

London N. Breed  
MAYOR



Bivett Brackett  
CHAIR

Dr. Carolyn Ransom-Scott  
VICE-CHAIR

Vanessa Aquino  
Tamsen Drew  
COMMISSIONERS

Thor Kaslofsky  
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  
7TH DAY OF NOVEMBER 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 7th day of November 2023.

**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](mailto:commissionsecretary.ocii@sfgov.org); all comments received will be made a part of the official record.

**INSTRUCTIONS FOR PUBLIC COMMENT:**

**DIAL:** 1-415-655-0001      **ENTER ACCESS CODE:** 2660 866 5108      **PRESS #      PRESS #**  
**again to enter the call. Press \*3 to submit your request to speak.**

**REGULAR MEETING AGENDA**

**1. Recognition of a Quorum**

Meeting was called to order at 1:03 p.m. by Chair Brackett. Roll call was taken.

Commissioner Aquino - present  
Commissioner Drew - absent  
Vice-Chair Scott - present  
Chair Brackett - present

Commissioner Drew was absent; all other Commissioners were present. Secretary Cruz noted that the Commission had one vacant seat.

**2. Announcements**

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, November 21, 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 provide any 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:** 2660 866 5108

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: Regular Meeting of October 3, 2023

**PUBLIC COMMENT** - None

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

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

Commissioner Aquino - yes  
Commissioner Drew - absent  
Vice-Chair Scott - yes  
Chair Brackett – yes

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF THE MINUTES FOR REGULAR MEETING OF OCTOBER 3, 2023, BE ADOPTED.

**REGULAR AGENDA**

- b) Confirming the issuance of special tax refunding bonds for Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 6 (Mission Bay South Public Improvements) in an aggregate principal amount not to exceed \$130,000,000, approving a preliminary official statement and authorizing execution of a final official statement and approving other documents and actions properly relating thereto; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 31-2023)

Presenters: Thor Kaslofsky, Executive Director; John Daigle, Debt Manager

**PUBLIC COMMENT** - None

Vice-Chair Scott thanked Mr. Daigle for the presentation.

Commissioner Aquino thanked Mr. Daigle for the presentation.

Chair Brackett thanked Mr. Daigle and the team for getting the best rating possible and for saving the public \$12 million for these bonds. She stated that she was pleased to see this moving forward and for the bonds to be reissued.

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

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

Commissioner Aquino - yes

Commissioner Drew - absent

Vice-Chair Scott - yes

Chair Brackett – yes

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 31-2023, CONFIRMING THE ISSUANCE OF SPECIAL TAX REFUNDING BONDS FOR REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO COMMUNITY FACILITIES DISTRICT NO. 6 (MISSION BAY SOUTH PUBLIC IMPROVEMENTS) IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$130,000,000, APPROVING A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING EXECUTION OF A FINAL OFFICIAL STATEMENT AND APPROVING OTHER DOCUMENTS AND ACTIONS PROPERLY RELATING THERETO; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

c) Approving termination of an Agency Ground Lease, and transfer to the City and County of San Francisco (“City”) of its interests in the Agency Ground Lease, that is between the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (“Successor Agency”) and the City for the Mission Bay Open Space parcels; approving a joint community facilities agreement between the Successor Agency, acting in its capacity as Community Facilities District (“CFD”) No. 5, and the City, acting through the Recreation and Parks Department and Port of San Francisco, for the funding of maintenance of the Mission Bay Open Space parcels, subject to appropriation in the annual CFD budget; Mission Bay North and South Redevelopment Project Areas (Discussion and Action) (Resolution No. 32-2023)

Presenters: Thor Kaslofsky, Executive Director; Marc Slutzkin, Deputy Director for Projects and Programs

**PUBLIC COMMENT** - None

Vice-Chair Scott thanked for the presentation and had no questions.

Commissioner Aquino thanked Mr. Slutzkin for the presentation and had no questions.

Chair Brackett referred to references in memo notes regarding upgrades to irrigation systems in one of the parks and requested more information on that; she inquired about whether that impacted the increases in the budget for the CFD5. Ms. Brackett referred to the statement that due to increased costs in park management, they may not have enough funds to continue the same type of maintenance beyond 2029 and that this would be the responsibility of the port and the SF Rec and Parks Department. She inquired about whether there was anything else that OCII could do to save on costs in the next few years; inquired about whether any future assessments would impact that and bring in any additional money to the CFD.

Mr. Slutzkin responded that the reference to irrigation system upgrades was about trying to improve water conservancy which would reflect better water rates. He added that they were looking for efficiencies in all areas as well as activating the potential to generate revenue for special events and reservations. Mr. Slutzkin explained that they still had parks yet to be built and were considering whether to keep some of those revenue generating events as permanent use to offset costs in the future. He responded that they had already maxed out the assessments. Once the hotel which was approved by the Warriors was up and running, the Warriors would be required to contribute funds for Bayfront Park, but those assessments would not start until they pulled the permit and started construction on the hotel. There was potential if there was other development there and then they could add a fee to offset increased wear and tear on the parks due to unexpected development. Mr. Slutzkin reported that currently assessments were capped by how much they could increase current assessments and they were at the max for all assessments. He explained that this was all done by land and now that 1450 Owens was under construction, everybody was paying the higher non-vacant land rate.

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

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

Commissioner Aquino - yes  
Commissioner Drew - absent  
Vice-Chair Scott - yes  
Chair Brackett – yes

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 32-2023, APPROVING TERMINATION OF AN AGENCY GROUND LEASE, AND TRANSFER TO THE CITY AND COUNTY OF SAN FRANCISCO (“CITY”) OF ITS INTERESTS IN THE AGENCY GROUND LEASE, THAT IS BETWEEN THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO (“SUCCESSOR AGENCY”) AND THE CITY FOR THE MISSION BAY OPEN SPACE PARCELS; APPROVING A JOINT COMMUNITY FACILITIES AGREEMENT BETWEEN THE SUCCESSOR AGENCY, ACTING IN ITS CAPACITY AS COMMUNITY FACILITIES DISTRICT (“CFD”) NO. 5, AND THE CITY, ACTING THROUGH THE RECREATION AND PARKS DEPARTMENT AND PORT OF SAN FRANCISCO, FOR THE FUNDING OF MAINTENANCE OF THE MISSION BAY OPEN SPACE PARCELS, SUBJECT TO APPROPRIATION IN THE ANNUAL CFD BUDGET; MISSION BAY NORTH AND SOUTH REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

- d) Authorizing a Personal Services Contract with ICF Jones & Stokes, Inc., a Delaware corporation, for environmental review services related to the development of affordable housing on Blocks 4 East and 12 West in the Mission Bay South Redevelopment Project Area, in an amount not to exceed \$440,817; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 33-2023)

Presenters: Thor Kaslofsky, Executive Director; Jose Campos, Manager of Planning and Design Review

**PUBLIC COMMENT - None**

Commissioner Aquino thanked the team for the presentation. She referred to the meeting with the Mission Bay (MB) community members and inquired about how they were responding to this project and inquired about what questions and concerns they expressed.

Mr. Campos responded that the MB Citizens Advisory Committee (CAC) recommended approval of this consultant contract and in doing so, at prior meetings, they had reviewed and endorsed the massing. He deferred to Mr. Slutzkin for more detail because he did not attend the meetings.

Mr. Slutzkin responded that the response was mixed; some were concerned about the massing and the height with affordable housing and others were totally in support of increasing and taking advantage of the land set aside for affordable housing.

Commissioner Aquino inquired about whether their concern about the massing was really about more housing and more buildings.

Mr. Slutzkin responded in the affirmative; that their concern was about more housing and specifically, affordable housing.

Commissioner Aquino inquired about whether the entire building would be affordable housing.

Mr. Slutzkin responded in the affirmative; that they were currently analyzing it as totally affordable housing because these were parcels designated as affordable housing sites.

Commissioner Aquino inquired about whether OCII would make sure, when they built these buildings, to be mindful to fix the issues that currently hounded MB and to make sure they were safe for children and the elderly, especially regarding the sidewalk settlement issue.

Mr. Slutzkin responded in the affirmative; that every developer was responsible for the sidewalk and the need to properly design the building and to set back the building so as to avoid the problems with the sidewalk settlement issues and with the drop-offs at the building site.

Vice-Chair Scott inquired about whether there would be a plan with the 100% affordable housing for wraparound services to make sure families were safe.

Mr. Slutzkin responded in the affirmative; that with this massing that they started looking at years ago, they had involved the affordable housing community to make sure the heights and massing were properly managed and to provide the necessary services for the residents living there. He assured Commissioners that they would be set up for success.

Vice-Chair Scott inquired about who would keep an eye on that to make sure that it stayed at a quality level.

Mr. Slutzkin responded that OCII would keep an eye on that until the time when it was transferred over to MOHCD (Mayor's Office of Housing and Community Development) and then MOHCD would keep an eye on that from then on.

Commissioner Aquino stated she had a great interest in transitional youth and inquired about whether there would be space for transitional youth at this site.

Executive Director Kaslofsky responded that later in his report there would be a Request for Qualifications item which would discuss the housing program itself. However, he clarified that this item was an action on the contract for the environmental study review and asked Commissioners if they could wait until later in the meeting for the affordable housing discussion.

Chair Brackett commended OCII staff and team for their work on this issue over the years and also for their work with MOHCD and OAWD. She stated that this environmental impact report (EIR) being worked on was historic and during a time when affordable housing was necessary with so many people in need. She encouraged staff to support maximizing the number of units and get to the maximum heights. She was very proud of the work staff was doing to make sure they would not have any empty parcels in MB. Ms. Brackett was very pleased to see these affordable housing parcels moving forward.

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

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

Commissioner Aquino - yes  
Commissioner Drew - absent  
Vice-Chair Scott - yes  
Chair Brackett – yes

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 33-2023, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH ICF JONES & STOKES, INC., A DELAWARE CORPORATION, FOR ENVIRONMENTAL REVIEW SERVICES RELATED TO THE DEVELOPMENT OF AFFORDABLE HOUSING ON BLOCKS 4 EAST AND 12 WEST IN THE MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, IN AN AMOUNT NOT TO EXCEED \$440,817; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

e) Workshop on Senate Bill No. 593 authorizing OCII to finance the construction of replacement affordable housing units (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Elizabeth Colomello, Housing Program Manager

## **PUBLIC COMMENT**

Speakers: Dr. Veronica Hunnicutt, Chair, Shipyard CAC; Oscar James, native resident of Bayview Hunters Point (BVHP); Linette Mackie; Suzie Kagami, Executive Director, KOHO, Japantown; Deidria Smith, San Francisco (SF) resident; Cheryl Chang, community activist and restaurant owner; Dr. Melody Downey-Huff, Executive Director, Change SF

Dr. Hunnicutt stated that she was grateful that OCII was holding a workshop on replacement housing and that OCII staff were doing outreach to the community to set priorities on how to implement the program. She informed Commissioners that she helped lead the conversation regarding SB 593 in Sacramento, advocating to the state senate and assembly, along with Mattie Scott (President of Freedom West Homes) and Executive Director Kaslofsky. She described her experience at the hearings talking about urban renewal times and the opportunity that the replacement housing presented to rebuild their SF communities. Dr. Hunnicutt commended the leadership of Mayor Breed, Cal. Senator Scott Wiener, Chair Brackett, Mr. Kaslofsky and Jim Morales (General Counsel and Deputy Director, OCII) for driving that effort. She reported that during the Shipyard CAC meeting, they met with Lila Hussain (Senior Project Manager, Hunters Point Shipyard/Candlestick Point, OCII) and Ms. Colomello regarding what the replacement housing program priorities should be. She and the CAC were in support of the replacement housing priorities of the current replacement areas, former project areas and projects prioritized by the Mayor. Dr. Hunnicutt referred to replacement housing opportunities in MB, Hunters Point Shipyard and the Western Addition and she believed OCII should move on those as soon as possible. She referred to Item 8 of the agenda and was pleased that development was taking place because the need for affordable housing was so great and urged movement on that RFQ. With any replacement housing project, Dr. Hunnicutt advised that they take care of and protect their legacy folks and seniors during the housing transformation, which included all people in the household who must be accommodated, whether included on the lease or not. She encouraged OCII members to totally focus on replacement housing to meet the milestones built into the legislation.

Mr. James stated that he served on the Joint Housing Committee under Mayor Alioto before he worked on the Redevelopment Agency and helped create the Certificate of Preference (COP) program. He wanted to make sure that everyone from Hunters Point, the Mission, Japantown, and the Western Addition who were entitled to certificates be recognized through property ownership or education records or other means. Mr. James also wanted to make sure people were able to get home ownership because properties were taken away from the displaced during urban renewal and also requested support in financing that home ownership and described his negative experience with Wells Fargo with his home. Mr. James thanked Chair Brackett for having grandchildren be included and recognized in the COP preference program.

Ms. Mackie stated that she lived in the Fillmore in the Western Addition and her grandparents as well as her mother owned homes, which were taken from them during redevelopment. During that time, they were told that the house was condemned and they couldn't live in it any longer, but the City took the house, remodeled it and then leased it out. She claimed that it was now worth \$1.9 million and felt like she was entitled to something because of that. Ms. Mackie stated that later she became a COP investigator and contacted the people from the redevelopment lists. There were so many people who were still unreachable and who still needed to be reached and well as the descendants of those who have died. Many of those children were homeless now but the City of SF possessed their homes. She stated that she did not want to live in low-income subsidized housing because her family already owned a home and she would like it back. She stated that there were many people in her situation in SF. Ms. Mackie stated that urban renewal split her family apart and many could not afford to come back to SF. She appreciated the efforts being made today to help solve this issue.

Unidentified speaker stated he was in support of SB 593 and that this issue was about the reversal of gentrification, repair, and saving families in SF. He noted that one of the people attending that meeting with his daughter was a third generation San Franciscan and his daughter was fourth

generation. He was happy to hear his daughter fussing in the background because they no longer heard children laughing and crying in SF. He stated that gentrification ravaged the black African American community in many U.S. cities, including SF, which since has become part of the SF legacy. This issue was about saving San Franciscans and in order to truly repair the harm that was done, they needed to include home ownership in the program, because so many of the displaced were homeowners already and they went from owning Victorian homes to living in projects. Speaker stated that the San Francisco aesthetic was about politics, art, fashion, but was also about family. And SF should be set up as a habitat for families, not just for visitors. Speaker felt strongly that they had the opportunity here to be on the right side of history, to be innovative, to restore and to transition to home ownership. He thanked Dr. Hunnicutt and Mr. James.

Ms. Kagami stated that KOHO was about amplifying the culture and arts past and present narratives to their younger generation and to start looking at leadership. She was pleased with what she heard at the meeting, especially the inclusion of Japantown. Ms. Kagami explained that SF Japantown remained the largest and oldest Japantown in the U.S., one of three left in the country. She felt that this bill would put them in a good position to be able to welcome back displaced Japanese, who were displaced twice—during WWII when they were placed in camps and then during urban renewal for redevelopment. Ms. Kagami emphasized the need to bring Japanese people back home to SF and to make them feel welcome. She described the displacement of Black and Japanese families and the closing of businesses during urban renewal. This would be an opportunity to revive Japantown so that it lasted for generations to come. She stated that this was her mission.

Unidentified speaker stated that she was born in Oakland and raised in San Francisco and had lived in the City ever since. Her husband was awarded his COP, which she said came at a good time because they had been living in an old house with a bad furnace. Speaker reported that they were always sick and it was difficult for them to find another place to live. When the COP arrived, they were put on the priority list and got a new place. She was very grateful for the COP because it was difficult to be on a waiting list for a long time. Speaker stated that her husband and his brother were called as well as their descendants to notify them about the available housing and she was very appreciative for the effective outreach. Speaker was very grateful for this housing and thanked OCII for this program.

Ms. Smith stated that she was born in SF and grew up in BVHP. She expressed concern over all the people who had not yet been found for their COP. She stated that many names had mysteriously disappeared. Ms. Smith encouraged OCII to come to their community, their churches and their organizations because they knew who was there at the time. She thanked Mr. James and OCII for the descendants being able to receive the COP. She also thanked Dr. Hunnicutt.

Ms. Chang stated that she and her mother were both native San Franciscans. Her grandmother owned a Victorian at one point in SF and two other houses in the Fillmore. She had no family left in SF because they could not afford to live in the City any longer. Ms. Chang felt that native San Franciscans were being pushed out of the Fillmore and the Mission District because of gentrification and racism. She was in support of SB 593 and urged them to work urgently to get this legislation passed. She had family who would benefit from this housing and would love to be able to bring them back to SF.

Dr. Downey-Huff stated that she was a native San Franciscan. Her family was from the Fillmore and Western Addition and had been displaced. She argued that affordable housing meant housing that was affordable. She stated her agency had whole families living in 700 sq. ft. boxes, which was not a home, but rather a box, paying \$3,500 to \$4,500 rent, which was not affordable. Dr. Downey-Huff argued that affordable home ownership does not include a price tag of \$799,000, which was ridiculous. High density buildings with people living on top of each other was not a home, but rather a project. She advised that they replace homes with homes. Dr. Downey-Huff added that both Japanese- and Chinese-Americans who were displaced had received some kind of reparation but African Americans had received nothing.



Commissioner Aquino thanked Ms. Colomello and the team for their hard work on this issue. She referred to her communications with the community and urged her and her team to continue communicating with the community because that was critical. She acknowledged the speaker who was the President of the neighborhood association and thanked her for her work. Ms. Aquino stated that she loved the energy in the room and that she had heard everyone and thanked them all for stepping up and speaking up.

Vice-Chair Scott echoed Commissioner Aquino's words. She stated that their voices mattered, they mattered, their children mattered, their elderly mattered, and their families mattered. She had lived through redevelopment and was aware of everything that was taken away and of the promises not kept. Dr. Scott reassured everyone that even though much had been done, they still had a long ways to go and much to do. Dr. Scott promised that they would continue to come into the community to get more information from them. She thanked them for coming to speak out.

Chair Brackett thanked Ms. Colomello and her team, Pam Sims, and Maria Benjamin from MOHCD for their work on the COP program. She stated that they had been trying to improve this program for many years and that SB 593 would give them the opportunity to turn things around and take off the chains and to do more. Ms. Brackett reported that in the Western Addition alone, 10,000-15,000 families and over 868 businesses were displaced. Business owners actually lived in the neighborhoods where they worked. They owned their property and those properties have since been replaced with commercial developments who leased out those spaces to local businesses. She added that they almost lost SF Japantown during COVID19, because some of the small businesses could not afford to keep paying their rent. Luckily, some were saved, but many of them closed down. Ms. Brackett stated that moving forward they needed to be mindful of how they could continue development to sustain people long-term and to maintain the businesses. She reported that in most of the projects now, they want that sense of home ownership back. Simply renting was not enough because it built no future equity and provided no opportunity to preserve their communities. Ms. Brackett pointed out that harm was also done to the Filipino community, SOMA, the Mission District and Hunters Point communities. She encouraged Executive Director Kaslofsky, Mr. Morales and the rest of the team to try to incorporate as much of the community feedback as possible and encouraged the community to keep fighting and make sure their voices were heard.

Regarding the names not found on the COP list, Chair Brackett stated that this would take more time and cooperation with MOHCD and asked residents to be part of this effort by sending an email to the Commission if they wanted to become part of the program. She indicated that this program would take 30 years to create all of the 6,000 affordable housing units so they needed a lot of ongoing assistance.

Chair Brackett pointed out that they also needed to recognize that three generations in transfer had happened since the initial replacement, so by now the number of displaced was probably more like 60,000. Even though over the past few years they had set up a program to find those displaced, they had succeeded in finding only 1,000-1,500 of them. Therefore, a larger investment would have to be made and different strategies would have to be considered to find those people because they had the right to know that they could return to SF. Ms. Brackett stated that she wanted this to be the priority for OCII in 2024.

Chair Brackett referred to her comment from the last meeting, which was that a Developers COP used to exist and asked Ms. Colomello to do some research and find out how that was administered to bring that program back so that COP holders might be able to develop their own units in some of the small site projects available in the future. She also requested more information on coop housing, which was a measure of affordable housing used to get equity in housing and to be able to pass that on to their descendants.

## 6. Public Comment on Non-Agenda Items

Speakers: Oscar James, native resident of Bayview Hunters Point; David Underhill, East Cut resident; Katina Johnson, member of the Transbay (TB) CAC; Shahzad Khan, East Cut resident; Hugo Santana, East Cut Board member; Nancy Meyer, East Cut resident; Chris Meyer, owner 181 Fremont; Nina del Prado, East Cut resident; Andrew Robinson, Executive Director, East Cut Community Benefit District (CBD); Michael Santon; Emily Jednack, SF employee; Crystal Jong, East Cut resident; Lisa Chang; Ryan [no last name given], East Cut resident; Veronica Kai and Angie Christensen (jointly); Ruby Nicholas; Patrick Kelly, East Cut resident; Dan Clark; Mr. Robeson; Chris Chang, East Cut resident; Raja, previous East Cut resident; Ricardo, East Cut resident; Bob Hall, Pelican Park supporter; Daniel Woo, East Cut resident; Sandra Jacobs, East Cut resident; Diego Paniagua, St. Francis student; Jane, East Cut resident; John Church, Western Addition resident; Julia, SF resident; Diana, East Cut resident

Mr. James thanked Dr. Hunnicutt for her work in getting the stipends out to people for the new homes from Joint Housing and the Hunters Point Shipyard Advisory Committee. He announced that Ms. Doris Vincent, an activist in his community since the 50's, was stepping down from the CAC and was looking for someone to replace her. He announced the passing of Ms. Helen Salse who was a community activist and asked that the Commission close this meeting in her honor.

Mr. Underhill stated that he was a frequent beneficiary of the Crossing space and was appreciative of the impact it had on him and other community members. He stated that he took time off from work to be able to come to this meeting but mentioned that there were many others in the community who could not take that time off but would support his comments. Mr. Underhill stated that every day he saw many people from many different backgrounds at the Crossing who came to enjoy the current space to mingle and make new friends. He and his wife were among them. However, he was concerned that the Crossing was going to disappear and asked them to come to the Crossing to see what it was about. He urged Commissioners to help keep the Crossing current space in place.

Ms. Johnson stated she had been at an OCII meeting in 2019 to talk about housing in the Transbay (TB) project area, including missing elements such as an affordable grocery store, parks and gathering places. She was back four years later to talk about a successful element in the neighborhood--namely, the Crossing at East Cut and to ask that OCII allow that success to continue and to think of this as an opportunity. Ms. Johnson stated that she had worked with the community and City officials to stop the delay of Guy Place Park and was on the Art Commission selection panel for Block 3. She felt strongly that the City needed more active spaces for children, neighbors, office workers and seniors. She urged the Commissioners to keep the Crossing open and to add more active spaces.

Mr. Khan stated that OCII had done a great job at finding open spaces for East Cut and that the Crossing was the heart of East Cut with diversity inclusion. East cut had become a high-rise city with affordable housing coming in and stated that the Crossing had created a space where people could come together to play sports, to dine, and mingle. He urged Commissioners to rethink the design and save the Crossing.

Unidentified speaker stated that he moved to East Cut with his girlfriend two years ago, thought it was boring and was ready to leave when they discovered the pickleball courts and soccer field at the Crossing. He was from the Netherlands and was a huge soccer fan which changed everything. The Crossing brought some great activity to East Cut as well as bars and restaurants. He asked OCII to please revisit the plans for the park.

Mr. Santana stated that he had been involved with the Crossing from the beginning and operated a business across the street at 221 Main Street. The Crossing was originally pitched as a community development space but has now surpassed his expectations as far as what it could be. People from all walks of life and all ages are there, even on a weekday, and the community has found a place to gather. Changing what they have created as a community would be a detriment to the work that had

happened over the past year involving the East cut CDC and OCII. Mr. Santana felt that whatever replaced what they had at the Crossing would not have the same impact as what they had now as far as community engagement, events and revitalizing small businesses.

Ms. Meyer stated that she was a long-time supporter of Under-Ramp Park and she believed they needed to put full energy into getting that park built, keep the Crossing as is, with all its amenities and then determine what the future should be for the community. Ms. Meyer supported the request for a pause to keep things going during the construction of Block 3 and to please make sure that Under-Ramp Park gets built.

Mr. Meyer stated that he had been living in East Cut since early 2020 and was currently on the Board of the Homeowners Association at 191 Fremont. When he first moved there, before the Crossing was there, the Crossing space was what you walked across to get to the grocery store. It has become a hotbed of activity with children playing, pickleball courts, soccer fields and vendors and it worked. Mr. Meyer added that the Crossing was created as something temporary during COVID, but has become something special that should be kept and improved.

Ms. del Prado stated that she and her husband had lived in the East Cut for 3 years and prior to that lived in Marin County for 30 years. She stated that in the three years in East Cut she has experienced a sense of community and neighborhood greater than what she had ever experienced in Marin. She believed this was the result of the East Cut Crossing. She stated that she played pickleball, conversed with neighbors, and dined there. For her, the Crossing represented the heartbeat and gathering place of the neighborhood and the thought of it no longer being there was very disheartening. She thanked Commissioners for listening to the community.

Mr. Robinson thanked the Commission for listening to the East Cut community about the positive impact of the Crossing and how it would adversely affect the community if it were to be ended before other park space could become available to the neighborhood. He explained that the Crossing had tapped into an essential community need by providing fitness and recreation space, safe play areas for children, the place where they celebrated Mercy Housing's 5<sup>th</sup> anniversary and other celebration events, viewing parties for the World Cup and 49er's games, dog owner events, Farmers' Markets, car shows, and dance lessons, among other events. And he especially loved the pickleball courts. Mr. Robinson stated that residents from East Cut and Mission Bay came for these events and activities and the Crossing had become a shining example of how turning blight parcels into programmed open space could foster personal connections and show the true character of SF and its residents. He pointed out that they had OCII to thank for this and he urged Commissioners to finish Under Ramp Park, keep the Crossing open and to revisit the Crossing when the time was right.

Mr. Santon stated that he arrived in SF about 5.5 years ago and was impressed by the culture of hope, energy and hustle. When the pandemic hit everything changed and he witnessed sadness, suffering, businesses going under and a sense of isolation. Then when the East Cut Crossing was built, he started to witness people coming together, building friendships, and laughing again. Mr. Santon stated that the area desperately needed that because he believed the soul of the City was being sucked out and they were fighting for their community here. He asked OCII to not get rid of the Crossing.

Ms. Jednack felt that she could provide a unique perspective to this issue because she commuted to the City everyday for work and for the Crossing. She was co-lead of her company's pickleball club and on the pickleball courts, they had met employees of other companies downtown as well as members of the East Cut community. Ms. Jednack inquired about why the Crossing could not be kept especially since they had Sales Force park which was right next door. She felt strongly that keeping the Crossing with the restaurants was critical to downtown. Employees spent their lunch hours there and then got together after work as well. Ms. Jednack also pointed out that the area generated revenue because many companies reserved those courts for company events and in this way, the space would be able to start paying for itself.

Ms. Jong stated that she was a native of China and had moved to SF six years ago. She explained that she had lived in many different neighborhoods in SF but never felt she really belonged until she moved to East Cut and found her passion on the pickleball court. This was a magical place for her and so inclusive. She was invited to play pickleball before she even knew what the game was. She reported that all ages, cultures, genders were welcome there and echoed the previous comments of her neighbors. The pickleball courts and the soccer field brought people out and provided activities for them which resulted in less crime and a safer neighborhood. All these people gathering there brought business to the local businesses, retail stores, coffee shops and restaurants which had helped them survive during the pandemic. Ms. Jong urged Commissioners to consider incorporating the current design with the active space to preserve this area for the community.

Ms. Chang stated that she was a local emergency physician and a SF homeowner for 10 years. As a healthcare provider, she emphasized the physical and mental health benefits and emotional wellbeing of the East Cut Crossing for the community. This unique space offered the public access to athletic opportunities without any barriers, no fees, no memberships, no required skills and the invitation was open to everyone. She explained that this had become an environment for neighbors to interact while doing something fun or trying something new and challenging, forming new friendships and making new bonds. Ms. Chang stated that since the pandemic her social circle had been shrinking until she started playing pickleball and she made new friends there now every day. She pointed out that this was very rare these days when everyone lived a more isolated digital life. The Crossing has been a panacea for the loneliness and burnout of the pandemic. Lastly, Ms. Chang added that she had been sitting in the meeting hearing about affordable housing and believed that an affordable active space for all was just as important.

Speaker stated that the Crossing was one place where people from all cultures could come to engage in activities together, especially pickleball, because it was easy to learn. He stated that he worked in the area of longevity and sports helped people to live longer because it provided better mental and physical health. Speaker asked OCII to add more courts and to keep the Crossing and encourage more elderly to come and play pickleball.

Ryan stated that the Crossing had turned the East Cut from a collection of tall buildings into a real neighborhood and a very vibrant one. He related that SF was a difficult place for families and the sounds of children playing together was not heard very often, except at the Crossing. Ryan stated that he was not sure what would be required for OCII to keep the Crossing but he urged Commissioners to not take it away from the community.

Ms. Kai stated that she had been an East Cut resident for 18 years. Ms. Christensen stated that she had lived in South Beach, the Mission, and in East Cut for 10 years and was a homeowner. Ms. Kai stated that much had been already said and she wanted to present pictures of the Crossing. She demonstrated an overview of the area, showed events with the Mayor, pictures of many people joining in sports viewings, children, dogs, parties, a rock band, people playing chess, an after-hours crowd, the bars, the restaurants, City workers having lunch. Ms. Kai stated that she cherished what the Crossing had brought to their community. She stated that she had prepared a letter representing 600 residents and workers asking OCII to pause the current building plans and reassess the plan. She urged Commissioners to let East Cut be the success story that they could all brag about. Ms. Kai added that when she walked through the Crossing, the song What a Wonderful World always came to mind.

Ms. Nicholas stated that she was a transplant from PA where nothing ever got done and nobody welcomed anyone else. In SF and at the Crossing she had experienced welcoming from people of all walks of life and inquired about what had to be done to keep the Crossing going.

Executive Director Kaslofsky informed Ms. Nicholas that this was a time for public comment, which was one-way and not a dialogue. He added that some of the issues brought up during Public Comment could be addressed later in the meeting.

Mr. Kelly stated that one year ago he had received a notice that he was on the list to get one of the apartments in East Cut and one of his concerns was how he would be able to make friends. He discovered the Crossing and over the past months, the Crossing had become his home and his family. He stated that he interacted with people through pickleball, at the food vendors, at events and now this has become his community. Mr. Kelly was very excited to be living at this very special place and felt strongly that it needed to be preserved.

Mr. Clark stated that he had lived and worked near the Crossing for 15 years. He felt that the Crossing was a very real example of activating open spaces for the public. Although considered to be a temporary park, the activities and synergy there were quite impressive. It was noticeable how people mixed and connected. Mr. Clark suggested that the SF Recreation and Park Department track how many people used the Crossing and for how long per visit. He reported that he had counted people and he listed how many people he observed using the various facilities over two days. This park was already getting a lot of usage in the morning, afternoon and evening. He suggested Commissioners stop by and observe for themselves.

Speaker was the parent of three children who used the Crossing soccer facilities and playgrounds every day and stated that her husband also went to the Crossing for different activities. She felt that this was the best thing that could be provided for a family in the area. She asked them to save the Crossing.

Mr. Robeson stated that he was born and raised in SF and used the Crossing pickleball courts a lot. He read a poem about pickleball courts and supported their preservation.

Mr. Chang stated that he had been a resident of East Cut for 8 years, was HOA President for the high-rise across the street from the Crossing and represented many residents. He also stated that he was the co-founder of RD-SF, a coalition of residents, businesses and community leaders from high density buildings in SF, which had worked with East Cut CBD and OCII over the years. He urged the continued activation of the Crossing in its current form until new plans for the space were completed. He stated that his comments were echoed by many residents whose signatures he had gathered recently. Mr. Chang lauded the positive impact of the Crossing, how it had provided a critical personal service to high density living residents and filled the need of a densely populated neighborhood. He urged OCII to pause the implementation of Pelican Park until more recreational facilities could be incorporated into the area and to keep the Crossing activated.

Raja stated that he left SF two years ago but still worked in the City and had just recently discovered the pickleball courts at the Crossing. He felt that the food, activity and music were good for the mental and physical health of the people living there and that removing it would have very negative effects on the neighborhood. Raja urged Commissioners to keep the Crossing.

Ricardo stated that he had been a resident of East Cut for 12 years. He felt that the urban interventions provided at the Crossing were most beneficial to the East Cut neighborhood because of all the community connections that had been created. The reason for its success was the active use of the space which forced those connections to take place and then people kept coming back because they made new friends. Ricardo explained that he played soccer at the Crossing with his 7-year-old son and they both made new friends within their age groups. He urged OCII to rethink implementation of Pelican Park because it would be a real loss to the neighborhood children.

Mr. Hall was in support of the implementation of Pelican Park because it would comply with the spirit of the SF biodiversity resolution passed in 2018 and signed by the Board of Supervisors. Pelican Park would provide wildlife and exposure to nature downtown and would help people suffering from nature deficit disorder. He explained that green spaces, trees and vegetation provided crucial nature exposure which improved physical and mental health and decreased anxiety and depression. Although most often limited to wide open spaces, cities could also support biodiversity conservation. Mr. Hall reported that cities contained vital remnant habitat as well as native and endangered

species and that SF had about 77 endangered species which relied on urban green spaces to survive.

Mr. Woo stated he was a SF native and moved to the Crossing in 2023. He was a frequent user of the pickleball and basketball courts at the Crossing. He felt that the community had been impacted in a positive way by the Crossing and he hoped OCII would consider keeping it in place.

Ms. Jacobs stated that she and her husband had moved to East Cut a year ago and that the Crossing had been a tremendous benefit to them. She explained that the community came together there to help and support each other. She urged OCII to preserve this very special place.

Mr. Paniagua stated he had been in SF for five months and that he had come here without knowing anyone, but has made new friends at the Crossing. He explained that he went to the Crossing to play soccer and pickleball almost every day. He hoped OCII would keep it there.

Jane stated that she and her family had been living in East Cut for several years and made use of the Crossing and the pickleball courts. She explained that they had never felt a sense of community in SF before, even though they were surrounded by people. She urged OCII to pause the redesign of the park and to consider keeping the pickleball courts and the Crossing because it strengthened their neighborhood. Jane felt that the courts encouraged physical participation by people of all ages and fostered better physical and mental health.

Mr. Church stated that even though he lived in the Western Addition, he found himself and his friends making the journey to East Cut to use the pickleball courts at the Crossing as well as to engage in many of the other activities there. He wanted to encourage reconsideration of the design for Pelican Park to be able to preserve the Crossing. Mr. Church felt that the Crossing was a special place because people didn't go just to play a game, but stayed to drink and eat and converse with new friends and the connections they had made. He urged OCII to preserve that tradition and that community in the Pelican Park design.

Julia stated she was a SF resident for two years. She was grateful to have found East Cut and especially the pickleball courts at the Crossing. She reported that people from all different backgrounds and every age found others who were supportive and kind and connected with each other. This was a very special place. Julia stated that within the huge time span it would take for the new park to be built, she would appreciate OCII consideration to preserve the Crossing.

Diana stated that she was a member of the East Cut community and used the pickleball courts. She felt that they actually needed more pickleball courts there because it would not cost too much but why not keep what was already there. She also mentioned that so many SF stores and restaurants had already closed down and the City needed what was left. She urged OCII to keep the Crossing.

Chair Brackett acknowledged that OCII had received the letters from the TB community members and thanked the public for sharing their comments and concerns. She assured the public that OCII would take all of their comments under consideration and that there would be future follow-up.

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

Chair Brackett announced that she had been invited to the Black Developers Forum at the Museum of the African Diaspora (MOAD), which took place on October 6, where over 100 large and small developers and would-be developers attended to commune with each other. She reported that the Presidio Bay Foundation asked if OCII would partner with them to expand career training and opportunities for youth and the historically disadvantaged community on how to be part of the development community.

## 8. Report of the Executive Director

- a) Issuance of a Request for Qualifications to develop, own, and operate affordable housing mixed use projects on Mission Bay South Block 4 East; Mission Bay South Redevelopment Project Area (Discussion)

Executive Director Kaslofsky announced that the project on Block 4 East was located on Third Street between China Basin and Mission Rock across from the Public Safety building. He explained that the RFQ would seek to find a qualified team to do predevelopment work to determine the maximum number of units for this site and ultimately to build and operate it as well. The RFQ described OCII goals for the project, would provide maximum placement of COP holders and provide a general overview for the housing program. He explained that targeted housing for the program were COP holder families, especially those displaced by the former redevelopment agency and low-income families, with 20% of the units designated for homeless families. Mr. Kaslofsky reported that the vision was to create a thriving family rental community comprised of one- to three-bedroom units with open space and building amenities to meet the needs of various types of families, including COP families with household members ranging widely in age and interests. The project would include ground floor community space. He reported that the RFQ was planned to be released that week with responses due during the first quarter of 2024. The selected team would come before the MB Advisory Committee in early second quarter of 2024 and then to OCII in late second quarter of 2024. He added that they had heard comments on improvements to the COP program and would try to incorporate as many of those as possible.

### **PUBLIC COMMENT - None**

Vice-Chair Scott stated that she was very grateful for all the comments and what had been shared and was ready to consider everything for the better.

Chair Brackett referred to previous projects where there had been issues with rentals or lease-up with retail spaces on bottom floors of some mixed-use developments. She stated that she would like to see in the RFQ some kind of inclusionary language regarding small businesses being engaged during the design phase on the MEP (mechanical, electrical and plumbing engineering) to be part of this proposal, so that they had a robust active community participation. Ms. Brackett felt they needed to engage the small business community to be part of that lease-up and make the spaces conform to the types of businesses they wanted in those spaces and not present a financial barrier for them. This was especially critical when it came to coffee shops, restaurants, etc., which might have special plumbing needs, hoods, etc. and so that those who might be part of this RFP were aware that they would have to do that.

Chair Brackett stated that she wanted to see more inclusionary language added regarding the property management qualifications and criteria, which would focus on the quality of delivery of services and not just quantity. She wanted to see a different offering of property management companies coming to OCII. Ms. Brackett pointed out that they had had challenges with some of the property management companies in the past which had impacted resident experience as well as quality of life issues. She also wanted to see language regarding the materials to be used. Ms. Brackett recalled that in some of their previous projects, they had used materials that prevented residents from being able to connect quality Wi-fi, which was a challenge for residents, especially during the pandemic, even when they used some of the top providers. She asked staff to please pay extra attention to those types of things, so that those problems were not repeated as they continued to build more affordable housing.

Chair Brackett thanked the team for their hard work on these issues and looked forward to seeing the applicants in the new year.

Executive Director Kaslofsky thanked Chair Brackett for her comments and stated that they would incorporate her comments into the RFQ. He also thanked Elizabeth Colomello (Housing Program Manager), Kim Obstfeld (Senior Development Specialist, Housing Division) who worked on this RFQ and Pam Sims (Senior Development Specialist, Housing Division), who worked on the previous replacement housing workshop.

Executive Director Kaslofsky gave an update on the Reparations Committee, which had asked him and Eric Shaw from MOHCD to testify at a meeting the following week to discuss their work and implementation. Mr. Kaslofsky stated that he would be talking about OCII's work on replacement housing and enhancement of the COP program. He mentioned they had also been working with the Human Rights Commission on the COP program demographic data to provide them information on COP seniors because they were considering making cash payments to them.

Executive Director Kaslofsky provided an update on the Fillmore Heritage Center. He explained that it would transfer to the City in either 2024 or 2025, pursuant to the long-term property management plan which was approved in 2015 along with the adjacent parcel which was the Ellis Driveway. He reminded Commissioners that MOHCD issued an RFP in February 2023 for an operator for the site and in October they had selected Westside Community Services, which would partner with the SF Housing Development Corporation and Fleming Development for operation of the site. Mr. Kaslofsky reported that the Mayor's Office anticipated that the team should be approved in the first quarter 2024 and the space should be opened by the end of 2025. He announced that the Mayor's Office would be holding a community meeting to update on the lease negotiations on Sunday, November 12 at 3pm at Third Baptist Church at 1399 McAllister Street.

Chair Brackett inquired about whether the Commission would receive more specifics about the actual project and about what had been submitted.

Executive Director Kaslofsky responded that they were still in the lease negotiations phase and would continue to work with the Mayor's Office as they revealed more details about the proposals. However, he pointed out that OCII was not in the selection process. The City was taking this on and was negotiating the final terms and so as information was gathered, it would be shared with Commissioners.

Executive Director Kaslofsky provided a preliminary concept of the Center, which was a Destination Restaurant of the African American Diaspora, performance programming with a diverse range of musical acts, a food hall and commercial kitchen, which implied they wanted to keep the same size as the old kitchen from the Yoshi's space, a visual art gallery and a space for community meetings, corporate events, a film festival and other neighborhood events.

Chair Brackett inquired about whether the RFP was inclusive of the other 1300 spaces or just the Heritage Center space.

Executive Director Kaslofsky responded that his understanding was that it included both spaces. He added that the garage was part of the overall operation but the City would own and operate that separately.

## **9. Commissioners Questions and Matters**

Commissioner Aquino announced that over the weekend of October 21/22, the BVHP Shipyard Art Studio held their 39<sup>th</sup> event, showcasing local artists. She attended both days with Executive Director Kaslofsky, met local artists and purchased artwork and that she was very impressed with their talent. Ms. Aquino noted that thousands of visitors attended the event, including the Mayor. She reported that the Hunters Point Navy Shipyard also held their bus tour that weekend and she was pleased to know that this was SF land and property.



Vice-Chair Scott wanted to acknowledge and honor the life of Mrs. Mozell Brooks, who was the owner of Mozell's Kitchen in Bayview Hunters Point and who was known as the SF Queen of Soul Food in Districts 5 and 10. Dr. Scott informed that Mrs. Brooks had started her business with one whole chicken and served it to four people in her restaurant and then bought 2 chickens and served 8 people and that was how her business started around her fried chicken. Dr. Scott recalled that Dusty Baker, Willy Brown, the Giants and 49ers frequented her restaurant. However, it didn't matter how important you were, you stood in line until it was your turn. Mozell Brooks was a pacesetter who succumbed to cancer on November 4. Dr. Scott announced that there would be a service for her on Tuesday, November 14 at the SF Christian Center. Dr. Scott stated that she was working with Mozell's daughter on the celebration of life.

Vice-Chair Scott also acknowledged the passing of Helen Sause, who Dr. Scott did not know personally, but was aware that she was a leader and housing advocate in San Francisco.

Chair Brackett stated that she had also visited Mozell's Kitchen, not for the fried chicken, but for the oxtails. She recalled that Mozell would run out of food so you had to get there early. She was one of the premier cooks in the Bayview.

Chair Brackett referred to the replacement housing resolution and inquired about whether they could name it after Leola King, who was a business owner and entrepreneur in the Fillmore District. Ms. King had been displaced twice from her business and her homes by the redevelopment agency. She passed away a few years ago after almost going bankrupt during litigation with the City to try restore her properties and get reparations.

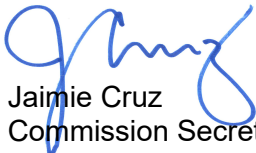
#### **10. Closed Session - None**

#### **11. Adjournment**

Vice-Chair Scott motioned to adjourn and Commissioner Aquino seconded that motion.

Chair Brackett adjourned the meeting at 4:32 p.m.

Respectfully submitted,



Jaimie Cruz  
Commission Secretary