that went primarily for the purposes of operations and maintenance. Mr. Kaslofsky reported that the initial construction and replacement had been funded long ago, but the monies were used from time to time to replace things. However, that was not the initial intent, which was for operations and maintenance.

Ms. Heckman stated that calling it a reserve account is not necessarily the correct terminology and specified that it was rather an account where excess funds that were not used in prior years had been deposited, which would make it an excess funds account.

Chair Brackett acknowledged that they were in a climate of City-deficit and noted that all departments were being asked to make cuts of over 5% and then another 5%. She inquired about how that would impact Rec&Park and the Port in terms of maintenance, knowing that the costs would be higher and the fact that this was a new capital project that they would have to add into their portfolio.

Ms. Heckman responded that they had not heard any concerns from them. She reported that they were currently going through their budget approval process and were working on figuring out how to incorporate these additional open space parcels into their existing portfolios and how staffing would be set up for that. She stated that at this point they had not heard any concerns but would continue to track this.

6. Public Comment on Non-Agenda Items

Speaker: Oscar James

Mr. James expressed a concern that prior to 1968 the residents of SOMA were relocated by the SFRA but they never received the Certificate of Preference (COP) certificates. He requested that OCII make sure that those SOMA residents received a COP to be able to move back to their neighborhood and get back to their businesses. Mr. James also pointed out that there was a lot for sale in the triangle on Third Street. He reported that the Hunter Bros were the previous owners of the property and he requested that OCII try to obtain this property because it had been a redevelopment project. Mr. James appreciated the new Commission and thought they were doing a great job.

7. Report of the Chair

Chair Brackett stated that she had no report.

8. Report of the Executive Director

Executive Director Kaslofsky announced that he had an update on replacement housing, which was the affordable housing program shut down in 2012. This was the replacement program for housing that was demolished during the 1950's-70's during urban renewal. He reported that they had approached Senator Scott Wiener (District 11) about restarting this program and he had subsequently introduced legislation, SB 593, in February 2023. Mr. Kaslofsky announced that the Governance and Finance Committee had met recently and approved the initial bill 7-0. Several community members had travelled to Sacramento to testify for Senator Wiener's presentation. Mr. Kaslofsky listed the community members along with Chair Brackett who testified. He thanked the OCII staff who worked on this project as well. Then he read a press release written by Sen. Wiener regarding SB 593 and added that this would fund 5800 housing units, which would be placed citywide. Mr. Kaslofsky stated that he would keep the Commission informed about this matter.

Executive Director Kaslofsky announced that he had been invited to participate at the hearing for the Reparations Task Force and was asked to appear on April 10 at City Hall. He reported that they were looking for specific policy recommendations on that matter.

9. Commissioners Questions and Matters

Commissioner Drew commented that her efforts had not been successful but was pleased to know that Sen. Wiener was taking this very important housing replacement issue forward.

Commissioner Scott thanked Executive Director Kaslofsky for being involved in this matter as a representative of OCII. She thanked staff for their presentation and acknowledged their hard work in working for the needs of the City residents.

Chair Brackett thanked Executive Director Kaslofsky for his participation in this matter and the staff for their dedication to building more affordable housing.

10. Closed Session - None

11. Adjournment

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

Chair Brackett adjourned the meeting at 3:01 p.m.

Respectfully submitted,


Jaimie Cruz
Commission Secretary