

File No. 241051

Committee Item No. _____

Board Item No. 11

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: October 29, 2024

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Response _____
- _____
- _____
- _____
- _____
- _____
- _____

Prepared by: Lisa Lew

Date: October 25, 2024

Prepared by: _____

Date: _____

1 [Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans]

2

3 **Motion adopting findings in response to written objections to adoption of amendments**
4 **to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard**
5 **Redevelopment Plan that were delivered to the Clerk of the Board of Supervisors**
6 **before or at the public hearing on adoption of the Redevelopment Plan amendments,**
7 **pursuant to the requirements of the California Community Redevelopment Law.**

8

9 WHEREAS, A public hearing on adoption of amendments to the Redevelopment Plans
10 for Bayview Hunters Point and Hunters Point Shipyard (the “Redevelopment Plan
11 Amendments”) was duly noticed and held by the Board of Supervisors on October 22, 2024,
12 in accordance with the California Community Redevelopment Law, California Health and
13 Safety Codes, Sections 33000 et seq. (the “Community Redevelopment Law”); and

14 WHEREAS, Various written objections to adoption of the Redevelopment Plan
15 Amendments were delivered to the Clerk of the Board of Supervisors prior to the hour set for
16 the hearing thereon and various written objections to adoption of the Redevelopment Plan
17 Amendments were presented to the Clerk during the hearing; and

18 WHEREAS, The Board of Supervisors deferred adoption of the Redevelopment Plan
19 Amendments for one week to provide for consideration of the objections and adoption of
20 written findings in response thereto, as required by Section 33364 of the Community
21 Redevelopment Law; and

22 WHEREAS, The Successor Agency to the Redevelopment Agency of the City and
23 County of San Francisco, commonly known as the Office of Community Investment and
24 Infrastructure, has prepared a written response to all such written objections describing the
25 disposition of the issues raised and addressing the written objections in detail, including

1 reasons for not accepting the specified objections and suggestions, and containing a good-
2 faith, reasoned analysis of such issues (the "Response"); and

3 WHEREAS, A copy of the Response is on file with the Clerk of the Board of
4 Supervisors in File Nos. 240877, 240878, 240885, and 241051 and is incorporated herein by
5 reference; now, therefore, be it

6 MOVED, Pursuant to the requirements of the Community Redevelopment Law,
7 Sections 33363 and 33343, the Board of Supervisors hereby adopts as its own the Response,
8 as though fully set forth herein, including its written findings responding to the public's
9 objections to adoption of the Redevelopment Plan Amendments, for the reasons set forth in
10 the Response.

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450-0152024-146

October 24, 2024

Angela Calvillo
Clerk of the Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Responses to written objections received on the proposed Amendments to the Hunters Point Shipyard and Bayview Hunters Point Redevelopment Plans – File Nos. 240877 and 240878.

Dear Ms. Calvillo:

On October 22, 2024, the Board of Supervisors (“Board”), acting as a committee of the whole, conducted a public hearing on the proposed amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans contained in File numbers **240877 and 240878** (the “Redevelopment Plan Amendments”) in accordance with California Community Redevelopment Law (“CRL”) (Cal. Health & Safety Code §§ 33000 et seq.).

Prior to and during the hearing the Board received written objections that may be construed as objections to the Redevelopment Plan Amendments. Under Section 33363 of the CRL, the Board must respond in writing to the written objections to the adoption of Redevelopment Plan Amendments. State law also requires that the legislative body address the written objections in detail, giving reasons for not accepting specified objection suggestions. The Successor Agency, commonly known as the Office of Community Investment and Infrastructure of the City and County of San Francisco, (“OCII” or the “Agency”) provides the following responses to the written objections, all of which are attached to this document for convenience. Although CRL requires only written responses to written objections from affected property owners or taxing entities, Agency staff has provided responses to all relevant comments that you have forwarded on behalf of the Board. The Agency recommends that the Board not accept the objections and suggestions for the reasons set forth below, and instead adopt the Redevelopment Plan Amendments as presented.

London N. Breed
MAYOR

Thor Kaslofsky
EXECUTIVE DIRECTOR

Bivett Brackett
CHAIR

Dr. Carolyn Ransom-Scott
Vanessa Aquino
Tamsen Drew
Kent Lim
COMMISSIONERS

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San Francisco, CA
94103

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🏠 www.sfocii.org

Letters and correspondence were received from individuals identified below. Individual comments were extracted from the correspondence and organized into [8] categories.

Response 1: Advance Project Completion

Response 2: Prioritize Affordable Housing and Alice Griffith

Response 3: Extension of Time Limits; Increase in Bonded Indebtedness

Response 4: Holding the Developer Accountable

Response 5: Core Community Benefits Agreement

Response 6: Artists Buildings on Shipyard Parcel B

Response 7: School District Payments

Response 8: Urban Land Institute (“ULI”) Principles of Racial Equity

Sincerely,



Thor Kaslofsky
Executive Director

Attachments:

1. Objection Letter List
2. Written Responses to Objections
3. Copies of Objection Letters

Objections Received from the Clerk of the Board

Comment	Name & Date	Responses
1	John Eller, Date Received: 10/21/2024	1, 2, 3, 4, 5, and 7
Correspondences Referenced in John Eller Comment (Comment 1) see comments 2-10		
2	Affordable Housing Now Undated Referenced by the John Eller letter.	1, 2, 4, & 5
3	Stand with Community for Accountability Undated Referenced by John Eller letter.	1, 2, 3, 4, & 5
4	Candlestick Jobs Housing Parks & Community Process Now! Undated Referenced by the John Eller letter.	1, 2, 3, 4, & 5
5	Untitled Undated Referenced by the John Eller letter.	1, 2, 3, 4, & 7
6	Reject OCII Director Recommendations Undated Referenced by the John Eller letter.	1, 4, & 5
7	Alice Griffith Neighborhood and Community Benefits Now! Undated Referenced by the John Eller letter.	1 & 5
8	Stand with Community!	1, 4, & 5

Objections Received from the Clerk of the Board

	Undated Referenced by the John Eller letter.	
9	Community Petition 20 pages of signatures Referenced by John Eller.	1, 3, & 4
10	Letter from Bayview Candlestick Hunters Point Alliance, Date Received: 08/30/2024 Referenced by John Eller.	1, 2, & 4
11	Movement Legal Services, Date Received: 09/11/2024 Note – letter is about the meeting on 09/12/2024 and is addressed to the Planning Commission	1, 2, 3, 4, 5 & 7
12	Andrea Resnick, Date Received: 10/22/2024	1, 2, 3, & 4
13	Regina Sneed, Date Received: 10/19/2024	1, 2, 4, & 5
14	Parcel B Consortium, Date Received: 10/21/2024	6
15	Movement Legal, c/o Margaret DeMatteo, Date Received: 10/21/2024	1, 2, 3, 4, 5 & 7 References letters sent to OCII and Planning Commission by Movement in July and September.
16	Julie Glantz, Date Received: 10/19/2024	1, 2, 4, 5
17	Ed Donaldson, Date Received: 10/21/2024	8

Objections Received from the Clerk of the Board

	(another Ed Donaldson letters sent the same day that is a form letter #1)	
18	Carmen Lee, Date Received: 10/20/2024	1, 2, 4 & 5

Form Letter 1

19	Morgan Weiss, Date Received: 10/22/2024	1, 2, 3, 4, 5, & 7
20	Jessica Pete, Date Received: 10/22/2024	1, 2, 3, 4, 5, & 7
21	Robert Austin, Date Received: 10/22/2024	1, 2, 3, 4, 5, & 7
22	Julie Glantz, Date Received: 10/21/2024	1, 2, 3, 4, 5, & 7
23	Annie Karuna Linton, Date Received: 10/21/2024	1, 2, 3, 4, 5, & 7
24	Jackie George, Date Received: 10/20/2024 Received same comment again on 10/21/2024	1, 2, 3, 4, 5, & 7
25	Luke Jones, Date Received: 10/20/2024	1, 2, 3, 4, 5, & 7
26	Oscar Molina, Date Received: 10/20/2024	1, 2, 3, 4, 5, & 7
27	Aaron Goodman, Date Received: 10/20/2024	1, 2, 3, 4, 5, & 7
28	Gloria Gonzalez, Date Received: 10/20/2024	1, 2, 3, 4, 5, & 7
29	Elvis Guajardo, Date Received: 10/20/2024	1, 2, 3, 4, 5, & 7
30	Crystal Holmes, Date Received: 10/20/2024	1, 2, 3, 4, 5, & 7
31	Joy DiPaola, Date Received: 10/20/2024	1, 2, 3, 4, 5, & 7
32	Chelsea Tulin, Date Received: 10/20/2024	1, 2, 3, 4, 5, & 7
33	Ray Staar, Date Received: 10/20/2024	1, 2, 3, 4, 5, & 7
34	Violet Moyer, Date Received: 10/21/2024	1, 2, 3, 4, 5, & 7

Objections Received from the Clerk of the Board

35	Charlie Batte', Date Received: 10/21/2024	1, 2, 3, 4, 5, & 7
36	TaShawn Williams, Date Received: 10/21/2024	1, 2, 3, 4, 5, & 7
37	Paulette Otten, Date Received: 10/21/2024	1, 2, 3, 4, 5, & 7
38	Ed Donaldson, Date Received: 10/21/2024	1, 2, 3, 4, 5, & 7
39	Geraldine Miller, Date Received: 10/21/2024	1, 2, 3, 4, 5, & 7
40	Myrna Banks, Date Received: 10/22/2024	1, 2, 3, 4, 5, & 7
41	Kathe Burick, Date Received: 10/22/2024	1, 2, 3, 4, 5, & 7
42	La Sonia Mansfield, Date Received: 10/22/2024	1, 2, 3, 4, 5, & 7
43	Keith Jordan, Date Received: 10/22/2024	1, 2, 3, 4, 5, & 7

Form Letter 2

44	Timothy Lester, Date Received: 10/21/2024 and 10/20/2024	1, 2, 4, & 5
45	Janice Buford, Date Received: 10/20/2024	1, 2, 4, & 5
46	Antonio Bowers, Date Received: 10/19/2024	1, 2, 4 & 5
47	Velvelon Walker, Date Received: 10/19/2024	1, 2, 4 & 5
48	Lazanius Johnson, Date Received: 10/19/2024	1, 2, 4 & 5
49	Jonathan Linder, Date Received: 10/19/2024	1, 2, 4 & 5
50	Brian Ramirez, Date Received: 10/21/2024	1, 2, 4, & 5

ATTACHMENT 2: WRITTEN RESPONSES TO OBJECTIONS

Response 1 – Advance the Completion of the Project and its delivery of Affordable Housing, Jobs, and Other Community Benefits

Comments Addressed: 1-13, 15, 16, 18-50

Summary of Objections Received on this Topic: Several comments were received that do not object to the development of the Candlestick Point-Hunters Point Shipyard Phase 2 project (Project), but rather object to additional delay in completion of the Project. Significantly, these commenters express a desire to accelerate the development of affordable housing and the community benefits under the Disposition and Development Agreement (DDA) and to see the development of Candlestick Point advance, with some commenters noting that development should proceed pursuant to timelines established under former timelines. Many of these comments refer to the DDA and its exhibits and are not objections to the Redevelopment Plan Amendments pending before the Board of Supervisors. OCII provides the following response to these concerns.

Response

The Redevelopment Plan Amendments and other modifications to the Project agreements are intended to advance the development of Candlestick Point, including the affordable housing, parks and open space, jobs, and other community benefits required under the Project agreements. As authorized under the special state legislation applicable only to San Francisco and the Project (Senate Bill 143 or “SB 143”), OCII, with Oversight Board and Department of Finance approval, has proposed modifications of the time limits and timelines set forth in the Schedule of Performance.

The extension of these time limits is necessary to ensure Project viability and feasibility. The approved modifications to the Schedule of Performance are necessary due to the ongoing Navy delays, and other challenges, such as changing market conditions that have adversely impacted the Project. They are designed to mitigate the impacts of Navy delays and to get Project development back on track, including by ensuring the Project is economically feasible so that it can deliver the housing, infrastructure, parks and open space, and other community benefits contemplated. These modifications to the Project are essential to advancing development at Candlestick Point, including the affordable housing and community benefits that the numerous commenters support and desire.

Response 2 – Prioritize Affordable Housing and Alice Griffith

Comments Addressed: 1-5, 10-13, 15, 16, 18-50

Summary of Objections Received on This Topic: Several objections and comments expressed concern that the proposed modifications to the Candlestick Point-Hunters Point Shipyard Phase 2 (“CP-HPS2”) Project (the “Project”) do not prioritize the production of affordable housing. Several comments request the acceleration of the completion of the Alice Griffith Neighborhood.

One comment suggests that the DDA Amendments violate Fair Housing Law because of the delays in delivering affordable housing.

Response

Currently, the only development on the Project site is affordable housing. Before proceeding with any commercial or market-rate residential development, the Developer completed 337 affordable residential units at Alice Griffith, which includes 226 Alice Griffith Replacement Units and 111 additional affordable units.

The Redevelopment Plans establish land use controls applicable to the development of the Project site. The Redevelopment Plans do not establish the affordable housing obligations or the timing for the delivery of housing, but the proposed modifications in the Project agreements preserve the prior commitments of the City and OCII to include a significant amount of affordable housing. The Redevelopment Plan Amendments do not change the Project's thirty-two percent (32%) affordable housing requirement. The Redevelopment Plans only establish where residential uses are allowed on the Project site and the maximum number of residential units that are permitted on Candlestick Point and the Shipyard Phase 2. As detailed in these Responses, the Disposition and Development Agreement ("DDA") establishes the Developer's affordable housing obligations.

The Disposition and Development Agreement ("DDA") between OCII and the Developer implements the Redevelopment Plans and requires the completion of 3,363 units of below market rate housing including 15 parcels designated for 100% affordable housing serving households at or below 60% AMI. The DDA requires that below market rate units of all types are constructed proportionally with market rate units. The Developer will deliver to OCII the sites with new infrastructure so that OCII may offer the sites to developers for the construction of 100% stand-alone affordable housing that will be income-restricted on a permanent basis. The Fourth Amendment to the DDA establishes the timing for the construction of infrastructure. On September 3, 2024, the Successor Agency Commission approved the Fourth Amendment, which was also approved by the Oversight Board on September 9, 2024, and by the California Department of Finance on October 23, 2024. Public concerns about the phasing and sequencing of affordable housing under the Fourth Amendment are not objections to the Redevelopment Plan Amendments, but OCII provides the following information to show the commitment of the City and OCII to the expeditious completion of affordable housing:

- The adjustments to the Schedule of Performance and Phasing Plan, both attachments to the Fourth Amendment to the DDA, are designed to expedite the delivery of housing. The next anticipated phase of development – Major Phase 2 – includes six residential blocks, including two Agency Lots with approximately 236 Agency Affordable Units, four market-rate lots with approximately 397 market-rate units, and 42 inclusionary units. The adjustments to the Schedule of Performance and Phasing Plan advance the development of Agency Lot 7 (which is 100% affordable) from a prior later phase (as shown in the 2019 Phasing Plan) to the next phase of development, Major Phase 2. Approximately 40% of the residential units within the next phase of development will be affordable units. Following the completion of this next phase, approximately 60% of the residential units constructed will be affordable. These changes to the Project agreements for the

delivery of affordable housing do not violate Fair Housing Law because they represent a feasible and reasonable approach to fulfilling the original equitable commitment.

Table 1. Projected Candlestick Housing Units by Phase

Major Phase	Below Market Rate Housing Units						
	Total Housing Units*	Market Rate Units*	Below Market Rate Units*	Alice Griffith Replacement Units*	Agency Affordable Units*	Workforce Housing Units*	Inclusionary Housing Units*
1. Alice Griffith 1 (Complete)	337	0	337 (100%)	226	111	0	0
2. Candlestick Center 1 (2025-2028)	675	397	278 (41%)	0	236	0	42
3. Candlestick Center 2 (2029-2032)	848	604	244 (29%)	0	156	0	88
4. Alice Griffith 2/Candlestick East (2032-2035)	1,034	678	356 (34%)	30	227	0	99
5. Candlestick South (2035 – 2038)	1,683	1,391	292 (17%)	0	105	120	67
6. Alice Griffith 3 (2039 – 2042)	908	537	371 (41%)	0	0	227	144
7. Candlestick North (2045 – 2048)	1,713	1,122	591 (35%)	0	198	330	63
Grand Total	7,218	4,749	2,469 (34%)	256	1,033	677	503

*Unit counts subject to change when building designs are approved

- The proposed transfer of 2,050,000 square feet of previously approved commercial use from the Shipyard Site to Candlestick Point under the Redevelopment Plan Amendments will not increase the overall square footage of the development program and will not result in any reduction in the number of residential units contemplated for the Project. The transfer of commercial use from the Shipyard Site to Candlestick Point is intended to advance the Project, thereby helping Candlestick Point deliver the proposed housing, parks, and other community benefits contemplated by the Project.
- As previously discussed in these Responses, the Developer has already completed 226 Alice Griffith Replacement Units and 111 additional affordable units within the Alice Griffith Neighborhood. The 2019 Schedule of Performance for Candlestick contemplated that the development of a portion of the remainder of Alice Griffith (former CP-05) would follow the areas included within the boundaries of Major Phases 2 and 3 (as shown in the amended Phasing Plan). The prior 2019 Schedule of Performance and Phasing Plan shows that the former Sub Phase CP-05 would only include four (4) residential lots. The proposed Major Phase 4 boundaries will now include seven (7) residential lots, of which four (4) will be affordable lots and three (3) will be market-rate lots with inclusionary housing.

- Rather than violate fair housing law, the Project modifications will promote affordable housing development and affirmatively further fair housing (AFFH) law by fostering an inclusive community free from income barriers that would otherwise restrict housing opportunities for protected classes. Ironically, failing to approve the Redevelopment Plan Amendments and other Project modifications would delay or disapprove affordable housing and would be inconsistent with AFFH.

Response 3 – Extension of Time Limits; Increase in Bonded Indebtedness

Comments Addressed: 1, 3-5, 9, 11, 12, 15, 19-43

Summary of Objections Received on this Topic: Several comments and objections were received objecting to the extension of the Redevelopment Plan time limits and the associated increase in the allocation of tax increment to the Project.

Response

The extension of the redevelopment plan time limits is authorized under Senate Bill 143 (“SB 143”) which the State Legislature passed, and the Governor signed into law on September 13, 2023. SB 143 provides that the applicable time limits for establishing loans, advances, and indebtedness, the effectiveness of the redevelopment plans, the time to repay indebtedness and receive tax revenue will be established in the Project agreements. The extensions of the time limits are in furtherance of SB 143, which the Legislature passed in recognition of the need to protect the Project’s viability and the significant affordable housing, jobs, and community benefits that the Project will bring. As noted above, the California Department of Finance has approved the Project Agreements extending the redevelopment time limits.

The table below shows the upcoming expiration of the existing time limits applicable to the Project if the time limits are not further extended pursuant to SB 143.

	Candlestick Point	Shipyard Site (HPS Phase 2)
Incurring Debt	6/1/2026	2033
Plan Effectiveness	6/1/2036	2043
Repay Indebtedness and Receive Property Taxes	6/1/2051	2058

As shown above, certain existing redevelopment plan time limits are quickly approaching, with the earliest time limit – the time limit for establishing loans, advances, and indebtedness on Candlestick Point – set to expire on June 1, 2026. The expiration of the 20-year time limit on establishing loans, advances and indebtedness on June 1, 2026, would prevent OCII from entering into new bonded indebtedness that would be necessary to carry out its redevelopment activities within Candlestick Point. In addition, given the extraordinary Navy delays facing the Project, the Developer and OCII would not be able to complete all project activities within Candlestick Point by June 1, 2036 and the Shipyard Site by 2043 given that based on documentation from the Navy, the completion of the remediation and conveyance of all portions of the Shipyard Site, excluding Parcel F, to the Developer, will not occur until 2036-2038,

including time needed for issuance of a Finding of Suitability for Transfer and associated conveyance documentation.

The Redevelopment Plan Amendments adjust the limit on the amount of bonded indebtedness that can be outstanding at one time by establishing a single limit on the amount of bonded indebtedness applicable to both Zone 1 of the BVHP Project Area B and Phase 2 of the HPS Project Area. The adjusted single limit on bonded indebtedness limit proposed by the Redevelopment Plan Amendments is \$5.9 billion.

The objections and comments incorrectly imply that the Developer will stand to benefit from the increase in bonded indebtedness by receiving an increased amount of tax increment financing or applying tax increment financing to the Project's private vertical improvements such as market-rate housing and commercial buildings. This is incorrect.

Increasing the limit on bonded indebtedness is essential to ensure the financial feasibility of the Project's affordable housing, parks and open spaces, and public infrastructure. In 2010, the aggregate total limit on bonded indebtedness between Candlestick Point and the Shipyard Site was \$1.7 billion, with the limit set at \$800 million at Candlestick Point and \$900 million at the Shipyard Site. The limits on bonded indebtedness have not been adjusted since the Project's approval in 2010. The bonded indebtedness limit calculations are based on estimates of future tax increment growth, which are, in turn, based on estimates of future property values. Some of the factors that contributed to the increase of bonded indebtedness are the increase in property tax values over the past 14 years and the increase in the overall redevelopment time limits, which contribute to a more extended timeframe of allowing tax increment to increase over a longer period of time. Property values, like consumer goods and monthly expenses, have increased quite a bit over the past 14 years, which is the last time the bonded indebtedness limit was set.

Tax increment proceeds made available under the DDA will not – and cannot – be used to fund Developer's construction of commercial buildings or market rate housing units. Nor can those proceeds be used to cover any cost increases Developer may encounter associated with constructing those buildings or units. Rather, tax increment financing is, and will, be available to fund only affordable housing, parks and open space improvements, and other public infrastructure and facilities, and other Qualified Costs as described in the DDA. Further, a detailed City review process is outlined in the DDA for tax increment reimbursements for public infrastructure costs.

Establishing a single limit on bonded indebtedness is also consistent with SB 143's authorization for tax increment revenues to flow between Phase 2 of the HPS Project Area and Zone 1 of the BVHP Project Area B. An increase in the limit on bonded indebtedness in the amount of \$5.9 billion is needed to maintain OCII's ability to alleviate blight and promote economic growth in Candlestick Point, including facilitating the development of the Project.

Response 4 – Holding the Developer Accountable

Comments Addressed: 1-6, 8-13, 15, 16, 18-50

Summary of Objections Received on this Topic: Several comments and objections were received suggesting that the modifications to the Project lack a clear set of benchmarks to which the Developer can be held accountable and deadlines for progress of the Project. While these comments and objections do not relate to the Redevelopment Plan Amendments, OCII offers the following information and important clarifications regarding the Fourth Amendment to the DDA.

Response

The Redevelopment Plan Amendments do not establish the sequence or timing of development of the Project site

The DDA and the Schedule of Performance, however, establish Outside Dates for the Developer’s construction of infrastructure and parks and open space. The Schedule of Performance identifies Commencement and Completion Outside Dates for horizontal infrastructure, including infrastructure that serves affordable housing lots, and the Completion Outside Dates for parks and open spaces. Subject to Excusable Delay, these Outside Dates are contractual obligations under the DDA. The next phase of development – Major Phase 2 – has an Outside Date for the submission of improvement plans that is 12 months from the 2024 Plan Amendment (as defined in the BVHP Plan). Developer’s Outside Date for Commencement of Infrastructure for Major Phase 2 is 12 months following the City’s issuance of a street improvement permit. The Completion Outside Date for Infrastructure is 3 years from the date of issuance of the street improvement permit for Major Phase 2.

The DDA’s Below-Market Rate Housing Plan (“BMR Housing Plan”) establishes the Developer’s affordable housing obligations. Under the BMR Housing Plan, the Developer must comply with the BMR Housing Plan Checkpoint Requirements to ensure that Developer meets the Project’s 32% affordability requirement. The Developer is not proposing any changes to the BMR Housing Plan Checkpoint Requirements.

Response 5: Core Community Benefits Agreement

Comments Addressed: 1-4, 6-8, 11, 13, 15, 16, 18-50

Summary of Objections Received on this Topic

Several comments and objections were received that assert the Developer is in violation of the Core Community Benefits Agreement (CCBA). These comments and objections claim that the Developer is in breach of the Developer’s obligations to make certain payments under the CCBA, which the comments claim include \$28.3 million (plus interest) in payment towards the Community First Housing Fund and Workforce Development Fund. While these are not objections to the Redevelopment Plan Amendments, OCII provides the following information and clarification.

Response

The CCBA is a private agreement executed in 2008, exclusively between the Alliance for District 10 (AD10) and the Developer. This agreement was established two years prior to the

2010 project approval and does not involve the Office of Community Investment and Infrastructure (OCII) or the City of San Francisco as parties.

The Developer categorically asserts that it is not in breach of the CCBA and highlights that the provisions of the agreement explicitly require AD10 members to actively support the project until its completion, encouraging a cooperative environment essential for the successful realization of community benefits. The CCBA payments referred to as outstanding are tied to the completion of phases of the Project. Given the Project delays these payments are not due.

OCII does not have a role in enforcing the terms of the CCBA. However, OCII continues to serve as a liaison, facilitating communication and fostering relationships that support the overall success of the Project. OCII remains committed to ensuring that all parties remain engaged in constructive dialogue to address and resolve any issues pertaining to the CCBA.

To date, in relation to the amount of development completed, the Developer has made contributions under the CCBA, disbursing nearly \$8 million towards the Community First Housing Fund and the Workforce Development Fund. Additionally, the Developer has contributed over \$116 million in community benefits through the Disposition and Development Agreement for Candlestick Point-Hunters Point Shipyard Phase 2 (DDA) and its attached Community Benefits Plan, which is separate from the CCBA. Progress reports on the Community Benefits Plan are provided annually to the Hunters Point Shipyard Citizen’s Advisory Committee (“HPS CAC”) and the OCII Commission in a public meeting with opportunity for public comment.

The recent Fourth Amendment to the DDA, which was approved by the OCII Commission and the Oversight Board in September 2024, maintains all existing commitments under the Community Benefits Plan. The Developer reports to OCII that it continues to engage proactively with AD10 members to ensure ongoing compliance and to address community concerns related to the CCBA. Through these efforts, OCII will persist in supporting the Project's progress and the community's interests.

The Redevelopment Plan Amendments do not change the Developer’s obligations regarding the number of affordable housing units or the levels of affordability. The Redevelopment Plans only establish where residential uses are allowed on the Project site and the maximum number of residential units that are permitted on Candlestick Point and the Shipyard Site.

Response 6 – Artists Buildings on Shipyard Parcel B

Comments Addressed: 14

Summary of Objections Received on this Topic: Several comments request the City and County of San Francisco to ensure the preservation of the artists’ buildings on Parcel B and request a change to the development plan on the Shipyard Site so that a portion of Parcel B will be maintained in perpetuity as a campus for the Arts.

Response

The HPS Redevelopment Plan Amendments preserve several significant commitments to the artist community, namely that the Plan’s goal is to “maintain the large community of artists and

artisans on the Shipyard, providing for their need for flexible low-cost space, while accommodating the full diversity of arts and culture in the South Bayshore community [and to] expand the scope of activities to accommodate the full range of arts and culture.” Section I.B.2. The land use objectives for the Village Center District include that “[t]his District will provide space dedicated for artists and arts-related uses “Section II.B.4. These goals and objectives are implemented in the Project agreements and practices of OCII and Developer.

The Developer reports that it has provided, for several years, substantial support to ensure that artists can continue their work with minimal financial burden by covering certain of the rental costs owed to the Navy and covering the costs of essential repairs, such as repatching the roofs of artist buildings, insurance and security while awaiting the necessary cooperation from the Navy for more permanent solutions.

The Project will integrate artistic spaces within the Shipyard's new developments, including the retention of Building 101 as a dedicated space for artists, alongside developing new facilities to effectively replace the spaces currently on Parcel B. The broader objectives of the Redevelopment Plan, however, include delivering critical residential housing units and retaining Parcel B exclusively for artist use would significantly reduce the potential for new affordable housing under the BMR Housing Plan and conflicting with citywide objectives and policies.

Response 7 – Outstanding Debt to School District

Comments Addressed: 1, 5, 15, 19-43

Summary of Objections Received on this Topic: Several comments and objections request that the City require the Developer to pay “\$9.5 million to the school district.” These comments and objections do not relate to the Redevelopment Plan Amendments. However, OCII offers the following information and important clarifications.

Response:

While the comments and objections do not clarify the source of the “\$9.5 million” obligation to the San Francisco Unified School District, OCII believes the comment is referring to the Education Improvement Fund referenced in the Community Benefits Plan attached to the DDA. As detailed in these Responses, the Developer is not seeking any changes to the Community Benefits Plan.

The Community Benefits Plan requires the Developer to contribute a total of \$10 million to the Education Improvement Fund, with a payment of \$500,000 due ninety days following the first Major Phase Approval. Subsequent payments in the amount of \$950,000 are due when Developer obtains each thousandth Unit Credit. The Developer paid the initial \$500,000 due following the first Major Phase Approval.

Response 8 – ULI Principles for Embedding Racial Equity Into Real Estate Development

Comments Addressed: 17

Summary of Objections Received on This Topic: One comment was received stating that the DDA should include language that mirrors ULI’s 10 Principles for Embedding Racial Equity

Into Real Estate Development to provide flexibility and facilitate opportunities “in the new creator economy” with the proposed Innovation District.

Response

This comment is not an objection to the Redevelopment Plan Amendments, however, OCII provides the following information and clarification.

The Project is a significant and ambitious plan to revitalize the Candlestick Point and Shipyard Site consistent with Proposition G, which the City’s voters passed in June 2008, and adopted policies urging the City and OCII to proceed expeditiously with the revitalization of the Project site. The Redevelopment Plans, which establish the land use controls for development of the Project site, set forth objectives that are intended to guide the direction of the development of Candlestick Point and the Shipyard Site. Primary objectives of the Redevelopment Plans include creating economic development, affordable housing, public parks and open space and other community benefits within the Project site. The Redevelopment Plan objectives align with a number of *ULI’s 10 Principles for Embedding Racial Equity Into Real Estate Development*, which include creating a community-centered development process; building trust, transparency and credibility; and forming strong, intersectoral partnerships.

The Project is based on a community-centered development process. It was envisioned based on substantial community input, with OCII and the Developer continuing to participate in robust community outreach since the approval of the Project in 2010 to provide the local community with the opportunity to meaningfully inform the Project. As part of the Redevelopment Plan Amendments process, OCII and the Developer met with individual stakeholders, community groups, and participated in formal public community and HPS CAC meetings (as identified in the Table below), with the goal of providing the community with transparency regarding the development and planning process as the Project progresses and build trust with the local community.

Community Meetings	Date
HPS CAC Subcommittees (Business & Employment, Housing and Planning) Meeting	May 16, 2024
Community Outreach Workshop	May 22, 2024
Community Outreach Workshop	June 1, 2024
Bayview Hill Neighborhood	June 3, 2024
HPS CAC Full Subcommittee (Approval)	June 17, 2024
Housing Action Coalition	June 20, 2024
Community Outreach Workshop (in-person and virtual)	June 26, 2024
Alice Griffith residents and service providers – Community Outreach Workshop, True Hope Church	July 11, 2024
Bay Area Council	August 8, 2024

Alice Griffith residents, Candlestick Update Presentation: Alice Griffith Tenants Association meeting	August 12, 2024
Community Benefits Implementation Committee (all members invited including Faith in Action, AD10 and Labor Council) - Candlestick Update Presentation	August 20 and 22, 2024
Meeting with Shirley Moore and other Bayview Hill Neighbors at the home of Brenda Ramirez (response to questions in person during meeting and in writing after meeting)	July 2, 2024
Local contractors	August 27, 2024
Council of Community Housing Organizations	August 28, 2024
Renaissance Taste of Bayview	August 29, 2024
Supervisor Walton Community Meeting @ Gratta Wines	September 4, 2024
Bayview Alliance	September 23, 2024

Comment 1

From: [Hsieh, Frances \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: FW: Letters and Petitions for BOS Candlestick Hearing Tues Oct 22
Date: Monday, October 21, 2024 5:38:32 PM

Additional public correspondence below for the COW item on tomorrow's agenda. The email includes links to petitions that were reportedly sent previously related to these items, but which I don't believe I see in the legislative file.

Frances Hsieh | 謝令宜

Pronouns: she/her/hers

Office of Supervisor Connie Chan

San Francisco Board of Supervisors, District 1

(415) 554-7410

From: johneller11@gmail.com <johneller11@gmail.com>
Sent: Monday, October 21, 2024 4:18 PM
To: ChanStaff (BOS) <chanstaff@sfgov.org>; Yu, Angelina (BOS) <angelina.yu@sfgov.org>
Subject: Letters and Petitions for BOS Candlestick Hearing Tues Oct 22

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Supervisor Chan and Angelina:

Following review of the [Board of Supervisors meeting packet for tomorrows BOS hearing](#) for items 22 to 25 to discuss and decide on the 4th Amendments to the Candlestick project, we have found that a number of letters and petitions sent directly to the board of Supervisors have not been included.

In the last four months since the significant DDA amendments to the Candlestick Project were made public, **over 620 different San Francisco residents** have signed petitions or sent letters to City officials.

The Ask of You: Support including accountability language in the 4th amended DDA before you as well as an expedited and clear timeline for the housing and jobs promised 15 years ago, AND support enforcement and payment of all community benefits by the Developer to the community.

There have been multiple formal letters submitted to OCII and Planning Commission with key

questions around the development that are still unanswered. These questions will be submitted tomorrow. Please let me know if you have any questions that can be answered prior to the hearing.

Below is a summary of all correspondence to the City that hopefully will now be included a part of the Supervisors Packet.

JULY:

Requests by [both community based organizations](#) and over [450 San Francisco residents](#) (nearly half are residents from the directly impacted communities of Bayview, Candlestick and Hunters Point (Zip Code 94124)) were submitted to urge the City to keep to the 2018 3rd DDA Amendment to the Candlestick project which would have seen the Alice Griffith Community (parks and 1200+ homes completed by 2030 and the entire 7200 home mixed use project completed by 2035. Over 50 San Francisco residents submitted letters to OCII Commission and the Board of Supervisors with the message [“Reject OCII Director Recommendations - Demand Housing Jobs Now”](#) urging OCII staff to re-write the amendments before you and include a Clear Timeline for Housing and Jobs, have the developer Invest in Residents by making good on their long overdue community benefit payments and Guarantee Progress with penalties when the developer does not meet timelines.

AUGUST:

The same requests to have the city require the developer deliver on its 2018 promises, make their overdue community benefit payments and create a community process to make sure the “Innovation District” benefits, doesn’t further displace the community were delivered in an [August Petition](#) submitted to the Mayor, Board of Supervisors and City Commissioners with nearly two dozen San Francisco residents adding comments. These were reinforced with individual letters [Candlestick Jobs Housing Parks & Community Process NOW!](#)

SEPTEMBER:

Letters supporting [Alice Griffith Neighborhood and Community Benefits NOW!](#) urged the Full Board of Supervisors to require Lennar FivePoint to recommit to the previous 11year development timeline for the housing AND make full payment of community benefit dollars owed.

OCTOBER:

Prior to the October 22 hearing, 125 individual letters have been submitted to the Board of Supervisors including [Stand with Community! ¡Apoye a la comunidad!](#), [Affordable Housing Now](#) and [Stand With Community For Accountability](#), the last one signed by over 60 mostly District 10 residents from the community impacted by the development.

Thank you

Please reach out with any questions

John

From: johneller11@gmail.com
To: [Board of Supervisors \(BOS\)](#)
Subject: RE: Missing letters and petitions for Candlestick hearing
Date: Monday, October 21, 2024 5:39:30 PM
Attachments: [BOS.Mayor.Affordable Housing Now.pdf](#)
[BOS.Mayor.Stand With Community for Accountability.pdf](#)
[Candlestick Hsg Jobs Parks Input Now.pdf](#)
[Candlestick Petition Mayor.BOS.Commissioners.pdf](#)
[Mayor.Supervisors.Reject OCII Director Recommendations.pdf](#)
[Supervisors.AG Neighborhood and Comm.Benefits.NOW!.pdf](#)
[Supervisors.Stand with Community! iApoye a la comunidad! Letters.pdf](#)
[09.11.24 Movement Legal Public Comment to Planning Commision Regarding Items 15a and 15b.pdf](#)

The link you sent is somewhat confusing and does not show the majority of the letters submitted over the last month.

Attached are letters and petitions for the Board of Supervisors.

How does this get included in their packet tomorrow?

Thank you

John

John Eller

Preferred Pronouns: he/him ([whats this?](#))

Cell Phone: 415-725-9869

Email: johneller11@gmail.com

Schedule a meeting with me: calendly.com/johneller11

From: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>

Sent: Monday, October 21, 2024 5:21 PM

To: johneller11@gmail.com

Subject: RE: Missing letters and petitions for Candlestick hearing

Good afternoon,

Thank you for contacting the Office of the Clerk of the Board of Supervisors regarding File No. 240876.

Petitions and Communications received from October 3, 2024, through October 17, 2024 are included on the Petitions and Communications page for the October 22, 2024 agenda ([File No. 241031](#)).

Our office has additionally received communications following publication of our Petitions and Communications and over the weekend, and have provided them to Board members for consideration and to the Clerk for post-packet inclusion. All available attachments pertaining to File No. 240876 are publicly available through our Legislative Research Center [here](#).

Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. Unfortunately, we will not be able to secure an available interpreter for tomorrow's meeting on short notice, however, post-meeting transcription and translation of any public comment made in-language may be made available for the record. For more information or to request services in the future, please feel free to contact us at bos@sfgov.org or call (415) 554-5184.

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: johneller11@gmail.com <johneller11@gmail.com>
Sent: Monday, October 21, 2024 3:40 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: Missing letters and petitions for Candlestick hearing

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello

I reviewed the BOS packet for tomorrow's 3pm hearing on Candlestick and a number of letters and petitions have not been included in the packet.

By what time do you need these in order to include them in the Board of Supervisors packet?

Also, will there be Spanish Translation available?

Thank you

John

John Eller
Preferred Pronouns: he/him ([whats this?](#))
Cell Phone: 415-725-9869
Email: johneller11@gmail.com
Schedule a meeting with me: calendly.com/johneller11

To Supervisor Shamann Walton
Board President Aaron Peskin
Supervisor Myrna Melgar
Supervisor Rafael Mandelman
Supervisor Ahsha Safai
Supervisor Dean Preston
Supervisor Joel Engardio
Supervisor Matt Dorsey
Supervisor Connie Chan
Supervisor Hillary Ronen
Supervisor Catherine Stefani
Mayor London Breed
Clerk of the Board Angela Calvillo

Subject: Affordable Housing Now

On July 10, 2018 Supervisors voted on a third amendment to the development agreement with the developer FivePoint for approximately 7,218 units, 32% affordable, at Candlestick to be completed by 2035.

The developers' presentations promised 5,470 homes at Candlestick by 2030 and the completion of all 7,218 homes as well as 24 acres of parks, community serving retail, an African marketplace, school, entertainment venues 750,000 sqft of office space and more by 2035.

The developer never started the parks and infrastructure promised for the Alice Griffith neighborhood despite OCII denying their requests to delay.

The community deserves these homes, jobs, parks, and benefits now—not a generation later. We call upon you to:

Stand with the community: Amend the proposal before you in October to require the developer to recommit to finishing the Alice Griffith Neighborhood first, not in 2042 and set clear deadlines for progress of the project.

Reinforce Community Benefits and collaboration: Ensure the developer fulfills their overdue community benefit payments and collaborates with local workforce developers and community groups to use these funds to prepare current and displaced residents for the promised job and housing opportunities.

This is your opportunity to take a stand for affordable housing and demand accountability from a wealthy developer. We urge you to amend this development proposal and guarantee that the promises made to our neighborhoods are kept—without further delay.

Signed

First Name	Last Name	Address	City	Zip	Date
Dani	Gotwalt	1562 Fell St	San Francisco	94117	7-Oct
Siri	Margerin	766 Fell st	Sf	94117	7-Oct
Daphina	Melbourne	369 Haight St	San Francisco	94102	7-Oct
alexis	meisels	439 11th ave	San Francisco	94118	7-Oct
Carol	Tatum	201 ordway street	San francisco	94134	8-Oct
Ruth	Luna	701 London Street	San Francisco	94112	8-Oct
celeste	Robleto	700 Laguna St, 100	San Francisco	94102	8-Oct
Ian	James	1426 19th Avenue	San Francisco	94122	8-Oct
Gabriel	Perez	775 Geary	San Francisco	94109	8-Oct
Jaime	Torres	1419 Visitacion Ave	San Francisco	94134	8-Oct
Jesse	Bie	24 Belcher St	San Francisco	94114	8-Oct
Barbara	Newman	20 Quickstep Lane, Apt 1	San Francisco, CA	94115	8-Oct
Suzette	Slaughter	949 Capp St	San Francisco	94110	8-Oct
Arlene	Drummer	1145, Dividadero Street Unit 2	San Francisco	94115	9-Oct
Yvetta	Green	25 Essex street	San Francisco	94105	9-Oct
Monique	Koller	1981 McAllister Street	San Francisco	94115	9-Oct
Brendan	Hallinan	401 Crescent Court #4311	San Francisco	94134	9-Oct
oscar	molina	1290 Potrero Ave Apt 104	San Francisco	94110	10-Oct
Michael	Candelaria	1 Church St Apt 217	San Francisco	94114	13-Oct
Dan	Spencer	3474 21st Street	San Francisco	94110	13-Oct
Martha	Hubert	370 29th Street	San Francisco	94131	15-Oct
Stein	Petersen	1440 Clayton St	San Francisco	94114	18-Oct
Ruben	Gomez	626 8th st	San Francisco	94103	18-Oct
Luis	Alvarenga	55 mason st	San Francisco	94102	18-Oct
Melissa	Ambrose	674 Precita Ave	San Francisco	94110	18-Oct
Theresa	Schmitter	1134 Irving Street	San Francisco	94122	18-Oct

Joel	Meza	160 EDDY STREET	SAN FRANCISCO	94102	18-Oct
Julie	Glantz	3625 Folsom St	San Francisco	94110	19-Oct
Ernest	East	509 Silver ave	San Francisco	94112	19-Oct
Maurice	Rivers	104 Broad Street, #6	San Francisco, CA	94112	19-Oct
jessica	doremus	95 Laguna St	San Francisco	94102	20-Oct

COMMENT 3

To Supervisor Shamann Walton
Board President Aaron Peskin
Supervisor Myrna Melgar
Supervisor Rafael Mandelman
Supervisor Ahsha Safai
Supervisor Dean Preston
Supervisor Joel Engardio
Supervisor Matt Dorsey
Supervisor Connie Chan
Supervisor Hillary Ronen
Supervisor Catherine Stefani
Mayor London Breed
Clerk of the Board Angela Calvillo

Subject: Stand With Community For Accountability

We are calling on you to stand with the Bayview, Hunters Point and Candlestick residents to uphold the 2018/2019 City Hall and FivePoint agreement to build the parks and over 1,200 mostly affordable homes in the Alice Griffith Neighborhood by 2030.

Choose the side of communities that have endured years of displacement and broken promises by setting clear deadlines for the developer and protections for the community. Don't allow Lennar/FivePoint to delay the completion of affordable housing and payment of community benefits by another 24 years. It is unacceptable for the city to allow any further delays to this project..

This delay reflects the shameful history of the City using "Right of Return" clauses in development agreements to strip African American and Latina/o residents of their homes and livelihoods by postponing benefits until these individuals have passed away. We cannot ignore another generation and let history repeat itself.

The community deserves these homes, jobs, parks, and benefits now—not a generation later. We call upon you to:

- 1) Stand with the community: Amend the proposal before you in October to require the developer to recommit to finishing the Alice Griffith Neighborhood first, not in 2042 and set clear deadlines for progress of the project.
- 2) Reinforce Community Benefits and collaboration: Ensure the developer fulfills their \$28 million in overdue community benefit payments and collaborates with local workforce developers and community groups to use these funds to prepare current and displaced residents for the promised job and housing opportunities.

This is your opportunity to take a stand and demand accountability. We urge you to amend this development proposal and guarantee that the promises made to our neighborhoods are kept—without further delay.

First Name	Last Name	Address	City	Zip	Date
Leonid	Vehnberg	133 Marlin Ct	San Francisco	94124	5-Oct
Chanh	Tran	120 Orsi Cir	San Francisco	94124	5-Oct
Hla	Kyi	1514 Innes Ave	San Francisco	94124	5-Oct
Quoc	Lam	2946 Arelious Walker Drive	San Francisco	94124	6-Oct
Christina	Velasco	5800 third street, 1402	San Francisco	94124	6-Oct
Scott	Liapis	4170 17th street, apt 201	San Francisco	94114	6-Oct
Stacey	Powell	3426 Jennings St	San Francisco	94124	7-Oct
Phyllis	Simpson	1000 Ingerson st	San Francisco	94124	7-Oct
Richard	King	18 hawkins	San Francisco	94124	7-Oct
Aaron	Hall	1411 Newcomb Ave	San Francisco	94124	7-Oct
Jason	Hegener	1451 Oakdale Av	San Francisco	94124	7-Oct
Jeffery	Charles	1577 Oakdale Avenue	San Francisco	94124	8-Oct

Eric	Youngs	85 reuel CT, 2A	San Francisco	94124	8-Oct
Roland	Garrett	65 Hudson Ct, Hunters Point	San Francisco	94124	8-Oct
John	Eller	170 Park Street	San Francisco	94110	8-Oct
TaShawn	Williams	86 Navy Rd	San Francisco	94124	8-Oct
Patricia	Franklin	63 Westbrook ct	San Francisco	94124	8-Oct
Ijnanya	Foster	753 Jerrold Ave	San Francisco	94124	8-Oct
Jen	Devine	1751 La Salle Ave	San Francisco	94124	8-Oct
shelia	hyett	1622 Thomas Ave	San Francisco	94124	8-Oct
Robin	Robinson	2500 Arelious waiket drive apt. 234	San Francisco	94124	8-Oct
Michael	Wilson	2700 Arelious Walker Dr Apt 505	San Francisco	94124	8-Oct
Susan	Larara	1050 Gilman avenue	San Francisco	94124	9-Oct
Patricia	Page-Bond	841 Jamestown Ave Unit 306	San Francisco	94124	9-Oct
Kim	Rohrbach	1356 S. Van Ness Ave.	San Francisco	94110	9-Oct
dalrin	lewis	1086 Ingerson Ave	San Francisco	94124	9-Oct
terrance	calhoun	474natmoa St.	San Francisco	94103	12-Oct
Salvadorl	Gonzalez	827 Ingerson Ave.	San Francisco	94124	12-Oct
Debra	Uribes	853 Jamestown Ave Unit 105	San Francisco	94124	12-Oct
Michael	Candelaria	1 Church St Apt 217	San Francisco	94114	12-Oct
Kesha	Cromartie	264 Harbor Road	San Francisco	94124	13-Oct
victor	collaco	743-31st Avenue	San Francisco	94121	13-Oct
Laura	Saunders	170 King St	San Francisco	94107	13-Oct

Justin	Truong	33 Junior Terrace	San Francisco	94112	13-Oct
Nora	Roman	68 Arnold Avenue,	San Francisco	94110	13-Oct
blair	sandler	1742 Newcomb Ave.	San Francisco	94124	13-Oct
Regina	Sneed	1400 Geary Blvd	San Francisco	94109	13-Oct
Shelley	Handler	1560 Green Street Apt 4	San Francisco	94123	13-Oct
Ed	Donaldson	1326 Gilman Ave	San Francisco	94124	13-Oct
wilson	wong	421 cambridge st	San Francisco	94134	13-Oct
Adrian	Gaino	1611 Yosemite Ave, E	San Francisco	94124	13-Oct
Violeta	Garc�a	1135 Ingerson Ave, San Francisco, CA 94124	San Francisco	94124	13-Oct
Tonette	Lane	847 Fairfax ave	San Francisco	94124	14-Oct
Yesenia	Martinez	21 Darlington ct	San Francisco	94124	14-Oct
Jennifer	Raviv	1606 Church Street, #4	San Francisco	94131	14-Oct
KENDRA	RANSBURG	1201 Phelps St	San Francisco	94124	15-Oct
Justin	Broadfoot	31 Osceola	San Francisco	94124	15-Oct
Waldmah	Seuseu	91 Giants Drive	San Francisco	94124	16-Oct
Lisa	King	656 Sweeny St.	San Francisco	94134	17-Oct
JoAnn	Edson	1052 Jamestown Avenue, Ste 2	San Francisco	94124	17-Oct
Patricia	Servellon	2500arelious waker drive #331	San Francisco	94124	18-Oct
Chelsea	Tulin	1124 Fitzgerald Ave	San Francisco	94124	18-Oct
Nenad	Bozidarevic	30 Gilroy St	San Francisco	94124	19-Oct
Laverne	Bell	106 Tapia Dr	San Francisco	94132	19-Oct

JONATHAN	LINDER	1222 Shafter Avenue	San Francisco	94124	19-Oct
Lazanius	Johnson	189 majestic Street	San Francisco	94114	19-Oct
Antonio	Bowers	14 Ardath Court	San Francisco	94124	19-Oct
Raymond	Boyd	2022 Oakdale Ave	San Francisco	94124	19-Oct
Yunina	Graham	1737 Newcomb Ave	San Francisco	94124	19-Oct
Glenda	Ross	182 Bridgeview Dr	San Francisco	94124	19-Oct
RENATA	Tobie	4445 3rd St	San Francisco	94124	19-Oct
Carrie	Reynolds mahalcarr	1009 Howard Street Apt 820	San Francisco	94103	19-Oct
Timothy	Lester	1456 Revere Ave	San Francisco	94124	20-Oct
Carmen	Lee	35 Northridge Road	San Francisco	94124	20-Oct

COMMENT 4

To Mayor London Breed, Judson True and Sean Elsbernd
Recreation and Parks Commission and General Manager Phil Ginsburg
OCII Commission and Executive Director Thor Kaslofsky
Planning Commission and Director Rich Hillis, Rachael Tanner and Robin Havens
Supervisor Shamann Walton
Board President Aaron Peskin

Subject: Candlestick Jobs Housing Parks & Community Process NOW!

In 2008, Lennar FivePoint promised to build over 7,000 housing units of desperately-needed housing on public land at Candlestick Point by 2022. As of today, they've only built 337 units, changed the timeline and broken promises to develop 3 times since 2008.

Now, the Developer is pushing City Hall to approve a new agreement to double the funding (to \$6 billion) and timeline (30 years) with no accountability to deliver the promised living wage jobs, affordable housing, parks or other promised benefits.

I join in urging you to require Lennar FivePoint to commit to the following before any new approvals:

- 1) Finish their promises for parks, affordable housing, and roads at Alice Griffith and South Candlestick due NOW;
- 2) Invest in the promised benefits, training and local hire for the current and displaced community; and
- 3) Complete a real community process to decide if and how more than doubling the office space benefits and doesn't displace more of the Bayview, Candlestick and Hunters Point communities.

Thank you for your support.

First Name	Last Name	Address	City	zip_code	Date Sent
wilson	wong	421 cambridge st	San Francisco	94134	8/19/2024
Jesse	Osorio	1755 Palou Ave	San Francisco	94124	8/19/2024
Iris	Biblowitz	2982. 26st	San Francisco	94110	8/19/2024

Christina	Velasco	5800 third street, 1402	San Francisco	94124	8/20/2024
Violeta	Garcia	1135 Ingerson Ave, San Francisco, CA 94124	San Francisco	94124	8/20/2024
Marie	Moore	2111 Jennings st	San Francisco	94124	8/20/2024
Deon	Jones	1225 shafter ave	San Francisco	94124	8/20/2024
Franzo	King	2804 , Ingalls St	San Francisco	94124	8/20/2024
QueenEster	Jones	410, China Basin 421	San Francisco	94158	8/20/2024
Annie	Linton	973 Dolores Street	San Francisco	94110	8/20/2024
Rhonda	Plummer	1476 oakdale	San Francisco	94124	8/20/2024
Corinne	Marcot-Jones	1075 Jamestown Ave	San Francisco	94124	8/21/2024
Jackie	George	25 Rosie Lee lane #4	San Francisco	94124	8/21/2024
Tamera	Whitfield	1390 market street	San Francisco	94102	8/24/2024
Ashley	Simmons	948 Hollister St	San Francisco	94124	8/24/2024
Catherine	Huntley	67 Marist Street	San Francisco	94124	8/24/2024
Maria	Tamayo	1529 12TH AVE	San Francisco	94122	8/24/2024
Adrian	Gaino	1611 Yosemite Ave, E	San Francisco	94124	8/25/2024
Yesenia	Martinez	21 Darlington ct	San Francisco	94124	8/26/2024
Kimberly	AustinBriggs		San Francisco	94124	8/26/2024
Violet	Moyer	2968 ARELIIOUS WALKER DR	San Francisco	94124	8/29/2024
JOHN	CERVANTES	532-28th Avenue #4	San Francisco	94121	8/29/2024
Justin	Truong	33 Junior Terrace	San Francisco	94112	8/29/2024
Ivan	Rhudick	251 5th Ave	San Francisco	94118	8/29/2024

Wesam	Eteiwi		San Francisco	94134	8/29/2024
Kesha	Cromartie	264 Harbor Road	San Francisco	94124	8/29/2024
Kia	Bee	3rd street	San Francisco	94124	8/29/2024
Carol	Bettencourt	1137 Hyde St., Apt G	San Francisco	94109	8/29/2024
Brenda	Billings	301 Executive Park Blvd , Unit 410	San Francisco	94134	8/29/2024
Buck	Bagot	3265 Harrison St.	San Francisco	94110	8/29/2024
Aprilynn	Stewart		San Francisco	94124	8/29/2024
Dejon	Nolard		San Francisco	94124	8/29/2024
Vic	DeAngelo	1731 Balboa Street	San Francisco	94121	8/30/2024
Tonette	Lane	847 Fairfax ave	San Francisco	94124	9/1/2024
Lisa	King	656 Sweeny St.	San Francisco	94134	9/12/2024
Edward	Rifkind		San Francisco	94131	9/12/2024
William	Jenkins IV		San Francisco	94111	9/13/2024
JoAnn	Edson	1052 Jamestown Avenue, Ste 2	San Francisco	94124	9/30/2024
Stephanie	Gowin		San Francisco	94124	10/1/2024
Susan	Larara	1050 Gilman avenue	San Francisco	94124	10/9/2024

COMMENT 5

To: Mayor Breed, Board of Supervisors, and San Francisco City Commissioners

We understand that FivePoint (Lennar) - the developer for public land at Candlestick - is seeking approvals to double the public funding AND timeline for development of housing, jobs, infrastructure, roads and parks that is already 15 years delayed.

City Hall has not held the developer accountable to progress or performance on their past agreed promised commitments on jobs, housing and parks.

I join the growing number of community members and groups in calling on you to create clear accountability that requires Five Point (Lennar) to meet their previous commitments before any new approvals:

- > Finish their 2018/19 promises for parks, affordable housing, and roads at Candlestick;
- > Invest in job training, local hire and pay the tens of millions in community benefit dollars owed to support jobs, education, and housing for the current and displaced community; and
- > Complete a real community process to decide if and how the new office towers "innovation district" will fully benefit and not further impact the Bayview, Candlestick and Hunters Point communities.

Signed,

First name	Last Name	Address	City	Zip code	Comments
Catherine	Huntley	67 Marist Street	SAN FRANCISCO	94124	AFFORDABLE HOUSING & JOBS
Steven	Plaat		San Francisco	94124	I'm dismayed that affordable housing and that we are giving money to developers for office spaces while downtown remains empty and this community remains devoid of decent park facilities and service areas for residents.
Erwin	Barron		San Francisco	94124	I live on the other side of Bayview Hill and bike in Candlestick Park. The horrible mud hole across the street has been there too long!

joscelin	ramirez		San Francisco	94124	GET TO IT
Marie	Visto		San Francisco	94124	Bayview Candlestick Double is overlooked neglected, broken promises & swept under the rug time & time again.
Regina	Sneed	1400 Geary Blvd	San Francisco	94109	Competently clean up toxics at hunters point including new concerns of sea level rise uncovering buried toxics which was the initial cleanup strategy. It's not good enough now.
Jack	Chi		San Francisco	94124	Shipyards has been my home for 10 years now. There needs to be commerce, markets, schools to support our community out here. We want this now!
Victor	Collaco	743-31st Avenue	San Francisco	94121	I agree with you let's push to get it done!
Elizabeth	Bell		San Francisco	94110	Lennar has been unconscionable throughout its work at Candlestick. If you can, fire them and use a company with a conscience.
Sharon	Steuer		San Francisco	94110	I can collect signatures in my neighborhood
Myrna	Banks	1751 Carroll Ave, 313	San Francisco	94124	I hope some homes are town houses. We are building apartments that are 1 and 2 bedrooms with no parking.
Ivy	Brown	5545 Third Street. #413	San Francisco	94124	We Need To Support Each Other with these Children. I've Worked With All kind of People
Leauthry	Carpenter sr	25 Essex st #509	San Francisco	94105	I would like to see the new houses and jobs for all people who live here and have been there since the beginning of the years we live in the city
Vinessa	Strauss		San Francisco	94102	I really hope that they do what it supposed to be done for the best solution there is. Its time to do something for people in need not making

					promises but doing it with action for ones and for all.
Angelica	Magallon	250 Faxon	San Francisco	94112	I've been waiting for housing since 2013, it's long overdue!
Bobby	Inness		San Francisco	94115	No more deception,, jobs and low income, housing, now
Carol	Tatum	201 ordway street	San Francisco	94134	Way past time! MOVE IT!
Balmore	Rivera		San Francisco	94131	We need affordable housing built in candlestick Park. The big towers of building has to be converted into affordable housing projects for the poor. The business construction Co. And the government lied to us. We all must force the government to force the construction Co. Yo convert these big building into low income affordable housing now. We approve the bill to finance affordable housing ,therefore these buildings must be turning into affordable housing. We need affordable housing built in candlestick Park.
Lloyd	Affholter		San Francisco	94103	We need low income and service employees housing.
Vincent	Lima		San Francisco	94108	Where is all the housing money we had,Why isn't there new housing building built for what it set out for affordable housing? Why never built? Whose getting all that money, please audit NOW! BEFORE ELECTION TIME.

Paulette	Otten	150 Vanness Ave	San Francisco	94102	While this community sits in wait the hope and motivation of the individuals that are effected by the lack of affordable housing, lack of jobs, homelessness etc are growing more and more into decaying of the real fiber of this community. The hopelessness it creates takes from this community's rich history over the many years of being a vibrant, economic contributor to the city of San Francisco. Having experienced it's great days of viability I am more than willing to fight to get this project done to help regain some ground.
Carolyn	Gage	P.o. Box 885184	San Francisco	94188	Do what's right. The promises made were public. Stop giving this community the short end of the stick.
S.J.	McCarthy		San Francisco	94112	
Lisa	Patton		San Francisco	94115	
Laura	Saunders	170 King St	San Francisco	94107	
Tiffany	Carter		San Francisco	94125	
Elaine	Huff		San Francisco	94118	
Michael	Tomczyszyn	243 Ramsell St	San Francisco	94132	
Michael	Astanehe		San Francisco	94111	
Vic	DeAngelo	1731 Balboa Street	San Francisco	94121	
Steve	Bloom	1417 7th Ave.	San Francisco	94122	

Stardust	Doherty		San Francisco	94110	
Ivan	Rhudick	251 5th Ave	San Francisco	94118	
Charles	Calhoun		San Francisco	94115	
David	Fine		San Francisco	94112	
Timothy	Dobbins		San Francisco	94117	
Lorraine	Petty		San Francisco	94115	
Justin	Truong	33 Junior Terrace	San Francisco	94112	
Patricia	Whelehan		San Francisco	94122	
Tracy	Rosenberg		San Francisco	94110	
Iris	Biblowitz	2982. 26st	San Francisco	94110	
Frances	Taylor		San Francisco	94110	
Kimberly	Rohrbach		San Francisco	94110	
Barry	Hermanson		San Francisco	94116	
Colin	Kimzey		San Francisco	94121	
			San Francisco	94117	
Carrell	McCarthy		San Francisco	94133	
Leonard	Tremmel		San Francisco	94115	
			San Francisco	94115	
Carol	Bettencourt	1137 Hyde St., Apt G	San Francisco	94109	
carolyn	gage	P.o. Box 885184	San Francisco	94188	
Gay	Chung		San Francisco	94117	
Jodie	Joubert		San Francisco	94124	
Debra	Uribes	853 Jamestown Ave Unit 105	San Francisco	94124	

Derek	Toliver		San Francisco	94124	
Artemese	Kelly		San Francisco	94124	
Jheri	Price	775 Fulton Street Apt A	San Francisco	94102	
Winston	McDonald		San Francisco	94124	
Michael	Candelaria	1 Church St Apt 217	San Francisco	94114	
Keith	Williams		San Francisco	94110	
Olivia			San Francisco	94124	
Sandy	Mancini		San Francisco	94141	
Bessie	Bonner		San Francisco	94124	
Jason	Mixon		San Francisco	94124	
Talena	Adams-Sims		San Francisco	94124	
Theria	Boyd		San Francisco	94124	
Antonio	Quilici		San Francisco	94109	
Norma	Ruiz		San Francisco	94130	
Arlene	Drummer	1145, Dividadero Street Unit 2	San Francisco	94115	
Kimberly	AustinBriggs		San Francisco	94124	
James	Hutchings		San Francisco	94124	
James	Hutchings		San Francisco	94124	
Ray	Hubbard		San Francisco	94107	
Jackie	Wright		San Francisco	94102	
Lavinia	Lakalaka		San Francisco	94124	
Rafe	Gabel	152 Coleman	San Francisco	94124	
RENATA	Tobie	4445 3rd St	San Francisco	94124	

Tamara	WAlker		San Francisco	94124	
Michelle	Caesar	1010 16th St	San Francisco	94107	
Sam	Manzano	140 south van ness 14 B	San Francisco	94103	
Johne	Chandler		San Francisco	94112	
Charles	Bolton		San Francisco	94103	
Havah	Kelley	865 Jamestown Ave 101	San Francisco	94124	
Dianne	Alvarado	901 B Fairfax Ave	San Francisco	94124	
Sam	Murphy		San Francisco	94110	
Diana			San Francisco	94134	
Arlene	Drummer	1145, Dividadero Street Unit 2	San Francisco	94115	
Sandra	Geeter		San Francisco	94014	
Brittney	Doyle		San Francisco	94103	

COMMENT 6

To Mayor London Breed
OCII Commission and Director Thor Kaslofsky
Planning Commission and Director Rich Hillis
Recreation and Parks Commission and Director Phil Ginsburg
Board of Supervisors President Aaron Peskin
Supervisor Shamann Walton
San Francisco Board of Supervisors

Subject: **Reject OCII Director Recommendations - Demand Housing Jobs Now**

I urge you to oppose the current Candlestick amendments and tell OCII staff to re-write the documents to include the following:

- A) Clear Timeline for Housing and Jobs:
- B) Invest in Residents by making good on their long overdue community benefit payments
- C) Guarantee Progress with penalties when the developer does not meet timelines.

I join with over 500 San Francisco petition signers and organizations who are calling on you to reject the current OCII staff recommendations for the Candlestick amendments made public for the first time 4 days before your Tuesday September 3rd hearing (see [HERE: https://sfocii.org/sites/default/files/2024-08/September%202024%20Supporting%20Documents_5.pdf](https://sfocii.org/sites/default/files/2024-08/September%202024%20Supporting%20Documents_5.pdf))

You have the power to make sure the long ignored communities of Bayview, Hunter's Point and Candlestick finally benefit from the promises made to voters in 2008, the city in 2010 and in the 10 years since Candlestick was ready to be developed after the stadium came down.

Thank you

First Name	Last Name	Address	City	zip_code	Date Sent
Angel	Quiroz	301 Crescent Court 3308	San Francisco	94134	9/2/2024
Laura	Saunders	170 King St	San Francisco	94107	9/2/2024
Iars	amble	402 Broadway, Unit #129	San Francisco	94133	9/2/2024
Christina	Velasco	5800 third street, 1402	San Francisco	94124	9/2/2024

Ivan	Rhudick	251 5th Ave	San Francisco	94118	9/2/2024
Sam	Manzano	140 south van ness 14 B	San Francisco	94103	9/2/2024
Niah	Toki-Lakalaka Havili	1 Gilroy St San Francisco CA	San Francisco	94124	9/2/2024
Dianne	Alvarado	901 B Fairfax Ave	San Francisco	94124	9/2/2024
Angelica	Magallon	250 Faxon	San Francisco	94112	9/2/2024
Havah	Kelley	865 Jamestown Ave	San Francisco	94124	9/2/2024
Jennifer	Raviv	1606 Church Street, #4	San Francisco	94131	9/2/2024
Jesse	Osorio	1755 Palou Ave	San Francisco	94124	9/2/2024
Julie	Glantz	3625 Folsom St	San Francisco	94110	9/2/2024
Aaron	Goodman	234 Stillings ave	San Francisco	94131	9/2/2024
David	Sanchez	402 London St	San Francisco	94112	9/2/2024
Rosa	Robinson	77 Van Ness Avenue Suite 101 # 1300	San Francisco	94102	9/2/2024
Kesha	Cromartie	264 Harbor Road	San Francisco	94124	9/2/2024
Jackie	Wright	Golden Gate Avenue 701	San Francisco	94102	9/2/2024
Michelle	Caesar	1010 16th St	San Francisco	94107	9/2/2024
Najua	Daniels	350 Friedell Street Apt513	San Francisco	94124	9/2/2024
Lekesha	Howard	1431 Oakdale Ave	San Francisco	94124	9/2/2024
Byron	Edwards	2600 Aurelius Walker drive Apt 204	San Francisco	94124	9/2/2024
Rafe	Gabel	152 Coleman	San Francisco	94124	9/2/2024
Luke	Jones	846 Jamestown Ave	San Francisco	94124	9/2/2024
tracy	franklin	2600 ARELIIOUS WALKER DR APT 513, 513	San Francisco	94124	9/2/2024

QueenEster	Jones	410, China Basin 421	San Francisco	94158	9/2/2024
Richard	Hopson	300 Ocean Avenue, 6	San Francisco	94112	9/2/2024
Max	Goldstein	867A 25th Ave	San Francisco	94121	9/2/2024
Kathe	Burick	666 8th Avenue #4	San Francisco	94118	9/2/2024
Claire	Rankins	350 Friedell Street, Box 45	San Francisco	94124	9/2/2024
Violeta	GarcÂja	1135 Ingerson Ave, San Francisco, CA 94124	San Francisco	94124	9/2/2024
Paulette	Otten	150 Vanness Ave	San Francisco	94102	9/2/2024
Marilyn	Cook	917 Folsom Street , 314	San Francisco	94107	9/2/2024
Crystal	Holmes	1310 Keith St	San Francisco	94124	9/3/2024
Tania	Clay	1454 Palou ave	San Francisco	94124	9/3/2024
Leauthry	Carpenter sr	25 Essex st #509	San Francisco	94105	9/3/2024
oscar	molina	1290 Potrero Ave Apt 104	San Francisco	94110	9/3/2024
carolyn	gage	P.o. Box 885184	San Francisco	94188	9/3/2024
Kia	Bee	3rd street	San Francisco	94124	9/3/2024
Justin	Truong	33 Junior Terrace	San Francisco	94112	9/4/2024
Myrna	Banks	1751 Carroll Ave, 313	San Francisco	94124	9/12/2024
Ivy	Brown	5545 Third Street. #413	San Francisco	94124	9/12/2024
Leon	Variste	847 Fairfax Ave	San Francisco	94124	9/26/2024

To Board President Aaron Peskin
Supervisor Myrna Melgar
Supervisor Rafael Mandelman
Supervisor Ahsha Safai
Supervisor Dean Preston
Supervisor Joel Engardio
Supervisor Matt Dorsey
Supervisor Connie Chan
Supervisor Hillary Ronen
Supervisor Catherine Stefani
Mayor London Breed
Supervisor Shamann Walton

Subject: Alice Griffith Neighborhood and Community Benefits NOW!

You have the power to fast track the completion of the over 1,500 homes, parks, and roads for the Alice Griffith neighborhood YOU PROMISED in 2018/19 and to require payment of the promised jobs and housing benefits to the community.

I join in urging you to require Lennar FivePoint to:

- 1) Commit to the 11 year timeline approved in 2018/19 to complete the Alice Griffith Neighborhood and reject the current unaccountable proposal to delay start of construction by 8 to 11 more years for a unacceptable completion date of 2041 (or later).
- 2) Full payment by the developer for the long overdue jobs and housing community benefit payments to create homeownership and workforce development programs that are needed to benefit the current, displaced and Certificate of Preference holder communities as promised 15 years ago.

I join with the growing number of petition signers and organizations calling for greater accountability and commitment to the development timeline YOU APPROVED in 2018/19 when the Alice Griffith Neighborhood was to be completed in the first and second phase of the development.

You have the power to make sure the long-ignored communities of Bayview, Hunter’s Point and Candlestick finally benefit from the promises made to voters in 2008 and 2016 and the city through three development agreement amendments over the last 15 years.

Thank you

First Name	Last Name	Address	City	Zip	Date
Luke	Jones	846 Jamestown Ave	San Francisco	94124	9/11/2024
Violeta	Garcia	1135 Ingerson Ave, San Francisco, CA 94124	San Francisco	94124	9/11/2024
Crystal	Holmes	1310 Keith St	San Francisco	94124	9/11/2024
Jesse	Osorio	1755 Palou Ave	San Francisco	94124	9/11/2024
Kesha	Cromartie	264 Harbor Road	San Francisco	94124	9/11/2024
Violet	Moyer	2968 ARELIIOUS WALKER DR	San Francisco	94124	9/11/2024
Christopher	Crittendon	2600 ARELIIOUS WALKER DR APT 313	San Francisco	94124	9/11/2024
Havah	Kelley	865 Jamestown Ave 101	San Francisco	94124	9/11/2024
Joy	DiPaola	1608 Ingalls Street	San Francisco	94124	9/11/2024
Charlie	Batte	18 Le Conte Cir	San Francisco	94124	9/11/2024
Ed	Donaldson	1326 Gilman Ave	San Francisco	94124	9/12/2024
Franzo	King	2804 , Ingalls St	San Francisco	94124	9/12/2024
La Sonia	Mansfield	1659 Oakdale Avenue	San Francisco	94124	9/12/2024
Destiny	Dorham	2600 Arelious Walker Drive	San Francisco	94124	9/12/2024
Ivy	Brown	5545 Third Street. #413	San Francisco	94124	9/20/2024
Brenda	Billings	301 Executive Park Blvd , Unit 410	San Francisco	94134	9/12/2024
Donald	Billings	301 Executive Park Blvd Unit 410	San Francisco	94134	9/12/2024
Josie	Jones	1451 Felton Street	San Francisco	94134	9/12/2024
Jheri	Price	775 Fulton Street Apt A	San Francisco	94102	9/14/2024
Paulette	Otten	150 Vanness Ave	San Francisco	94102	9/25/2024
Laura	Saunders	170 King St	San Francisco	94107	9/11/2024
Carol	Bettencourt	1137 Hyde St., Apt G	San Francisco	94109	9/11/2024
Beverly	Dahlen	15A Mirabel Av San Francisco CA 94110	San Francisco	94110	9/11/2024
Lind	Weiner	72 Gates St	San Francisco	94110	9/11/2024
Julie	Glantz	3625 Folsom St	San Francisco	94110	9/11/2024
oscar	molina	1290 Potrero Ave Apt 104	San Francisco	94110	9/11/2024
Buck	Bagot	3265 Harrison St.	San Francisco	94110	9/12/2024
Phyra	McCandless	2724 21st Street	San Francisco	94110	9/12/2024
Nora	Roman	68 Arnold Avenue,	San Francisco	94110	9/13/2024
Sharon	Steuer	Highland Ave	San Francisco	94110	9/16/2024

Sharon	Nunley	440 Davis Court, Apt.506	San Francisco	94111	9/12/2024
David	Sanchez	402 London St	San Francisco	94112	9/11/2024
Justin	Truong	33 Junior Terrace	San Francisco	94112	9/12/2024
Jessica	Felix	408 Noe St	San Francisco	94114	9/12/2024
Leonard	Tremmel	800 Lyon #2	San Francisco	94115	9/12/2024
Lawanna	Bracy	1109 Elm St., 3	San Francisco	94115	9/24/2024
Julie	Roberts-Phung	1324 Hayes St.	San Francisco	94117	9/11/2024
Julian	Davis	885 Fulton Street	San Francisco	94117	9/12/2024
Lennart	VAN DEN ENDE	576 15th Ave	San Francisco	94118	9/11/2024
Kathe	Burick	666 8th Avenue #4	San Francisco	94118	9/12/2024
Ivan	Rhudick	251 5th Ave	San Francisco	94118	9/12/2024
Brandee	Marckmann	114 12th Ave.	San Francisco	94118	9/12/2024
SUSAN	WITKA	824 43rd Ave	San Francisco	94121	9/11/2024
Vic	DeAngelo	1731 Balboa Street	San Francisco	94121	9/12/2024
Jennifer	Raviv	1606 Church Street, #4	San Francisco	94131	9/11/2024
Aaron	Goodman	234 Stillings ave	San Francisco	94131	9/12/2024
Michael	Tomczyszyn	243 Ramsell St	San Francisco	94132	9/11/2024
QueenEster	Jones	410, China Basin 421	San Francisco	94158	9/11/2024
carolyn	gage	P.o. Box 885184	San Francisco	94188	9/11/2024

COMMENT 8

TO President Peskin

Supervisor Shamann Walton

Board of Supervisors via Board.of.Supervisors@sfgov.org

Subject: Stand with Community! ¡Apoye a la comunidad!

-----Traducido al español a continuación-----

We urge you to amend the Candlestick development proposal coming before you and guarantee that the promises made to the community 6 years ago are kept—without further delay.

Choose the side of communities that have endured years of displacement and broken promises by setting clear deadlines for the developer and protections for the community. The community deserves these homes, jobs, parks, and benefits now—not a generation later. We call upon you to:

Stand with the community: Amend the proposal before you in October to require the developer to recommit to finishing the Alice Griffith Neighborhood first, not in 2042 and set clear deadlines for progress of the project.

Reinforce Community Benefits and collaboration: Ensure the developer fulfills their \$28 million in overdue community benefit payments and collaborates with local workforce developers and community groups to use these funds to prepare current and displaced residents for the promised job and housing opportunities.

-----Translation in Spanish-----

Le instamos a modificar la propuesta de desarrollo de Candlestick que tiene ante sí y garantizar que las promesas hechas a la comunidad hace 6 años se cumplan, sin más demora.

Elija el lado de las comunidades que han soportado años de desplazamiento y promesas incumplidas estableciendo plazos claros para el desarrollador y protecciones para la comunidad. La comunidad merece estos hogares, empleos, parques y beneficios ahora, no una generación después. Le instamos a:

Apoye a la comunidad: modifique la propuesta que tienen ante ustedes en octubre para exigir que el desarrollador se comprometa nuevamente a terminar el vecindario Alice Griffith primero, no en 2042, y establezca plazos claros para el progreso del proyecto.

Reforzar los beneficios y la colaboración de la comunidad: Garantizar que el desarrollador cumpla con sus \$28 millones en pagos de beneficios comunitarios atrasados y colabore

con los desarrolladores de la fuerza laboral local y los grupos comunitarios para utilizar estos fondos para preparar a los residentes actuales y desplazados para las oportunidades de empleo y vivienda prometidas.

Signed

First Name	Last Name	Address	City	Zip Code	Date Signed
Hector	Lee	355 Head St	San Francisco	94132	10/14/2024
Jennifer	Gee	550 Battery St	San Francisco	94111	10/14/2024
Rosie	Gozali	239 Clayton St. apt 6	San Francisco	94117	10/14/2024
Julie	McDevitt	2372 Bryant St	San Francisco	94110	10/14/2024
SR. EVA	CAMBEROS	46 Harrington st	San Francisco	94112	10/14/2024
Robin	Roth	561 Rhode Island St	San Francisco	94107	10/14/2024
Marlyn	Bussey	8 Richards Circle	San Francisco	94124	10/14/2024
deborah	garfinkle	400 beale st apt 613	San Francisco	94105	10/15/2024
Elliot	Helman	Mission Bay Blvd N	San Francisco	94158-2497	10/15/2024
Jane	Bryson	551 32nd Ave	San Francisco	94121-2713	10/15/2024
Michael	McClain	340 Ritch Street, #3	San Francisco	94107-1749	10/15/2024
Mimi	Klausner	1541 Alabama St	San Francisco	94110	10/15/2024
Debby (Deborah)	Hamolsky	354 Moultrie St	San Francisco	94110	10/15/2024
Ed	Chitty	340 RITCH ST UNIT 3	San Francisco	94107-1749	10/15/2024
Leslie	Rabine	941 Broderick Street, apt 1	San Francisco	94115-5149	10/15/2024
Grace	Salceanu	248 Lauren Ct	San Francisco	94134	10/15/2024
Kathleen	Purcell	315-1/2 Castro Street	San Francisco	94114	10/15/2024

Nancy	Hernandez	Guerrero st	San Francisco	94110	10/15/2024
Gretchen	Schuessler	2533 Harrison St.	San Francisco	94110	10/15/2024
Leslie	Roffman	2067 44th Avenue	San Francisco	94114	10/15/2024
David	Olson	207 Day St.	San Francisco	94131	10/15/2024
Ashley	Ornelas	655 De Haro Street, Main Office	San Francisco	94107	10/15/2024
Julien	Ball	10 Lundys Ln	San Francisco	94110	10/15/2024
Margo	Freistadt	3244 Harrison St.	San Francisco	94110	10/15/2024
Patricia	Plude	70 Wawona St.	San Francisco	94127	10/15/2024
Joyce	Calagos	1636 Geneva Ave.	San Francisco	94134	10/15/2024
Kathleen	Foure	729 Edinburgh St	San Francisco	94112-3534	10/16/2024
Pamela	Magers	3743 Cesar Chavez St.	San Francisco	94110	10/16/2024
The Rev. Elizabeth	Ekdale	185 Evelyn Way	San Francisco	94127	10/17/2024
Monica	Bussey	731 Woolsey St,	San Francisco	94134	10/15/2024

Community Petition to:

San Francisco Mayor London Breed, the San Francisco Board of Supervisors, the Planning Commission and the OCII Commission Opposing the PROPOSED DDA Amendments for Candlestick September 2024

For 15 years Lennar Five Points has changed the timeline and broken promises **3 times** to deliver the jobs, housing, parks, new roads, transit, and community benefits due now on the public land at Candlestick. **Now, they want city approvals for up to a 30 year delay AND \$6 billion in public funding with no clear deadlines.**

I support Supervisor Shamann Walton, community, labor and faith groups in urging Mayor London Breed and her Commission appointees to have the developer commit to the following before any new approvals for more public funding or further delays:

- **Finish the delayed Candlestick** parks, affordable housing, and roads;
- Invest in **training and local hire** from the community for all types of living wage jobs; and
- **Complete a real community process** to decide if and how the new office towers proposal will fully benefit the Bayview, Candlestick and Hunters Point communities

Signed,

Name	Zip
Cynthia Brown	94124
Richard Patrick	94112
Valentín De la Sierra	94124
Lazaro Cesar Ruiz Sr.	94124
Jackie Jackie	94124
Richard J. Baugh Jr.	94014
Sandra A Castro	94107
michael Jackson	94124
Richard Pinto	94124
Kim Tuyen Thi Vu	94134
Lucho Ramirez	94107
Debra Uribes	94124
Bryan Gambogi	94103
Violet May Moyer	94124
Melissa Anderson	94124
Patricia Page	94124
Debbie Viray	94134
Sylvana Carrara	94124
Susan Larara	94124
Ryan Drake Lee	94124

Community Petition to San Francisco Mayor, Board of Supervisors, Planning Commission and OCII Commissioner Opposing 4th DDA Amendments

Community Petition to:

San Francisco Mayor London Breed, the San Francisco Board of Supervisors, the Planning Commission and the OCII Commission Opposing the PROPOSED DDA Amendments for Candlestick September 2024

For 15 years Lennar Five Points has changed the timeline and broken promises **3 times** to deliver the jobs, housing, parks, new roads, transit, and community benefits due now on the public land at Candlestick. **Now, they want city approvals for up to a 30 year delay AND \$6 billion in public funding with no clear deadlines.**

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- **Finish the delayed Candlestick** parks, affordable housing, and roads;
- Invest in **training and local hire** from the community for all types of living wage jobs; and
- **Complete a real community process** to decide if and how the new office towers proposal will fully benefit the Bayview, Candlestick and Hunters Point communities

Signed,

Renata Waller- Tobie	94124
Omari Price	94124
Kyin Kyi	94103
William Eugenio	94134
Keith J Jordan	94134
Chika Mezie	94124
Dalrin Philmo Lewis	94124
Sean Donovan	94124
Tua Tupuivao	94134
Valerie Bor	94124
Ernest East	94112
Derek L. Toliver	94124
Norma A Romano	94112
Eleanor Williams	94124
Curtis Henry Warren	94124
Kevin Lawson	94124
Jodie Joubert	94124
Dodie Shelton	94124
Vanessa mclin	94134
Abraham Cetina	94124
Yesi Ibarra	94112
Emmett J Neal Sr	94134
Colin Murray	94124

Community Petition to San Francisco Mayor, Board of Supervisors, Planning Commission and OCII Commissioner Opposing 4th DDA Amendments

Community Petition to:

San Francisco Mayor London Breed, the San Francisco Board of Supervisors, the Planning Commission and the OCII Commission Opposing the PROPOSED DDA Amendments for Candlestick September 2024

For 15 years Lennar Five Points has changed the timeline and broken promises **3 times** to deliver the jobs, housing, parks, new roads, transit, and community benefits due now on the public land at Candlestick. **Now, they want city approvals for up to a 30 year delay AND \$6 billion in public funding with no clear deadlines.**

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- **Finish the delayed Candlestick** parks, affordable housing, and roads;
- Invest in **training and local hire** from the community for all types of living wage jobs; and
- **Complete a real community process** to decide if and how the new office towers proposal will fully benefit the Bayview, Candlestick and Hunters Point communities

Signed,

Jaime Gavino Torres	94134
Esther Afuha'amango	94134
Robb Oliveros	94124
Pamela Jenkins	94124
Balaoro Jupiter Juliet	94134
Debra Brewster	94134
Christina Velasco	94124
Melvin Junior	94103
Ken Butler	94124
Mark Seymore	94124
Destiny Dorham	94124
Laura Watson	94110
Tonette Lane	94124
Anthony Forte	94124
Tanish	94107
Henry c	94124
Rhonda	94124
T.N. Clay	94124
Tommy Taylor	94112
Patricia Page	94124
Ryan-Ray Sumera Navasca	94134
A. Franklin	94124
Romero O'Neal jr	94607

Community Petition to San Francisco Mayor, Board of Supervisors, Planning Commission and OCII Commissioner Opposing 4th DDA Amendments

Community Petition to:

San Francisco Mayor London Breed, the San Francisco Board of Supervisors, the Planning Commission and the OCII Commission Opposing the PROPOSED DDA Amendments for Candlestick September 2024

For 15 years Lennar Five Points has changed the timeline and broken promises **3 times** to deliver the jobs, housing, parks, new roads, transit, and community benefits due now on the public land at Candlestick. **Now, they want city approvals for up to a 30 year delay AND \$6 billion in public funding with no clear deadlines.**

I support Supervisor Shamann Walton, community, labor and faith groups in urging Mayor London Breed and her Commission appointees to have the developer commit to the following before any new approvals for more public funding or further delays:

- **Finish the delayed Candlestick** parks, affordable housing, and roads;
- Invest in **training and local hire** from the community for all types of living wage jobs; and
- **Complete a real community process** to decide if and how the new office towers proposal will fully benefit the Bayview, Candlestick and Hunters Point communities

Signed,

Frisco Franks	94110
Priscilla Breed	94124
Debra Uribes	94124
Mark Seymore	94124
Susan Larara	94124
James Wright	94124
Susan Curry	94124
Farley Lee	44124
Veronica Carrasco	94124
Laura Watson	94110
Renata Waller- Tobie	94124
Valerie Bor	94124
Fualuga Tea	94124
Christopher Crittendon	94124
Byron Edwards	94124
Laura Perea	94124
Celso Osorio	94110
Carolyn Nash	94124
Ang D	94134
Edgar Morales	94134
Luna Moon	94124
Kevin Lawson	94124
Lekesha Howard	94124

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Signed,

Stephanie Gowin	94124
Laia Tunu	94124
Bonnie Lynn Friedman	94134
Sylvana Carrara	94124
Ernesto Sánchez	94124
Pedro Castillo	94112
Ken Butler	94124
Ramil Mangoba	94124
Mary Ellen Doyle	94124
Tonette Lane	94124
Glenda L. Ross	94124
Jesse Osorio	94124
M. Jackson	94124
Jodie Joubert	94124
Marian Snelgro	94124
Michelle Williams	98765
Dodie Shelton	94124
Tianna Johnson	94124
Rafael Silva	94112
Jlo Taylor	94124
oscar	94124
Woodrow Parker	94124
Luke Jones	94124

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Signed,

Marylin Taylor	94124
Keith Williams	94110
Verdesty Variste	94124
Wilson	94134
Darryl Brewster	94124
Rose Jones	94124
Dejon Nolard	19424
Crystal Holmes	94124
Kathy Pearce	94134
Jessie Morales	94116
Tracy Franklin	94124
Nicole Yvonne Clay	94124
Scott Burry	94124
Shaboo Jones	94158
Ruben Ortiz	94124
Nick Chalmers	9494
Beverly Collins	94124
Mary Ellen Doyle	94124
Diane Wesley Smith	94124
Jodie Joubert	94124
Debra Uribes	94124
Derek L. Toliver	94124
Gaya Tinmahan	94109

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Signed,

Priscilla Breed	94124
Hatti Walls	94124
Mese George	94124
Marvin J. Miller	94118
Ruddy J Jay	94118
Little Tommy Taylor	94112
Tyesha McDonald	94103
Rosibel Castaneda	94124
Nathaniel Shelton Sr	94124
Lady jones	94102
Aaron Goodman	94158
Vic Collaco	94121
Jessica ceja-rodas	94103
Ernesto Sánchez	94124
Marylin Taylor	94124
Drew Fernandez	94127
Jheri Price	94102
Victoria Dilg-Prater	94597
Burnzi Inness	94115
George Jurand	94115
Kim Hill	94158
Cinque Coats	94102
Kia Seymore	94124

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Signed,

Brian Hallberg	94122
Glenda L. Ross	94124
somuchbs16@gmail.com	94102
Fany Gomez	94080
James Neal	94124
Erwin Barron	94124
Leana Walker	94132
Falaofuta Satele	94560
Tom Lawson	95648
Denise Adams	94582
Michael Magalit	94112
Ansar Muhammad	94102
Michael Nulty	94142-0782
Jeff O'Toole	94014
Michael Candelaria	94114
Kathy Pearce	94134
Rusty Rodriguez	94123
Crystal	94703
Keith Williams	94110
Stacey Ned	94124
Nicole Domino	94124
Robert Mc Crory III	94066

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Signed,

Ashley Simmons	94124
Blaque Berry	94124
Olivia	94124
Jeanae Tiger	94124
Buddy Giguere	94109
Laurence Frabotta	94044
Genese Hughes	94124
Lela Sau	94124
Leslie Miley	94124
Valerie Tulier	94112
Elizabeth Jackson	94303
claire l. rankins	94124
AQ	94134
Maryangel Eva	94124
Maria J Tamayo	94122
Lynn Edward Clipper	94110
Wendell Coval	94107
Anna Rose Oliver	94122
Dolores Banks	94124
Qu33n P33	94124
Deborah Gerson	94115
Sandy Mancini	94141
Tamera -	94102

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Signed,

Bessie Bonne	94124
Rob Geyer	94118
Kev Shears	94124
Louise Johnson	94124
Jorge R Zaldivar	94401
Diane Robinson	95826
Elke Washington	89502
Audrey Wilks	94124
Hecky Villarta	94402
Jason Mixon Sr	94124
Barbara L Williams	94124
Gloria Berry	94134
Wesam Eteiw	94134
Ginger Pepper	94116
Rise The Artist	94134
Aprilynn Stewart	94124
Paulette Otten	94102
Frank Tran	94124
Talena Adams	94124
Booker Cole	94124
Beki Thomson	98103
Jeff george	94124
Cathy Huntley	94124

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Signed,

Learned Lesson	94109
Ronny McInnis	95020
Tony Gantner	94574
Steven Holden	94122
LaWanna Bracy	94124
Marilyn Cook	94107
Judy Starbuck Sorro	94110
Adriana Guzman	94112
Theria Boyd	94124
Ray Staar	94109-0226
Evelyn Garner	94587
Antonio	94109
Kenith Dean	94124
Ann DeJesus	94124
Ienise Mauga	94107
Parthesia James	95835
William Jay Ellis	94117
Regina Roberts	93727
Constance Flannery	94131
Norma Galvez Ruiz	94130
Sonia Sunshine	94124
Shirin	94110

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Signed,

Arlene Drummer	94115
Brenda Billings	94134
Kimberly Austin Briggs	94124
Shaunessy Johnson Sr	94509
Jennifer Vietz	94131
Omar Centeno	94134
Rose Robinson	94102
Rosemarie Sims	94124
James Hutchings	94124
Shirlnella Munar	94112
Jamie Palmer	94115
Robert Lewis	94132
Joy DiPaola	94124
Maria Livingston	415 812 7143
Nancy J Sanchez	94107
RoSean Freeman	94124
Shelley Handler	94123
Chris Edwards	94124
Amoura Burton	94112
B B	94127
Dorothy Payne	94121
Gwen Brown	94107

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Signed,

Ivy Brown	94124
Demetrice Madaris	94124
Ann DeBellevue	94102
Brendan Hallinan	94134
Steven Plaat	94124
Ruthe Crenshaw	89122
Mohammad Eb	94124
Yesenia Martínez	94124
Loyce Furlough	94124
Chance Nm Goss	94104
Maggie	94949
Charlene Lacy	94601
Matt Bonner	94608
Ishtiaq Bokhari	95831
Cle Blanchard	94124
Joseph Russell	95828
Pelton Stewart	94591
Geraldine Nickolas-Miller	94590
Lisa Alexander	94124
Joe Murray	94107
Alapina Tagoai	94134
Marilyn Miles	94110
Dale Riva	94109

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Signed,

Brent G. Kamrath	94102
Ray Hubbard	94107
Kimberley Anderson	94124
Joachim Hairston	94109
gwendolyn james harvey	94014
Shirley Green	94116
Fredy Pineda	94124
Salvador Gonzalez	94124
April Buitrago	94014
Ellen Guess	94544
Rufus Harris	94115
Kevin Valerio	94133
Sol Rosario Velazquez	93277
Robin Earle	94124
Niquelle	94124
Rebecca Hunter	94115
James Hutchings Jr.	95210
Max Burger	94114
Wilbur Morris	94124
Baltimore	94131
Gaya Tinmahan	94109
Jason Young	94124
Gloria I	94010

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Signed,

Ernest East	94112
Az Mamis	94010
Dj Marcus	94124
Alexander F. Sansano	94112
Angelica Magallon	94112
Traci Hall	94134
Niah Toki-Lakalaka Havili	94124
Fred Liedl	94117
Marie Arias	94134
Simon Barber	94124
Mary Merryman	94109
Phyllis Jenkins	94124
Jessica Alexander	94107
Rhashon Jackson	94124
Jacqueline Wages	94533
Rafe Gabel	94124
Lennart van den Ende	94118
Kathleen Sullivan	94109
Sharon Nunley	94111
Judith Goodspeed	94589
Martin P Mouton	94303
Benjamin Roodman	94124
Michael j Magarrell	94135

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Signed,

Manny Dacalanio	94112
Yoshio Knox	94124
Logan Ahlgren	94103
Deven Richardson	94134
Raina Mast	94121
Carrie C	94124
Thomas Malone	94102
John Powers	94103
Charles Lucero	94116
Vaughn Whitmore	94901
Carol Tatum	94134
Charee Wilbur	94111
Renata Waller- Tobie	94124
Garcia Guillermo de la Torre	94124
Siaa Tupai	94124
Michelle Smith Deering	95076
John "Sean" Lennon	94107
Jackie George	94124
John Avalos	94112
MICHELLE Caesar	94107
Lester Stuart	95630
Little Tommy Taylor	94112
Jeffrey Danner	89134

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Signed,

Robert Kaff	94903
Bonnie Lynn Friedman	94134
VIVIAN ELLIS	94124
Sam Manzano	94121
D Hanley	94598
Sheryll Marie McDaniels	94158
Bella B. Fatimah	94133
Ce Ro	94102
Quint Alisa	94939
Andy Barela	94110
Joseph Jody Murray	94606
Sandra Davis	94102
Tania	94509
Lena Richardson	94131
Deon Otis	94806
Evan Nguyen	94124
Jonas C	94124
joscelin	94124
Ricardo De Leon	94134
Joel Christian Andrade	94005
Johne Chandler	94112
Charles Bolton	94129
Maxwell Gail Jr	90264

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Signed,

Cody	94124
Hla Kyi	94124
Kevin Gray	94105
Naj Daniels	94124
Ed Olvera	94124
Myrna Banks	94124
Havah Kelley	94124
Dianne Alvarado	94116
Henry Magby	95204
Vinessa Strauss	94102
Kim Vuvxcd	94134
Nobu Kuriyama	94134
Miko Hammond	94124
Yvette Green	94105
Estrella LesCallett	94110
Mark Malaspina	94110
Shari Miller	94590
Charee Wilbur	94111
Adelina Contreras	94124
Julie Glantz	94110
Perry D Palmer Sr.	93722
Jewel Franklin	94124
Baltimore	94131

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Signed,

Angelica Magallon	94112
Marian Snelgro	94124
Diana	94134
gucciwilliams	94605
Iesha Keepit	94107
Robin Kubota	94107
Earl Davis	94591
Debra Judkins Stokes	94132
Leauthry Carpenter Sr.	94105
RAMON LUIS MORALES JR.	94601
Demetria Aaron	94044
Paul Gresham	94109
Yolany Lanza	94110
Juan O. Alvarez	94124
Deon Otis	94806
Ceebee Taylor	94134
Brad	94134
Christine Okon	94127
Rodney Lee	94124
Priscilla Breed	94124
Christopher Brown	94115
Tanya Aly	94110
Reese Chisholm	94014

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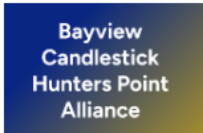
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I support Supervisor Shamann Walton, community, labor and faith groups in urging Mayor London Breed and her Commission appointees to have the developer commit to the following before any new approvals for more public funding or further delays:

- **Finish the delayed Candlestick** parks, affordable housing, and roads;
- Invest in **training and local hire** from the community for all types of living wage jobs; and
- **Complete a real community process** to decide if and how the new office towers proposal will fully benefit the Bayview, Candlestick and Hunters Point communities

Signed,

Rachael	94124
Ruth Luna	94112
Arlene Drummer	94115
JOHNNA DECASTRO-VILLANI	94112
David Sanchez	94112
Jarvis Patrick Carpenter	94103
Harris Codoy	94124
Lisa Molinari	94114



Uniting to Benefit Our Communities Through Accountable Development

TO: Bivett Brackett, OCII Commission Chair
Dr. Carolyn Ransom-Scott, OCII Commission Vice Chair
Tamsen Drew, OCII Commissioner
Vanessa Ross Aquino, OCII Commissioner
Kent Lim, OCII Commissioner

DATE: August 30, 2024

We support Supervisor Shamann Walton in urging Mayor London Breed and her commission appointees to demand that the developer commit to the following before any new approvals:

- **Finish their 2018/19 promises** for parks, affordable housing, and roads at Candlestick;
- Invest in **training and local hire** from the community for all types of living wage jobs; and
- **Complete a real community process** to decide if and how the new office towers "innovation district" will fully benefit the Bayview, Candlestick and Hunters Point communities.

In Solidarity,

Signed:

Faith In Action San Francisco
The Marie Harrison Community Foundation
Parent Voices San Francisco
Race and Equity in All Planning San Francisco
San Francisco Labor Council
San Francisco ACCE
Success Centers

Leah Simon-Weisberg
 Margaret DeMatteo
 Jackie Zaneri
 Ethan Silverstein
 Stephano Medina



428 13th Street, 8th Floor
 Oakland, California 94612

www.movementlegal.org

September 11, 2024

TO: Planning Commission President Kathrin Moore
 Planning Commissioner Derek Braun
 Planning Commissioner Theresa Imperial
 Planning Commissioner Sean McGarry
 Planning Commissioner Lydia So
 Planning Commissioner Gilbert Williams

Sent electronically

SUBJECT: Amendments to Candlestick Point Development, Items 15a and 15b

Dear President Moore and Planning Commissioners Braun, Imperial, McGarry, So and Williams:

We are attorneys from California Center for Movement Legal Services, which was previously the legal division of ACCE Institute, a non-profit community-organizing group with more than 15,000 members statewide. We provide legal services that foster organic leadership, policy creation and development, robust civic participation, and broad community empowerment through organizing in the pursuit of improving the lives of California's traditionally underserved residents, including communities of color, low-income and working families, and undocumented people. Displacement and the lack of affordable housing are one of our top concerns.

We have been working to support Alliance for District 10 (AD 10)) and are concerned that the current amendments to the DDA for the HPS-Candlestick project lack accountability to the City, the taxpayers, and the impacted communities. We take this opportunity to clearly state our support for the jobs and housing long promised for this development and request that you consider requiring amendments to improve this project before signing off on it.

In the items before you this Thursday, September 12, 2024, your decisions to **adjust Redevelopment Plan financing provisions and time limits (items #4 and #5) under [15a. 2007.0946GPR-04 - General Plan Referral Design for Development](#)** are an opportunity to secure clear timing for the housing and jobs promised to the community.

1. **We request amendments that move the project forward at Candlestick Point - especially the housing affordable to the community - on a clear, transparent**

and accountable timeline. This was outlined in our July 2nd, July 10th, and September 2nd letters to the City, over 50 individual letters (many from the 94124 community) and petitions by nearly 500 San Francisco residents (see attached Exhibit C). A clear, transparent and accountable timeline is critical to:

- Guarantee timing to prepare residents for the promised jobs and housing;
- Address concerns with compliance with the housing element;
- Help Certificate of Preference (CoP) holders be prepared and placed in new homes and businesses;
- Enable the San Francisco Unified School District to plan for schools, not close them; and
- Enable labor unions and workforce development organizations prepare the community for -the construction and non-construction jobs.

a. Complete Alice Griffith Neighborhood by 2035 - 337 units in the Alice Griffith neighborhood were completed 5 years ago, though the infrastructure, parks and roads were not. In the 2019 Third DDA Amendment, the Planning Commission approved completion of the Alice Griffith Park by the Developer by 2025, 688 homes in the Alice Griffith Neighborhood by 2027 in Phase 1 and 522 by 2030 by end of Phase 2. Instead of an Alice Griffith neighborhood of 1,547 homes built over 11 years, the current Fourth Amended DDA extends this to 17 or more years. Despite commitments by the developer to begin building in two years, in the current draft DDA, the developer can delay building of the infrastructure for the affordable housing for a multitude of reasons. **See Exhibit A for More Background.**

- i. Requested Amendment Ask to OCII:** Prioritize Development of the Alice Griffith Neighborhood to be completed on the already approved timeline from the 2019 Third Disposition Development Agreement with completion by 2035. We support the South and North Candlestick neighborhoods also being built out on a faster 16 year build out (Third DDA) rather than the proposed 23 years.
- ii. Planning Commission Authority to Ask OCII to Amend:** The Planning Commission review of the Below Market Rate Housing Plan Amendments (Exhibit to the DDA) sets forth provisions for agreed upon responsibility between OCII and the Project Sponsor of delivering roughly 3,345 affordable units, (or about 32% of total CP/HPS2 units) over the CP/HPS2 Projects' build-out. The Housing Plan calls for affordable units at a wide variety of income levels, and includes Alice Griffith replacement units, new Alice Griffith units, stand-alone 100-percent affordable projects, workforce housing, and inclusionary units, among others. Consistent with the revised Phasing Plan and Schedule of Performance, amendments to the Below Market Rate Housing Plan would amend the

delivery of some affordable units per the new phasing plan.

2. **Require recommencement of community benefits payments** in order to develop and deliver the housing programs and workforce development programs to maximize help for current and displaced residents of Bayview, Candlestick and Hunters Point and Certificate of Preference holders to achieve the housing and jobs promised over 15 years ago.

When OCII, the Planning Commission and the Board of Supervisors approved the 2018/19 Third DDA Amendment which tripled the tax increment public funding to nearly \$3 billion (from the \$1 billion in 2010) and Design For Development Plan, they also approved [amendments to the Community Benefits Agreement within the DDA](#). **For more background please see Exhibit D.**

ACCE, FIA and SFLC are all signatories to a model CCBA which came out of negotiations with the City, developer and stakeholders in 2008. Negotiated elements including 50% local hire, 32% affordable housing, and the workforce and housing fund for the community which became the “Core” [CBA within the City’s DDA](#) with the developer, adopted in 2010.

- i. **Requested Amendment to OCII:** Since there are significant changes to the Development Agreement and nearly six times the amount of public funding, OCII should follow the last negotiated increase in TIF funding, design for development and approvals in 2019 and amend the Community Benefits Agreement within the DDA. Include the recommencement of payment of the workforce and housing funds to support preparing current and past residents for the thousands of jobs and homes.
- ii. **Planning Commission Authority to Ask OCII to Amend:** In your review and approval of item [15b. 2007.0946CWP-04 - Candlestick Point Design for Development Amendments](#) we ask for support to achieve the “robust Workforce Development Plan” construction and end-user employment targeting local residents in **Policy 3.4 “Assist newly emerging economic activities.”** Also under **Planning Code Section 101.1(b)**, this amendment would support the following priority-planning policies under your required review for consistency:
 - That **existing neighborhood-serving retail uses be preserved** and enhanced and future opportunities for resident employment in and ownership of such businesses be Enhanced.
 - That **existing housing and neighborhood character be conserved and protected** in order to preserve the cultural and economic diversity of our neighborhoods.

- That **the City's supply of affordable housing be preserved and enhanced.**
- That **a diverse economic base be maintained** by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

By OCII Staff's own admission at the September 3rd OCII Commission Hearing, there have been no changes to the 4th Amended DDA since the significant changes to the project were first shared publicly at the OCII July 2nd workshop. This means that:

- Concerns presented by the public at the July 2nd workshop have not been addressed;
- AD10 concerns have not been addressed;
- Concerns from other organizations and letters OCII has received between July 2nd and now have not been addressed;
- Concerns from the Implementation Committee, CCHO, Candlestick and Bayview Homeowners, and Alice Griffith Tenants Association have not been addressed;
- Affordable housing delivery, Alice Griffith as an immediate priority and other concerns expressed by Commissioner Drew and Commission Chair Brackett have not been addressed.

Everyone who testified at the September 3rd OCII Commission Hearing agreed that they wanted to see the delivery of jobs and housing as promised and no more delay. We support this in a way that delivers clear and accountable progress.

We thank you for your advocacy to make sure the District 10 community actually benefits from this development and is not further displaced or locked out of the jobs and housing.

Respectfully,



Margaret DeMatteo

Directing Attorney, California Center for Movement Legal Services

cc: San Francisco Board of Supervisors
San Francisco Mayor Breed
OCII Commission Chair Brackett

EXHIBIT A: Timing of Development to 2019 Commitments in the 4th DDA Amendment

1) Clear and Accountable Timeline for the Development to Plan for the Jobs and Housing for Current and Displaced Residents Beginning with the Alice Griffith Neighborhood.

The Planning Department response letter highlights that the reports published by the Office of Community Investment & Infrastructure (OCII) “provide insight into several of the topics raised by the Alliance and include an accounting of activity over the past several years.”

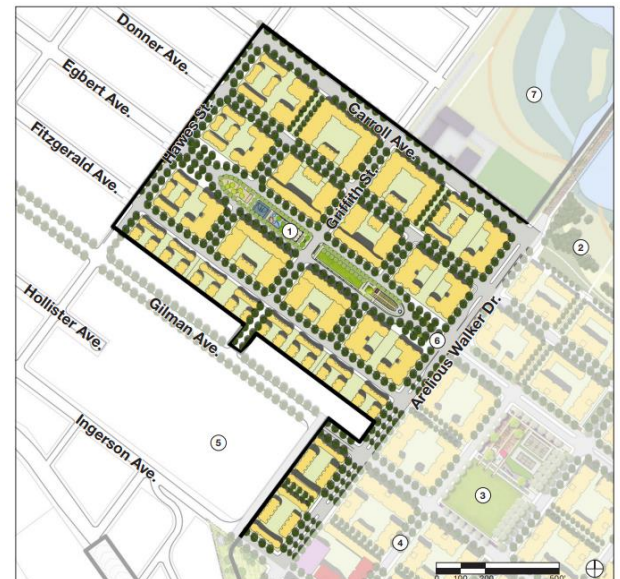
- Annual Housing Production Report – Available here: <https://sfocii.org/housing-report/overview>
- Annual OCII Small Business Enterprise, Workforce and Trainee Reports – Available here: <https://sfocii.org/policies-and-procedures>

The Fact that only 3% of the Candlestick Project has been completed after 15 Years should be the primary concern of the City.

The reports referenced reinforce our concerns. After 15 years, the housing production at the end of FY20-21 was 3% complete.” Those completed units are all part of the new housing in Candlestick Point for the HOPE SF revitalization of the Alice Griffith public housing development.

After 5 years of the celebrated completion of Alice Griffith, the neighborhood is in rapid decline because of failure by the developer and the OCII to deliver on the promised infrastructure, parks and roads.

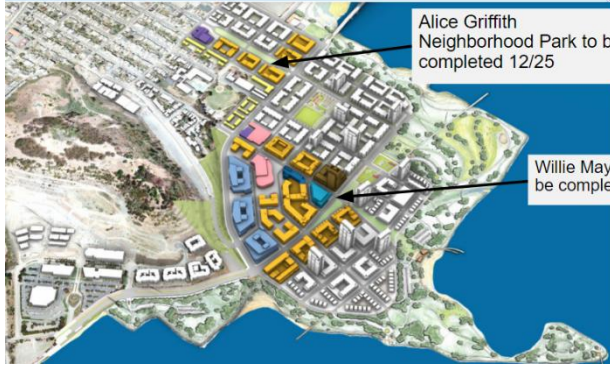
In the 2018/19 Third DDA Amendment, Alice Griffith Park was to be completed by 12/25. OCII Denied FivePoint request for delay based on Hunter’s Point Toxics in 2020 and 2021 ([see Denial letters here](#)).¹



- Legend
- | | | | |
|----------------------|---|-------------|----------------------------------|
| Low-rise Residential | 5 | Gilman Park | |
| 1 | Alice Griffith Community Park | 6 | BRT Stop |
| 2 | Candlestick Point State Recreation Area | 7 | Yosemite Slough Restoration Site |
| 3 | Candlestick Community Park | | |
| 4 | Candlestick North Neighborhood | | |

¹ https://drive.google.com/drive/folders/1shl0GiHH_qKufqqaf5HwvnyW42lEnOH?usp=sharing

Parks Committed to in 2019 - Have not been completed by 2023 and will not be Completed by end of 2025



Alice Griffith
Neighborhood Park to be
completed 12/25

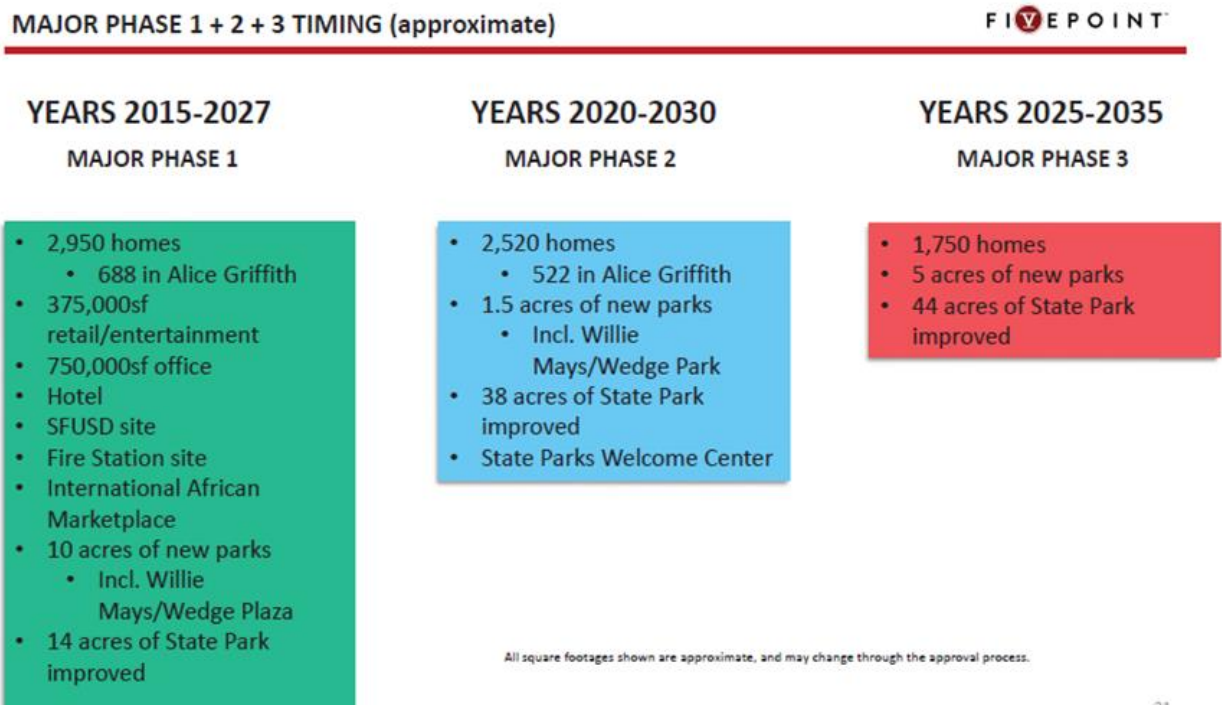
Willie Mays Park to
be completed 12/23



2019 3rd Amended DDA Timeline for Completion of the Alice Griffith Neighborhood in 11 Years.

The City’s approval of the third DDA amendment in 2019 focused on meeting promises to complete the Alice Griffith Neighborhood within 11 years. The current proposal **delays the completion of the neighborhood to 17 more years (22 years total) with no benchmark accountability.**

CP would be constructed in seven major phases under the 2024 Modified Project Variant, as compared to three major phases under the 2019 Modified Project Variant presented below:²



The result will be major, twice the number of years to delay the completion of the neighborhoods committed to in 2019.

	2019 Third Amendment	2024 Proposed Amendment
Alice Griffith Park (1 & 2)	- completed December 2025	2034 to 42 (12 mo after Temporary Certificate of Occupancy for the last building on adjacent parcel in Major Phase 4 & 6) SOURCE

² Page 517 https://citypln-m-extnl.sfgov.org/Commissions/CPC/9_12_2024/Commission%20Packet/2007.0946GPCWP-04.pdf

Alice Griffith Neighborhood Completion Dates	+688 homes completed by 2027	+ ___(of 914) homes by 2033
	+522 homes completed by 2030	+524 homes by 2041
Total Homes Completed at Candlestick	+2,950 homes by 2027	+643 homes by 2027 +848 homes by 2031
	+2,520 homes by 2030	+1683 homes by 2037 (CP South)
	+1,750 homes by 2035	+2,269 homes by 2047 (CP North)

The proposed 4th Amended DDA would not hold the developer accountable. As currently proposed, the 4th Amended DDA would not hold this Developer accountable to any timeline at all, as it omits any benchmarks or penalties for delayed or non-performance, and unfortunately, it has become abundantly clear that making the City’s expectations and requirements crystal clear to Five Points is essential. Lack of a clear timeline and delays not only impact the opportunity to train residents for the jobs or prepare them for purchase or qualification for the homes as originally intended in the 2008 CCBA and supported in the 2010 DDA for the project but also impacts the Housing Element, the long overdue completion of the Alice Griffith neighborhood, and for SFUSD to plan for schools to serve the thousands of new children.

A) Delays Must Not Be Allowed - Protect SF Housing Element From

Decertification: San Francisco needs to make good on the nearly 47,000 units of housing affordable for the three RHNA income categories that are below moderate income. The city risks having its Housing Element decertified which would freeze transportation and affordable housing subsidies from the State, making them inaccessible, leaving the city even less able to meet its affordable housing and Affirmatively Furthering Fair Housing (AFFH) obligations.³

As currently written, the City is allowing Five Points to delay its development obligations beyond 2031. If this happens, it will create a condition by which the City's representations

³ The Affirmatively Furthering Fair Housing (AFFH) rule in California is a law that requires state and local public agencies to take action to address housing disparities and promote inclusive communities. The law was passed in 2018 as AB 686, and builds on the protections and requirements of the Fair Employment and Housing Act (FEHA). The AFFH rule requires public agencies to:

- Address disparities in housing needs and access to opportunity
- Replace segregated living patterns with more integrated ones
- Transform areas of poverty into areas of opportunity
- Maintain compliance with civil rights and fair housing laws
- The number and scale of actions required depends on the severity of the needs.

The AFFH rule stems from the federal Fair Housing Act of 1968, and federal regulations updated in July 2021.

to the State for its Housing Element are no longer credible, placing the city's Housing Element at risk of decertification. The ramifications of such an action would not only directly impact the Bayview Hunters Point community, but every vulnerable and historically marginalized community throughout San Francisco that depends on ongoing availability of State subsidies for affordable housing, and public transportation.

B) Alice Griffith Neighborhood Must Be Made a Priority Instead of Completion (if at all) by 2042: Since 2005 Mayor Newsom had made Alice Griffith neighborhood a priority for development. Lennar had promised to complete the build out of the dozen and a half Alice Griffith neighborhood blocks by 2017 as part of its first phase of development at Candlestick. In the Third DDA Amendment in 2018, Five Point promised to build out 688 units of the Alice Griffith Neighborhood by 2027. All of these promises have been broken. The current proposal now divides the completion of the Alice Griffith neighborhood into two phases (Phase 4 and Phase 6) with completion in 2042.

C) Clear Timing of Housing and Investment in Education Funds To Stop Closures and Consolidation and Prepare Children for Future Candlestick Jobs: SFUSD Superintendent Matt Wayne has announced there will be school closures and consolidation due to dwindling enrollment and low student performance at several schools and a looming deficit. Bayview schools are in a neighborhood most impacted based on enrollment of fewer than 200 students at George Washington Carver, Malcolm X and Charles Drew College Preparatory Academy.⁴ In the 2008 CCBA the developer committed to create family size housing units averaging 2.5 bedrooms to specifically provide for families.⁵ Creating a clear and accountable timeline for when these family size units are completed would enable SFUSD to support, not close schools. The developer committed \$10 million to an Education Fund of which only \$500,000 has been paid.⁶ This coupled with the outstanding \$6,500,000 owed by the developer for Workforce development and the City's commitment to match \$8.5 million would prepare current and future children in the neighborhood for the many promised non-construction jobs that are under the 50% local hire obligations in the CCBA. These investments would contribute to higher

⁴ [SFUSD schools could close, merge as enrollment declines | Education | sfexaminer.com](https://www.sfexaminer.com/education/sfUSD-schools-could-close-merge-as-enrollment-declines/)

⁵ **Section 2.2.3 of the CCBA: Average Bedrooms for Affordable Housing Units.** Developer and/or Developer Successors shall ensure that: (i) the average number of bedrooms of all rental Affordable Housing Units, taken as a whole, excluding those constituting Senior and Handicapped Housing, shall be at least 2.5; and (ii) the average number of bedrooms of all for sale Affordable Housing Units, taken as a whole, excluding those constituting Senior and Handicapped Housing, shall be at least 2.5. These averages shall be maintained during each Phase.

⁶ <https://drive.google.com/file/d/1nXD33mEgS1u4amg3b2f2jrK144RVgz7R/view?usp=sharing>

school performance and the jobs in AI, tech, engineering, etc. being proposed by the developer.

This could be accomplished by applying reporting and penalties tied to [Table 9 on Page 518 of the General Plan Referral / Design for Development Document](#):⁷

TABLE 9 2024 MODIFIED PROJECT VARIANT PHASING								
	Phase							Total
	1 AG 1	2 Outfield + CP-04	3 Infield + CP-03	4 AG 2 + CP-East	5 CP-South	6 AG3	7 CP North	
Horizontal Construction –22 Years	Complete							
Land Development Start Date		10/1/2025	10/31/2028	11/30/2031	12/29/2033	1/27/2038	2/25/2041	
Land Development End Date		9/30/2028	10/31/2031	11/29/2033	12/28/2037	1/26/2041	2/24/2047	
Date of First Land Sale		10/30/2028	12/2/2031	12/31/2033	1/29/2038	2/27/2041	3/28/2047	
Duration in Days		1,095	1,095	730	1,460	1,095	2,190	7,665
Duration in Years		3	3	2	4	3	6	21
Vertical Construction								
Total Residential Units	337	643	848	914	1,683	524	2,269	7,218
Total Commercial GSF		1,313,332	1,634,475	80,000	319,900	0	5,793	3,353,500
Parks – CP Development Co			Willie Mays Plaza (Phase 1 & 2A) (Formerly Wedge Plaza)	Mini Wedge Park; Alice Griffith Neighborhood Park (Phase 1)		Alice Griffith Neighborhood Park (Phase 2); Bayview Hillside Open Space & Jamestown Walker Slope	CP Neighborhood Park, Willie Mays (Phase 2B & 3)	
CPSRA					Wind Meadow		Grasslands South 1 & 2	
					Heart of the Park		Bayview Gardens	
					The Point		Last Rubble	

SOURCE: FSR-001-2024

⁷ [Commissions/CPC/9_12_2024/Commission%20Packet/2007.0946GPRCWP-04.pdf](#)

Exhibit B: Enforce the Community Benefits Payments to Prepare the Community for the Jobs and Housing

In 2008, Mayor Newsom's administration was part of negotiations between the developer Lennar, and leading labor, faith and community organizations to [achieve a signed Core Community Benefits Agreement](#) focused on both investing and guaranteeing jobs and housing for the community and strategies to stop further displacement through training and preparing residents for the thousands of jobs and homes.⁸

This 2008 agreement became the "Core" [CBA within the City's DDA](#) with the developer passed in 2010.⁹ In return for over 100 acres of public land at Candlestick and a billion dollars in public funding, the developer had clear commitments for affordable housing subsidy payments and a number of important community benefits. The City committed to be a partner in implementation as part of a number of stakeholders and [agreed to match the Developers workforce contribution of \\$8.5 million](#) to achieve the workforce goals for the community.¹⁰

In furtherance of that community planning (for the community benefits to be provided as a part of the Project to ensure that the revitalization of the Project Site is in the best interest of the BVHP residents, businesses and community organizations) the Parties intend to work with the CAC, the PAC and the Agency to achieve a job and housing ladder that ensures that the Project provides the maximum feasible benefit to the BVHP community while preserving the Project's essential financial feasibility (based on) extensive review of the financial feasibility of the Project and having worked with the City, the Agency, the CAC, the PAC and numerous other community stakeholders, the Parties believe that the community benefits outlined in this CCBA provide maximum feasible benefits to the BVHP community in relation to the benefit areas contained herein.

In 2012, the [Developer made the first contribution of \\$7.3 million](#) to the housing and workforce fund, \$1.5 million of which was the workforce funds which stakeholders worked with the City to match.

Since then, despite years of advocacy, the \$28.3 million in promised annual payments have not been paid.

In accordance with the CCBA, AD10 has requested documents to fully understand the financial feasibility of the project at Candlestick. The City Approved \$3 billion in tax increment public funding in 2019 and is now planning to significantly increase that amount.

⁸ [Lennar_AD10_CCBA_Executed.pdf](#)

⁹ [2010.DDA.Community Benefits Plan.pdf](#)

¹⁰ [M.Cohen.Workforce_CCBA_Match.Signed.8.9.2009.209052024_0003.pdf](#)

While we support public investment in the project, in accordance with the agreement between stakeholders and supported by the City, it is critical we understand the impact of the re-envisioned Candlestick Center (one of four planned neighborhoods at Candlestick Point) as an “Innovation District” that would include approximately 2,800,000 square feet of office, R&D, and other similar and supporting uses.

Five Point is violating Section 4.1 and 4.2 of the City’s Community Benefit Plan and its Core Community Benefits Agreement with various stakeholders.¹¹ We have served a Notice of Violation with the developer for its failure to comply with its agreement to contribute over \$28.34 million (2010 value) to housing and workforce development funds or ensure that the number of families and workers it pledged to assist actually receive that assistance. Each year this is delayed it loses its original value. To be clear, we are ready and willing to meet and confer with the Developer and have requested information so that we can have a meaningful discussion. *Five Point has refused to provide any of the information that we have requested.* Five Point has made it clear that it has no intention of resuming the agreed upon contributions to either fund until or unless the Navy’s remediation of the Shipyard is complete – an elusive goal at best, and one that no one expects will materialize before 2038-40, *if at all*. Five Point’s position threatens to render the entire CCBA meaningless, as the agreements contained within it depend significantly on the developer’s compliance to deliver the jobs and housing to current and displaced community members.

OCII Directors Letter Defining the CCBA as a separate agreement:

On September 2nd, OCII Director finally responded to our July 10th letter stating that “the Core Community Benefits Agreement (“CCBA”) was approved prior to that in 2008. Neither the Office of Community and Investment and Infrastructure (“OCII”) nor the City and County of San Francisco (“City”) are party to the CCBA, which was separately negotiated and agreed to by private parties.

However, referenced in our July 2nd letter to the OCII Commission, the CBA of the 2010 DDA includes Sections 4.1 and 4.2 of the City’s Community Benefits Agreement within the DDA and currently owes \$28.34 million (2010 value) to invest in a clear set of housing and workforce goals to prepare and place the community in the thousands of homes and jobs as they come online.

At the time of 2008 negotiations with the city which included then Mayor Gavin Newsom and Michael Cohen. As described, the “Core” Community Benefits Agreement (CCBA) was meant to be the foundation for the Cities 2010 CBA within the DDA The City, Developer and

¹¹ 2010 CBA in

DDA:https://drive.google.com/file/d/1nXD33mEgS1u4amg3b2f2jrK144RVgz7R/view?usp=drive_link

Stakeholders from Labor, Faith and Community all agreed to the focus on a benefits package that made sure the community had the affordable housing preference in the following order:

2.4.1 Certificate of Preference Holders;

2.4.2 Residents of BVHP;

2.4.3 Rent-burdened individuals, meaning persons residing in a unit has a rent of above thirty percent (30%) of monthly combined household income;

2.4.4 Residents of District 10;

2.4.5 Residents displaced by Agency development projects;

2.4.6 Prior residents of District 10; and

2.4.7 Family members of residents of District 10.

In order to achieve the workforce goals the City agreed to match the Developers Workforce Fund commitments as they were paid. [\(See signed agreement here\)](#). This schedule of payments by the developer and matched by the city were critical to achieve the 50% local hire for all construction and non-construction jobs; living wage union jobs; and a First Source Referral System Focusing on:

First Priority: individuals whose residence or place of employment has been displaced as part of the Project; and San Francisco Housing Authority Residents and rent assisted Residents living in District 10, with emphasis on residents of Alice Griffith, Hunters View, Hunters Point, Potrero Annex and Terrace, Westbrook and Sunnyvale.

Second Priority: Low-and Moderate-Income individuals living in District 10.

Third Priority: Low- and Moderate-Income individuals living in zip codes within the City in which the average household income is no greater than fifty percent (50%) of AMI.

OCII Staff has stated that OCII is responsible for enforcing the community benefits plan within the DDA but has not amended the CBA, and the fact that OCII is not enforcing the key provisions agreed to by the city and referenced above, effectively guts the CCBA.

Exhibit C

Community Petition to:

San Francisco Mayor London Breed, the San Francisco Board of Supervisors, the Planning Commission and the OCII Commission Opposing the PROPOSED DDA Amendments for Candlestick September 2024

For 15 years Lennar Five Points has changed the timeline and broken promises **3 times** to deliver the jobs, housing, parks, new roads, transit, and community benefits due now on the public land at Candlestick. **Now, they want city approvals for up to a 30 year delay AND \$6 billion in public funding with no clear deadlines.**

I support Supervisor Shamann Walton, community, labor and faith groups in urging Mayor London Breed and her Commission appointees to have the developer commit to the following before any new approvals for more public funding or further delays:

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- Invest in **training and local hire** from the community for all types of living wage jobs; and
- **Complete a real community process** to decide if and how the new office towers proposal will fully benefit the Bayview, Candlestick and Hunters Point communities

Signed,

Name	Zip
Cynthia Brown	94124
Richard Patrick	94112
Valentín De la Sierra	94124
Lazaro Cesar Ruiz Sr.	94124
Jackie Jackie	94124
Richard J. Baugh Jr.	94014
Sandra A Castro	94107
michael Jackson	94124
Richard Pinto	94124
Kim Tuyen Thi Vu	94134
Lucho Ramirez	94107
Debra Uribes	94124
Bryan Gambogi	94103
Violet May Moyer	94124
Melissa Anderson	94124
Patricia Page	94124
Debbie Viray	94134
Sylvana Carrara	94124
Susan Larara	94124
Ryan Drake Lee	94124

Community Petition to San Francisco Mayor, Board of Supervisors, Planning Commission and OCII Commissioner Opposing 4th DDA Amendments

Community Petition to:

San Francisco Mayor London Breed, the San Francisco Board of Supervisors, the Planning Commission and the OCII Commission Opposing the PROPOSED DDA Amendments for Candlestick September 2024

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Signed,

Renata Waller- Tobie	94124
Omari Price	94124
Kyin Kyi	94103
William Eugenio	94134
Keith J Jordan	94134
Chika Mezie	94124
Dalrin Philmo Lewis	94124
Sean Donovan	94124
Tua Tupuivao	94134
Valerie Bor	94124
Ernest East	94112
Derek L. Toliver	94124
Norma A Romano	94112
Eleanor Williams	94124
Curtis Henry Warren	94124
Kevin Lawson	94124
Jodie Joubert	94124
Dodie Shelton	94124
Vanessa mclin	94134
Abraham Cetina	94124
Yesi Ibarra	94112
Emmett J Neal Sr	94134
Colin Murray	94124

Community Petition to San Francisco Mayor, Board of Supervisors, Planning Commission and OCII Commissioner Opposing 4th DDA Amendments

Community Petition to:

San Francisco Mayor London Breed, the San Francisco Board of Supervisors, the Planning Commission and the OCII Commission Opposing the PROPOSED DDA Amendments for Candlestick September 2024

For 15 years Lennar Five Points has changed the timeline and broken promises **3 times** to deliver the jobs, housing, parks, new roads, transit, and community benefits due now on the public land at Candlestick. **Now, they want city approvals for up to a 30 year delay AND \$6 billion in public funding with no clear deadlines.**

I support Supervisor Shamann Walton, community, labor and faith groups in urging Mayor London Breed and her Commission appointees to have the developer commit to the following before any new approvals for more public funding or further delays:

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- Invest in **training and local hire** from the community for all types of living wage jobs; and
- **Complete a real community process** to decide if and how the new office towers proposal will fully benefit the Bayview, Candlestick and Hunters Point communities

Signed,

Jaime Gavino Torres	94134
Esther Afuha'amango	94134
Robb Oliveros	94124
Pamela Jenkins	94124
Balaoro Jupiter Juliet	94134
Debra Brewster	94134
Christina Velasco	94124
Melvin Junior	94103
Ken Butler	94124
Mark Seymore	94124
Destiny Dorham	94124
Laura Watson	94110
Tonette Lane	94124
Anthony Forte	94124
Tanish	94107
Henry c	94124
Rhonda	94124
T.N. Clay	94124
Tommy Taylor	94112
Patricia Page	94124
Ryan-Ray Sumera Navasca	94134
A. Franklin	94124
Romero O'Neal jr	94607

Community Petition to San Francisco Mayor, Board of Supervisors, Planning Commission and OCII Commissioner Opposing 4th DDA Amendments

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Signed,

Frisco Franks	94110
Priscilla Breed	94124
Debra Uribes	94124
Mark Seymore	94124
Susan Larara	94124
James Wright	94124
Susan Curry	94124
Farley Lee	44124
Veronica Carrasco	94124
Laura Watson	94110
Renata Waller- Tobie	94124
Valerie Bor	94124
Fualuga Tea	94124
Christopher Crittendon	94124
Byron Edwards	94124
Laura Perea	94124
Celso Osorio	94110
Carolyn Nash	94124
Ang D	94134
Edgar Morales	94134
Luna Moon	94124
Kevin Lawson	94124
Lekesha Howard	94124

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Signed,

Stephanie Gowin	94124
Laia Tunu	94124
Bonnie Lynn Friedman	94134
Sylvana Carrara	94124
Ernesto Sánchez	94124
Pedro Castillo	94112
Ken Butler	94124
Ramil Mangoba	94124
Mary Ellen Doyle	94124
Tonette Lane	94124
Glenda L. Ross	94124
Jesse Osorio	94124
M. Jackson	94124
Jodie Joubert	94124
Marian Snelgro	94124
Michelle Williams	98765
Dodie Shelton	94124
Tianna Johnson	94124
Rafael Silva	94112
Jlo Taylor	94124
oscar	94124
Woodrow Parker	94124
Luke Jones	94124

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Signed,

Marylin Taylor	94124
Keith Williams	94110
Verdesty Variste	94124
Wilson	94134
Darryl Brewster	94124
Rose Jones	94124
Dejon Nolard	19424
Crystal Holmes	94124
Kathy Pearce	94134
Jessie Morales	94116
Tracy Franklin	94124
Nicole Yvonne Clay	94124
Scott Burry	94124
Shaboo Jones	94158
Ruben Ortiz	94124
Nick Chalmers	9494
Beverly Collins	94124
Mary Ellen Doyle	94124
Diane Wesley Smith	94124
Jodie Joubert	94124
Debra Uribes	94124
Derek L. Toliver	94124
Gaya Tinmahan	94109

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Signed,

Priscilla Breed	94124
Hatti Walls	94124
Mese George	94124
Marvin J. Miller	94118
Ruddy J Jay	94118
Little Tommy Taylor	94112
Tyesha McDonald	94103
Rosibel Castaneda	94124
Nathaniel Shelton Sr	94124
Lady jones	94102
Aaron Goodman	94158
Vic Collaco	94121
Jessica ceja-rodas	94103
Ernesto Sánchez	94124
Marylin Taylor	94124
Drew Fernandez	94127
Jheri Price	94102
Victoria Dilg-Prater	94597
Burnzi Inness	94115
George Jurand	94115
Kim Hill	94158
Cinque Coats	94102
Kia Seymore	94124

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Signed,

Brian Hallberg	94122
Glenda L. Ross	94124
somuchbs16@gmail.com	94102
Fany Gomez	94080
James Neal	94124
Erwin Barron	94124
Leana Walker	94132
Falaofuta Satele	94560
Tom Lawson	95648
Denise Adams	94582
Michael Magalit	94112
Ansar Muhammad	94102
Michael Nulty	94142-0782
Jeff O'Toole	94014
Michael Candelaria	94114
Kathy Pearce	94134
Rusty Rodriguez	94123
Crystal	94703
Keith Williams	94110
Stacey Ned	94124
Nicole Domino	94124
Robert Mc Crory III	94066

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Signed,

Ashley Simmons	94124
Blaque Berry	94124
Olivia	94124
Jeanae Tiger	94124
Buddy Giguere	94109
Laurence Frabotta	94044
Genese Hughes	94124
Lela Sau	94124
Leslie Miley	94124
Valerie Tulier	94112
Elizabeth Jackson	94303
claire l. rankins	94124
AQ	94134
Maryangel Eva	94124
Maria J Tamayo	94122
Lynn Edward Clipper	94110
Wendell Coval	94107
Anna Rose Oliver	94122
Dolores Banks	94124
Qu33n P33	94124
Deborah Gerson	94115
Sandy Mancini	94141
Tamera -	94102

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Signed,

Bessie Bonne	94124
Rob Geyer	94118
Kev Shears	94124
Louise Johnson	94124
Jorge R Zaldivar	94401
Diane Robinson	95826
Elke Washington	89502
Audrey Wilks	94124
Hecky Villarta	94402
Jason Mixon Sr	94124
Barbara L Williams	94124
Gloria Berry	94134
Wesam Eteiw	94134
Ginger Pepper	94116
Rise The Artist	94134
Aprilynn Stewart	94124
Paulette Otten	94102
Frank Tran	94124
Talena Adams	94124
Booker Cole	94124
Beki Thomson	98103
Jeff george	94124
Cathy Huntley	94124

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Signed,

Learned Lesson	94109
Ronny McInnis	95020
Tony Gantner	94574
Steven Holden	94122
LaWanna Bracy	94124
Marilyn Cook	94107
Judy Starbuck Sorro	94110
Adriana Guzman	94112
Theria Boyd	94124
Ray Staar	94109-0226
Evelyn Garner	94587
Antonio	94109
Kenith Dean	94124
Ann DeJesus	94124
Ienise Mauga	94107
Parthesia James	95835
William Jay Ellis	94117
Regina Roberts	93727
Constance Flannery	94131
Norma Galvez Ruiz	94130
Sonia Sunshine	94124
Shirin	94110

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Signed,

Arlene Drummer	94115
Brenda Billings	94134
Kimberly Austin Briggs	94124
Shaunessy Johnson Sr	94509
Jennifer Vietz	94131
Omar Centeno	94134
Rose Robinson	94102
Rosemarie Sims	94124
James Hutchings	94124
Shirlnella Munar	94112
Jamie Palmer	94115
Robert Lewis	94132
Joy DiPaola	94124
Maria Livingston	415 812 7143
Nancy J Sanchez	94107
RoSean Freeman	94124
Shelley Handler	94123
Chris Edwards	94124
Amoura Burton	94112
B B	94127
Dorothy Payne	94121
Gwen Brown	94107

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Signed,

Ivy Brown	94124
Demetrice Madaris	94124
Ann DeBellevue	94102
Brendan Hallinan	94134
Steven Plaat	94124
Ruthe Crenshaw	89122
Mohammad Eb	94124
Yesenia Martínez	94124
Loyce Furlough	94124
Chance Nm Goss	94104
Maggie	94949
Charlene Lacy	94601
Matt Bonner	94608
Ishtiaq Bokhari	95831
Cle Blanchard	94124
Joseph Russell	95828
Pelton Stewart	94591
Geraldine Nickolas-Miller	94590
Lisa Alexander	94124
Joe Murray	94107
Alapina Tagoai	94134
Marilyn Miles	94110
Dale Riva	94109

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Signed,

Brent G. Kamrath	94102
Ray Hubbard	94107
Kimberley Anderson	94124
Joachim Hairston	94109
gwendolyn james harvey	94014
Shirley Green	94116
Fredy Pineda	94124
Salvador Gonzalez	94124
April Buitrago	94014
Ellen Guess	94544
Rufus Harris	94115
Kevin Valerio	94133
Sol Rosario Velazquez	93277
Robin Earle	94124
Niquelle	94124
Rebecca Hunter	94115
James Hutchings Jr.	95210
Max Burger	94114
Wilbur Morris	94124
Baltimore	94131
Gaya Tinmahan	94109
Jason Young	94124
Gloria I	94010

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Signed,

Ernest East	94112
Az Mamis	94010
Dj Marcus	94124
Alexander F. Sansano	94112
Angelica Magallon	94112
Traci Hall	94134
Niah Toki-Lakalaka Havili	94124
Fred Liedl	94117
Marie Arias	94134
Simon Barber	94124
Mary Merryman	94109
Phyllis Jenkins	94124
Jessica Alexander	94107
Rhashon Jackson	94124
Jacqueline Wages	94533
Rafe Gabel	94124
Lennart van den Ende	94118
Kathleen Sullivan	94109
Sharon Nunley	94111
Judith Goodspeed	94589
Martin P Mouton	94303
Benjamin Roodman	94124
Michael j Magarrell	94135

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Signed,

Manny Dacalanio	94112
Yoshio Knox	94124
Logan Ahlgren	94103
Deven Richardson	94134
Raina Mast	94121
Carrie C	94124
Thomas Malone	94102
John Powers	94103
Charles Lucero	94116
Vaughn Whitmore	94901
Carol Tatum	94134
Charee Wilbur	94111
Renata Waller- Tobie	94124
Garcia Guillermo de la Torre	94124
Siaa Tupai	94124
Michelle Smith Deering	95076
John "Sean" Lennon	94107
Jackie George	94124
John Avalos	94112
MICHELLE Caesar	94107
Lester Stuart	95630
Little Tommy Taylor	94112
Jeffrey Danner	89134

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Signed,

Robert Kaff	94903
Bonnie Lynn Friedman	94134
VIVIAN ELLIS	94124
Sam Manzano	94121
D Hanley	94598
Sheryll Marie McDaniels	94158
Bella B. Fatimah	94133
Ce Ro	94102
Quint Alisa	94939
Andy Barela	94110
Joseph Jody Murray	94606
Sandra Davis	94102
Tania	94509
Lena Richardson	94131
Deon Otis	94806
Evan Nguyen	94124
Jonas C	94124
joscelin	94124
Ricardo De Leon	94134
Joel Christian Andrade	94005
Johne Chandler	94112
Charles Bolton	94129
Maxwell Gail Jr	90264

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Signed,

Cody	94124
Hla Kyi	94124
Kevin Gray	94105
Naj Daniels	94124
Ed Olvera	94124
Myrna Banks	94124
Havah Kelley	94124
Dianne Alvarado	94116
Henry Magby	95204
Vinessa Strauss	94102
Kim Vuvxcd	94134
Nobu Kuriyama	94134
Miko Hammond	94124
Yveta Green	94105
Estrella LesCallett	94110
Mark Malaspina	94110
Shari Miller	94590
Charee Wilbur	94111
Adelina Contreras	94124
Julie Glantz	94110
Perry D Palmer Sr.	93722
Jewel Franklin	94124
Baltimore	94131

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Signed,

Angelica Magallon	94112
Marian Snelgro	94124
Diana	94134
gucciwilliams	94605
Iesha Keepit	94107
Robin Kubota	94107
Earl Davis	94591
Debra Judkins Stokes	94132
Leauthry Carpenter Sr.	94105
RAMON LUIS MORALES JR.	94601
Demetria Aaron	94044
Paul Gresham	94109
Yolany Lanza	94110
Juan O. Alvarez	94124
Deon Otis	94806
Ceebee Taylor	94134
Brad	94134
Christine Okon	94127
Rodney Lee	94124
Priscilla Breed	94124
Christopher Brown	94115
Tanya Aly	94110
Reese Chisholm	94014

Community Petition to San Francisco Mayor, Board of Supervisors, Planning Commission and OCII Commissioner Opposing 4th DDA Amendments

Community Petition to:

San Francisco Mayor London Breed, the San Francisco Board of Supervisors, the Planning Commission and the OCII Commission Opposing the PROPOSED DDA Amendments for Candlestick September 2024

For 15 years Lennar Five Points has changed the timeline and broken promises **3 times** to deliver the jobs, housing, parks, new roads, transit, and community benefits due now on the public land at Candlestick. **Now, they want city approvals for up to a 30 year delay AND \$6 billion in public funding with no clear deadlines.**

I support Supervisor Shamann Walton, community, labor and faith groups in urging Mayor London Breed and her Commission appointees to have the developer commit to the following before any new approvals for more public funding or further delays:

- **Finish the delayed Candlestick** parks, affordable housing, and roads;
- Invest in **training and local hire** from the community for all types of living wage jobs; and
- **Complete a real community process** to decide if and how the new office towers proposal will fully benefit the Bayview, Candlestick and Hunters Point communities

Signed,

Rachael	94124
Ruth Luna	94112
Arlene Drummer	94115
JOHNNA DECASTRO-VILLANI	94112
David Sanchez	94112
Jarvis Patrick Carpenter	94103
Harris Codoy	94124
Lisa Molinari	94114



RAISING THE BAR:

The Hunters Point Shipyard and Candlestick Point Development Community Benefits Agreement

by Ken Jacobs

May, 2010

BACKGROUND

Over the last twenty years there has been a major shift in the debates about urban economic development in the United States. Environmentalists see smart growth with a focus on reclaiming brown-fields as an important way to reduce the environmental impacts of development, achieve energy efficiency and combat global warming, a position which is strongly supported by the empirical evidence.^{1,2} Community organizations and unions recognize that dense urban development is more likely to lead to living wage jobs.³ Economists point to the benefits of clustering for the development and retention of high road industries.⁴

At the same time there has been greater recognition of the failure of traditional urban economic development strategies. Cities routinely trade off the future tax benefits of development in order to attract any jobs, with little evaluation of how many net new jobs will actually be created in the region, who will have access to the jobs, and what the quality of the jobs will be.⁵ Historically, urban renewal disrupted communities and displaced local residents. In more recent years, development projects contributed to gentrification, higher home prices and further displacement of low-income families. Even as affordable housing has become standard in community development projects, local residents in high cost cities have few affordable options if their income increases beyond the point that they are eligible for subsidized housing.

As a result, stakeholders that were previously on opposite sides in development conflicts have created new coalitions to promote accountable development. Accountable development brings the community into the decision making process and places conditions on development projects to ensure broad community benefits including affordable housing, living wage jobs, job access for local residents, parks and open space and environmental mitigation. This may be achieved through a combination of broad public policies, such as living wage and inclusionary zoning laws, and negotiated conditions tailored to specific development projects.

One of the tools these new coalitions have utilized is the Community Benefits Agreement (CBA). CBAs are legally binding agreements between developers and private community organizations that set conditions on the development project, and in exchange ensure community support and reduce the risks of litigation. The first CBAs were negotiated in Los Angeles in the early 2000s and have since been used in San Jose, San Diego, Oakland, Seattle, Denver, Pittsburgh and New Haven to promote accountable development.⁶

HUNTERS POINT SHIPYARD AND CANDLESTICK POINT INTEGRATED DEVELOPMENT PROJECT

Hunters Point Shipyard and Candlestick Point are located in the southeast part of San Francisco. The draft Design and Development Agreement (DDA) contemplated 10,500 residential homes, 635,000 square feet of regional retail, 2.65 million square feet of office and research and development space, a hotel, art studios, a new NFL stadium and significant open space. Two alternative plans are included in case the San Francisco 49ers choose not to participate. In order to integrate the area into the rest of the city, existing streets would be extended and a new bridge built connecting the shipyard area with Candlestick Point.

ELEMENTS OF THE COMMUNITY BENEFITS AGREEMENT

In May 2008, the Lennar Corporation signed a Community Benefits Agreement with the San Francisco Labor Council, the San Francisco Organizing Project (SFOP) and San Francisco ACORN, establishing legally binding conditions for the redevelopment of the Hunters Point Shipyard and Candlestick Point. Together these organizations represent a cross section of the affected community. The San Francisco Labor Council represents 100,000 members from 150 unions; 10,000 of these members live in the southeast area of the city. SFOP and ACORN both have a history of organizing in the area and answer to a broad membership base of community residents. SFOP works in thirty congregations and schools in San Francisco representing 40,000 people. At the time of the agreement, San Francisco ACORN had 6,500 members and program participants, of which 1,300 were in the southeast part of the city.

Through the CBA, the developer agreed to a wide range of commitments for the project concerning housing, labor standards and work access that went well beyond what was required by the

redevelopment agency, existing law or similar agreements in other jurisdictions. These agreements are legally binding on the developer and enforceable by the community representatives.

Following the adoption of the CBA, in June 2008 San Francisco voters overwhelmingly passed Measure G (62 percent to 38 percent), making it City policy to encourage the Hunters Point Shipyard and Candlestick Point development, and making necessary changes in law to allow it to go forward. By an equally wide margin, the voters rejected an alternative measure.⁷

AFFORDABLE HOUSING

The Hunters Point–Candlestick CBA addresses San Francisco’s need for affordable rental housing for low- and very-low-income households, as well as its need for affordable for-sale housing for moderate-income families. The development of below-market-rate for-sale housing would meet a dire need for housing that is both affordable and available to moderate-income families in San Francisco. The Center for Housing Policy estimates that a San Francisco family would need an annual income of \$187,000 to purchase a median-priced home costing \$625,000 in 2009,⁸ while fewer than 20 percent of San Francisco households have income that high.⁹ The development of housing that would be affordable to working families was a high priority for the community coalition in their negotiations with the developer.

California law requires that 15 percent of housing built in redevelopment areas be affordable for low-income families, defined as below 60 percent of area median income (AMI). In 2002, San Francisco passed an ordinance requiring that all developments with more than ten units set aside no less than 10 percent of the units as affordable housing under the same standard. In 2006, this was amended to 15 percent. The Bayview–Hunters Point Redevelopment Plan sets the bar at 25 percent, with at least half of the tax increment finance funding going to support affordable housing for low- and very-low-income residents.

The Hunters Point–Candlestick CBA goes well beyond both the legal requirements applicable to the project and the affordable housing requirements of any other CBA in the country. Lennar committed to ensure construction of no less than 31.86 percent of the new housing units as below-market-rate housing; 15.66 percent would be affordable rentals for families with incomes below 60 percent of AMI. An additional 16.2 percent would be for-sale units for families with incomes between 80 and 160 percent AMI. The AMI in San Francisco is \$82,900 for a four-person household.

The developer is required to ensure that the average number of bedrooms in affordable housing units, excluding senior and disabled housing, is at least 2.5. These averages must be maintained in each phase of the project. This goes beyond the original Design and Development Agreement and is designed to ensure the development of a significant supply of affordable family housing.

A major concern of the community and labor organizations in negotiating the CBA was ensuring the ability of African American families to stay in the community, as well as ensuring the ability of

families that had previously been displaced from the city to return. The African American population in San Francisco has fallen precipitously since the 1970s.¹⁰ The CBA provides affordable housing preferences to families displaced during the redevelopment of the Fillmore district and other redevelopment agency projects, to residents of Bayview-Hunters Point, to families with unaffordable rents, and to residents, prior residents and family members of residents of District 10.

The CBA commits the developer to rebuild the public housing development Alice Griffith, commonly known as Double Rock, as part of the first phase of development and to ensure that the current residents have the opportunity to move directly from their current residence to the replacement units. Residents will also have the option to move to interim public housing during construction to the extent that it can be made available by the City. Lennar will contribute to funding the relocation of the tenants if the City's fund for this purpose is not sufficient.

The affordability requirements under the CBA apply to each specific phase of housing development so that the affordable units are built simultaneously with the market-rate housing. Compared to the requirements being imposed by the redevelopment agency, this generates a much more aggressive timeline for the development of affordable housing. Construction may not begin on the second phase of housing development for market-rate units until the proportional development of affordable housing for the first phase has been completed, with the units ready for occupancy.

In addition to the construction of affordable housing, Lennar committed to contribute \$27.3 million to a "Community First Housing Fund." The amount will be proportionally adjusted if the developer builds more or fewer than 10,000 housing units. The funds will be used to assist community residents in purchasing market-rate units in District 10 through a combination of down-payment assistance, rent-to-own, housing counseling and additional services. This fund may also be used to support construction of additional affordable units outside the project. The Community First Housing Fund is expected to bring the total share of affordable housing achieved through the project to more than 35 percent, or 3,500 units. Organizations party to the CBA or helping direct fund expenditures will not be eligible to receive funds.

ECONOMIC DEVELOPMENT

San Francisco has been a pioneer in setting wage and benefit standards as a condition of doing business with or in the city. In 2000 and 2001, a series of laws and policies were passed that set minimum labor standards for workers at the San Francisco International Airport, on San Francisco City contracts and on City redevelopment projects. This was followed by general laws covering minimum wage, paid sick leave and employer health-care spending. Together, these laws provide the broadest and most extensive set of labor standards anywhere in the United States. The CBA builds on the existing laws to set a strong floor of labor standards and job access for local residents as part of this project.

Workforce Development

Lennar committed to a contribution of \$8.5 million for workforce development in the Bayview–Hunters Point area. The Mayor’s Office of Economic and Workforce Development agreed to match those funds, for a total of \$17 million. The funds will be administered by a local foundation, with advice from an implementation committee composed of key stakeholders. The funds will support a wide range of job training and job readiness programs needed by the Bayview community. As with the affordable housing fund, organizations party to the CBA or helping to direct fund expenditures will not be eligible to receive funds.

Union Recognition

Current San Francisco law requires a simplified process for union recognition once a majority of workers choose to join a union and pursue collective bargaining. The ordinance applies to restaurants and hotels on City-owned land or where the City otherwise has a proprietary interest in labor peace. The CBA applies this policy to hotel and restaurant projects in the development area, expands the industries covered under the agreement to grocery stores, and includes security and custodial workers where the contract exceeds \$25,000 a year and stationary engineers where the contract exceeds \$50,000 a year. Construction jobs are covered under a separate project labor agreement.

This policy will enable workers to exercise their rights to organize and bargain collectively while minimizing labor strife in the development area. By enabling workers to more easily enter into collective bargaining agreements, this will serve both to improve labor standards and to tailor the conditions to each specific industry. Voice on the job also plays an important role in reducing occupational health and safety problems.¹¹

Living Wage

The CBA codifies the existing redevelopment agency living wage policy and the application of that policy to subsequent purchasers, contractors or lessees of land located in the project site. San Francisco law requires a minimum wage of \$9.79 for any work performed within the geographic boundaries of the city. The redevelopment agency’s minimum compensation policy applies a higher minimum wage rate of \$11.54 to firms with 20 or more workers. The rate for non-profit organizations is \$11.03. Employers are also required to provide twelve days paid vacation per year (or cash equivalent) and ten days off without pay per year. The policy applies to redevelopment agency contracts, leases and development agreements where there is a proprietary interest.¹² The precise scope of coverage under the policy is unclear.

First Source Hire

The project is subject to the redevelopment agency’s Bayview Hunters Point Employment and Contracting Policy. In addition, all non-construction employers within the project are required to abide by a first source hiring program set forth in the CBA.

The CBA's first source policy establishes a goal of hiring 50 percent of entry level jobs from the local community. First priority is given to individuals whose housing was displaced by the project, who are San Francisco Housing Authority residents or rent-assisted residents living within District 10. Second priority is given to low- and moderate-income individuals living within the district. Next priority is given to low- and moderate-income individuals living in low-income zip codes within the city. The policy requires employers to notify the first source referral system of any job postings. During the initial hiring phase before the employer begins operation, employers must first hire priority individuals for entry level positions for the first three weeks after opening the job. Once operations have begun they will follow the same procedure for the first five days of hiring, after which they are required to make good faith efforts to hire locally.

CONCLUSION

The Community Benefits Agreement for the Hunters Point Shipyard and Candlestick Point is a far-reaching agreement that surpasses many of the standards both in existing San Francisco law and in similar laws and agreements elsewhere. In the San Francisco Bay Area, inclusionary zoning policies for affordable housing range from 10 percent in many communities to a high of 20 percent in East Palo Alto.¹³ Nationally, CBA requirements fall within the same range.¹⁴ The combined 35 percent affordable rental and for-sale housing standard agreed to by the developer is a high mark for private development projects of this scale. The housing and job training funds in the agreement are likewise greatly in excess of any similar commitment in a CBA, and well beyond what redevelopment agencies usually require.

The preference system for affordable housing is designed to enable existing residents of Bayview– Hunters Point to remain in the community and for family members and those displaced by previous redevelopment projects to return. The multiple affordability level tiers offer opportunities for families whose income improves to the point that they no longer qualify for affordable housing to stay in the community. In this way, the project will contribute to strengthening and preserving San Francisco's racial, ethnic and cultural diversity.

Between the CBA and San Francisco's existing laws and redevelopment agency policies, the labor standards requirements for the project go beyond the standards in CBAs and economic development policies elsewhere in the country in important respects. These standards include a card check union recognition policy for certain traditionally low-wage occupations, a living wage policy, and compliance with the City's across-the-board minimum wage, paid sick leave and health-care accountability ordinances. The latter requires firms with twenty or more workers to meet minimum health-care spending standards. Construction for the project is covered under a separate project labor agreement. The first source hiring policy is a common feature of other CBAs.

Together, these policies will go a long way towards ensuring both the high quality of the jobs produced and the ability of the local community to access ongoing jobs at the project. Local hire agreements on the construction of the project are still in negotiation. Local hiring for construction

involves more complicated challenges for the higher skilled trades where the requisite skills may not be present among the target population. There are many successful examples of local hire agreements for the basic trades.

A major strength of the CBA model is that it is legally enforceable by the community representatives. The CBA is a legally binding agreement, and the signatories have the private right of action if the agreement is not followed. This is in addition to the enforcement power of the City for its related laws and the redevelopment agency over the DDA.

As other cities consider the use of CBAs or affordable housing and labor standards policies that apply to large scale development projects, the implementation of the Hunters Point Shipyard and Candlestick Point CBA will be closely watched. If successful, it can be expected serve as a model for community/environmental/labor coalitions around the country for years to come.

ENDNOTES

¹ Jonathan Norman, Heather L. MacLean, and Christopher A. Kennedy, "Comparing High and Low Residential Density: Life-Cycle Analysis of Energy Use and Greenhouse Gas Emissions," *Urban Planning and Development* 132, 10 (2006), DOI:10.1061/(ASCE)0733-9488(2006)132:1(10).

² Thomas F. Golub and David Brownstone, "The Impact of Residential Density on Vehicle Usage and Energy Consumption," UC Irvine: Institute of Transportation Studies, 2005. <http://www.escholarship.org/uc/item/91v8x4qq>.

³ Greg Leroy, "Talking to Unions about Smart Growth," Sprawl Watch Clearinghouse Monograph Series.

⁴ Joel Rogers, Daniel D. Luria, *Metro Futures*, Beacon Press, 1999.

⁵ Julian Gross, Greg LeRoy and Madeline Janis Aparicio, "Community Benefits Agreements: Making Development Projects Accountable," Good Jobs First and the California Partnership for Working Families, 2005, <http://www.communitybenefits.org/downloads/CBA%20Handbook%202005%20final.pdf>.

⁶ Partnership for Working Families, website, accessed May 5, 2010, <http://www.communitybenefits.org/article.php?list=type&type=155>

⁷ San Francisco Department of Elections, Election Summary, Consolidated Statewide Direct Primary Election, June 3, 2008, <http://www.sfgov2.org/index.aspx?page=1787>.

⁸ Center for Housing Policy, accessed May 6, 2010, http://www.nhc.org/pdf/HOship_Change_Income_Needed0809.pdf.

⁹ American Community Survey, 2006-2008.

¹⁰ *Report of the San Francisco Mayor's Task Force on African-American Out-Migration*, 2009, <http://www.sfredevelopment.org/Modules/ShowDocument.aspx?documentid=292>.

¹¹ John E. Baugher and J. Timmons Roberts, "Workplace Hazards, Unions and Coping Styles," *Labor Studies Journal* 29, 2 (Summer 2004).

¹² San Francisco Redevelopment Agency, "Amended Minimum Compensation Policy," April, 2009, <http://www.sfredevelopment.org/Modules/ShowDocument.aspx?documentid=273>.

¹³ California Affordable Housing Law Project of The Public Interest Law Project and Western Center On Law & Poverty, "Inclusionary Zoning: Policy Considerations And Best Practices," December 2002. <http://www.oaklandnet.com/BlueRibbonCommission/PDFs/BlueRibbon11-WCLP.pdf>

¹⁴ Partnership for Working Families (2010).

UC Berkeley Center for Labor Research and Education

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University of California-Berkeley
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*An affiliate of the University of California
Miguel Contreras Labor Program*

The Center for Labor Research and Education (Labor Center) is a public service project of the UC Berkeley Institute for Research on Labor and Employment that links academic resources with working people. Since 1964, the Labor Center has produced research, trainings and curricula that deepen understanding of employment conditions and develop diverse new generations of leaders.

The views expressed in this issue brief are those of the author and do not necessarily represent the Regents of the University of California, the UC Berkeley Institute for Research on Labor and Employment, or collaborating organizations or funders.

COMMENT 12

From: [Andrea Resnick](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Objection to Amendment to Development Agreement for the 3333 California Street Project
Date: Tuesday, October 22, 2024 5:32:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors:

I am a neighbor of the subject project. I strongly object to any extension of the term of the development agreement (including any extension of the previously negotiated deadlines). I also object to any reduction of the affordable housing requirements and use of taxpayers' money to fund the developer's requirements for such. As is abundantly clear, San Francisco is in dire need of affordable housing. Taxpayer dollars should not be used to assist the developer who will substantially profit from this project. Shame on the Board of Supervisors if they approve the amendment. The Board should not give lip service to the chronic and urgent need for affordable housing in San Francisco while entering into an after the fact amendment to the developer's previously agreed upon obligations.

Andrea Resnick

COMMENT 13

From: [regina.sneed](#)
To: [Stefani, Catherine \(BOS\)](#)
Cc: [Peskin, Aaron \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Shamman Walton](#)
Subject: October 22, 2024: item 240876 Special Committee of the whole meeting on Bayview Hunters Point Redevelopment project amendments.
Date: Saturday, October 19, 2024 7:10:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Stefani:

I signed the community letter that will be presented to the Board from lots of concerned organizations and citizens who want the delays in building the affordable housing such as the units planned in the Alice Griffith neighborhood. This project should have a priority for completion now not in 2042. That is just outrageous after more than a decade of delays.

I urge the Board to set clear and accountable deadlines in this what I believe are amendments to a fourth development agreement. Address the prior debts owned by the developer. Demand a strict timeline for finishing the entire project with these amendments.

The Bayview/Hunters Point neighborhood needs affordable housing now, not 15 years from now after a delay which has been at least that long.

Thank you.

Regina Sneed
District Two resident

Sent from my iPad

COMMENT 14

From: [Parcel B Consortium](#)
To: [Board of Supervisors \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Kaslofsky, Thor \(CII\)](#)
Subject: Oct. 22nd Meeting-The Hunters Point Parcel B Consortium
Date: Monday, October 21, 2024 1:58:50 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

On October 22nd, the Parcel B Consortium, an organised group of Artists on the Hunters Point Shipyard, will address the board seeking support and inclusion in the proposed amendments to the Hunters Point Shipyard-Candlestick Development Project.

We respectfully petition the City of San Francisco to ensure the preservation of the Artists' buildings on Parcel B, and request a change to the outdated 25 year-old development plan, so that a portion of Parcel B will be maintained in perpetuity as a campus for the Arts. For more information, please refer to our petition: <https://www.saveparcelb.com/>.

COMMENT 15

From: [Margaret DeMatteo](#)
To: [Walton, Shamann \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Cc: david.chui@sfgov.org; [Mayor London Breed](#)
Subject: Public Comment Regarding Candlestick Development
Date: Monday, October 21, 2024 2:51:21 PM
Attachments: [10.21.24 Movement Legal Public Comment to BOS regarding Candlestick Park.VF.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,
I hope this finds you well. I look forward to your discussion of the amended Development Agreement for Candlestick Point. Please consider the attached comment on this subject. Many thanks!
Best Regards,
Margaret

--

Margaret DeMatteo

California Center for **Movement Legal** Services (previously ACCE Institute, Legal Department)

Directing Attorney

www.movementlegal.org



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Leah Simon-Weisberg
Margaret DeMatteo
Jackie Zaneri
Ethan Silverstein
Stephano Medina



428 13th Street, 8th Floor
Oakland, California 94612

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October 21, 2024

Supervisor Shamann Walton, Shamann.Walton@sfgov.org
Supervisor Catherine Stefani, Catherine.Stefani@sfgov.org
Supervisor Ahsha Safai, Ahsha.Safai@sfgov.org
Supervisor Hillary Ronen, Hillary.Ronen@sfgov.org
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Supervisor Joel Engardio, Joel.Engardio@sfgov.org

Legislative Chamber, Room 250 City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Board.of.Supervisors@sfgov.org

Sent electronically

SUBJECT: Public Comment Regarding Amendments to Candlestick Point Development

Dear Members of the Board of Supervisors:

The California Center for Movement Legal Services is a team of attorneys working closely with and in support of community-based organizations. We have recently been working with a team of attorneys to support the Alliance for District 10 (AD 10) and are concerned that the proposed amendments to the DDA for the HPS-Candlestick project lack the accountability that was built into the original (2010) through third (2018) amendments.

Our concerns have been outlined in letters to both the OCII and Planning Commission found [HERE \(LINK\)](#). To date, these concerns have not been met.

Alongside AD 10, we support jobs and housing long promised for this development. The purpose of this letter is **not to delay**, but to speed up the promises made to the community long ago with **real reporting and accountability**.

The fact that only 3% of the Candlestick Project has been completed after 15 Years should be of primary concern to the City. The developer never even started building out the parks and infrastructure promised for the Alice Griffith neighborhood. It is our understanding that the funding for the units that were completed was tied to a federal grant that had a strict deadline. If there had not been this deadline, it seems that Alice Griffith would not have been developed at all.¹ Time after time, the developer has requested that its delays at the Candlestick Point site be “excused” due to toxic remediation needs at the Shipyard site. While OCII has denied those requests, the City has not held FivePoint to the timeframe reflected in the 3rd DDA that was approved in 2018/2019.²

For this and multiple reasons discussed below, we urge you to carefully consider what benefit - if any - the City stands to receive if it agrees to give the developer of Candlestick billions more, to complete the same number of housing units previously planned for, but allowing them to take 13 years longer to do so.

We ask that you require the developer to recommit to finishing the Alice Griffith Neighborhood first, not in 2042 and set clear deadlines for progress of the project. It is unjust that the current residents of a partially completed project never received the parks and infrastructure they were promised. Anyone who visits the area can see the impact of that failure. A further delay tracks the shameful history of the City using "Right of Return" clauses in development agreements to strip African American and Latina/o residents of their homes and livelihoods by postponing benefits until these individuals have passed away. We cannot ignore another generation and let history repeat itself.

Affirmatively Furthering Fair Housing: The state Affirmatively Furthering Fair Housing (AFFH) law (Gov. C. 8899.50) and the Fair Employment and Housing Act (Gov. Code 12955 et seq) require local government agencies to refrain from acting inconsistently with the duty to affirmatively further fair housing or from taking actions that may have a disparate or adverse impact on groups protected by the fair laws. Housing Element Law also requires that local governments implement and act consistently with the AFFH and fair housing programs included in the localities housing element. We are concerned that the approval of the Fourth Amended Disposition and Development agreement will contravene these fair housing laws and the Housing Element Law by 1) decreasing the priority and phasing of development of the lower income housing provided for in the DDA, particularly with respect to the Alice Griffith Neighborhood, 2) delaying the ability of the Certificate Preference Holders to obtain the housing promised long ago, and 3) failing to require long overdue community benefits payments. The proposed changes will also violate the CCBA.

Under the state AFFH law public agencies must take: “meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected

¹ [Folder with correspondence between OCII and Lennar to delay Alice Griffith Payments](#)

² [OCII May 2020 Denial of Excusable Delay Candlestick](#); AND [OCII Jan. 2021 Enforcement Letter Candlestick](#)

characteristics.” This includes the duty to “administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and *take no action that is materially inconsistent with its obligation* to affirmatively further fair housing.” (*Emphasis added*). And pursuant to the state AFFH law, the jurisdiction’s actions must also be consistent with the federal AFFH duty, including the federal AFFH final rule. (Gov. Code 8899.50(c).)

Consequently, the City should not approve until it has analyzed the potential fair housing effects of the proposed amendment to the DDA. To conduct this analysis in compliance with the law, City must consider:

- The analysis and strategies in its most recent Assessment of Fair Housing prepared pursuant to the Housing Element Law (Gov. Code 65583(c)(10), including the federally required Analysis of Impediments to Fair Housing Choice.
- Any other housing element program related to compliance with fair housing obligations, particularly the development lower income housing at Candlestick Point, including the completion of the Alice Griffith Neighborhood.
- The historic and current demographic composition of Alice Griffith and the potential impacts of the proposed DDA on the current residents and prospective residents. This should include evaluation of the potential impacts on the Certificate Preference Holders.
- The effect of the alteration of the Community Benefits provisions from those in the 3rd DDA.

Finally, the developer has outstanding debts to the community that include \$28.3 million (plus interest) in payments to the workforce and housing funds, and \$9.5 million to the school district. These payments are required by Sections 1.2, 4.1, and 4.2 of the project’s 2010 [Community Benefits Plan](#), which implements and is part of the original DDA but is not even referenced in the proposed 4th DDA.³ Given that the project’s astronomical cost could well require the City to exceed its debt limit [specified in the City Charter](#), we request reconsideration of the terms of the proposed 4th DDA, and a requirement that at the very least, the developer be required to demonstrate payment of its workforce, housing and school district debts, an agreed upon payment plan and show that it has recommenced community benefit payments as Candlestick proceeds with development.

Please use this opportunity to take a meaningful stand for affordable housing and demand and maintain accountability from a wealthy developer. We urge you to amend this development proposal to ensure that the communities of District 10 benefit from this

³ It is important to note that this development is subject to a [Core Community Benefits Agreement](#) that was negotiated by the original developer and community stakeholders in 2008. This agreement is incorporated by reference into the Community Benefits Plan, which is part of the DDA enforced by the City.

development and are not further displaced or locked out of jobs and housing—without further delay.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Margaret DeMatteo', with a stylized, looping flourish at the end.

Margaret DeMatteo

Directing Attorney, California Center for Movement Legal Services

cc: San Francisco City Attorney David Chui
San Francisco Mayor London Breed

From: [Julie Glantz](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [Herrera, Ana \(BOS\)](#)
Subject: Candlestick Amendments Tuesday
Date: Saturday, October 19, 2024 7:08:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

This situation is absolutely unacceptable.

In what healthy and transparent scenario does a body of elected officials representing a segment of the City's residents sign a contract with a corporation without building in any real checks and balances? How is it possible that everything it seems to really be one sided towards accommodating the developer and not taking into consideration the best interests and needs of the people who voted you in, the people you supposedly represent? What will prevent the developer from finding some other reason to change the agreement and not be responsible for their original commitments to the community? Why is there no sufficient and reliable committee oversight? An impartial third party with no skin in the game to monitor the distribution of funds, approval of expenses, and tracking the schedule for completing this long overdue and much needed project?

Why do we need to prioritize more office space in San Francisco, when downtown and surrounding neighborhoods are full of empty buildings? Why should the workers be put on hold, why should tenants be put on hold while the developer faces no consequences, particularly of a financial nature? They have no incentive to serve the people in any timely manner. If they felt that they could lose the opportunity to actually complete this project or that they would be penalized monetarily for every month they did not make progress and hit certain benchmarks, watch how fast that they would move to complete this. It's like a war of attrition to see how long people can hold out until they're just so tired of it. They move on and their voices get silenced.

Since when is Lennar the only kid on the block that can deliver? Apparently they can't or they won't. Isn't it worth scrutinizing? Former members of the city planning commission are now principals in the same company that is in contract with the city and working closely with planning? There's something nepotistic here, or maybe it's just a conflict of interest or whatever you want to call it. It sounds pretty shady. But again, not surprising, given the track record of different factions of the city government and their relationships to the SFUSD, and numerous half-baked, thwarted real estate deals around the City ie the Tenderloin, mid Market, the Bayview, the Haight. The list is long.

Stop cutting them slack. Supposedly, you work for us. So why don't you start acting like it? Put people and homes and jobs first.

This isn't just about Candlestick, this is about lots of things in the city that have the same stench to them.

- On July 10, 2018 you voted on a third amendment to the development agreement with the developer FivePoint for approximately 7,218 units, 32% affordable, at Candlestick to be completed by 2035.
- The developers' presentations promised 5,470 homes at Candlestick by 2030 and the

completion of all 7,218 homes as well as 24 acres of parks, community serving retail, an African marketplace, school, entertainment venues, 750,000 sq ft of office space, and more by 2035.

- The developer never started the parks and infrastructure promised for the Alice Griffith neighborhood despite OCII denying their requests to delay.
- The community deserves these homes, jobs, parks, and benefits now—not a generation later.

We call upon you to stand with the community:

- **Amend the proposal before you in October to require the developer to recommit to finishing the Alice Griffith Neighborhood first, not in 2042 and set clear deadlines for progress of the project.**
- **Reinforce Community Benefits and collaboration: Ensure the developer fulfills their overdue community benefit payments and collaborates with local workforce developers and community groups to use these funds to prepare current and displaced residents for the promised job and housing opportunities.**

This is your opportunity to take a stand for affordable housing and demand accountability from a wealthy developer. We urge you to amend this development proposal and guarantee that the promises made to our neighborhoods are kept—without further delay.

Julie Glantz
San Francisco CA
415 691 17078

From: [Ed Donaldson](#)
To: [Ed Donaldson](#)
Subject: Candlestick Development (Public Comment)
Date: Monday, October 21, 2024 3:10:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern

My name is Ed Donaldson and I'm a tax paying resident in District 10. Also, I grew up and live on one of the primary streets impacted by this development, Gilman Ave.

Please accept my brief comments in anticipation of the upcoming BOS meeting.

At the least the Candlestick DDA should include language that mirrors ULI's [10 Principles](#) for Embedding Racial Equity into Real Estate Development. Hopefully, this will ensure a return on investment and pathways for opportunities in the new creator economy that comes with the Innovation District being proposed. This will provide the flexibility sought after by the developer and potentially leave opportunities on the table to build the affordable housing promised to the community before 2042.

Thank you

[Ed Donaldson, EDEP](#)
Maat Community Partners
Sr. Acquisition Director
DRE# 02154978
415.789.6228 (MAAT)

COMMENT 18

From: [Carmen Lee](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With the Community for Accountability
Date: Sunday, October 20, 2024 11:02:10 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

I am a Bayview/Hunters Point resident of over 21years. I was there in 2008 standing with the non profit activist group, POWER, now known as Causa Justa. We never trusted Lennar, known as DIRTY DEVELOPER'S accross the country. Lennar is living up to their dirty dirty reputation. I'm not surprised , please hold them accountable to take care of Alice Griffith community now.

We are calling on you to stand with the Bayview, Hunters Point and Candlestick residents to uphold the 2018/2019 City Hall and FivePoint agreement to build the parks and over 1,200 mostly affordable homes in the Alice Griffith Neighborhood by 2030.

Choose the side of communities that have endured years of displacement and broken promises by setting clear deadlines for the developer and protections for the community. Don't allow Lennar/FivePoint to delay the completion of affordable housing and payment of community benefits by another 24 years. It is unacceptable for the city to allow any further delays to this project..

This delay reflects the shameful history of the City using "Right of Return" clauses in development agreements to strip African American and Latina/o residents of their homes and livelihoods by postponing benefits until these individuals have passed away. We cannot ignore another generation and let history repeat itself.

The community deserves these homes, jobs, parks, and benefits now—not a generation later. We call upon you to:

- 1) Stand with the community: Amend the proposal before you in October to require the developer to recommit to finishing the Alice Griffith Neighborhood first, not in 2042 and set clear deadlines for progress of the project.
- 2) Reinforce Community Benefits and collaboration: Ensure the developer fulfills their \$28 million in overdue community benefit payments and collaborates with local workforce developers and community groups to use these funds to prepare current and displaced residents for the promised job and housing opportunities.

This is your opportunity to take a stand and demand accountability. We urge you to amend this development proposal and guarantee that the promises made to our neighborhoods are kept —without further delay.

From: [Morgan Weiss](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Tuesday, October 22, 2024 10:12:56 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

I join with over 620 San Francisco residents who have sent letters and / or signed petitions urging City Hall to include real accountability in what will now be your 4th contract with Lennar / Five Point to deliver on their overdue promises.

With the amount of housing and public investment at stake, this should be a city wide concern.

Legal review of the current proposed 4th amendment for the HPS-Candlestick project lack the accountability that was built into the original (2010) through 3rd (2018) amendments.

The purpose of this letter is not to delay, but to speed up the promises made to the community over 15 years ago but WITH REAL REPORTING AND ACCOUNTABILITY.

The fact that only 3% of the Candlestick Project has been completed after 15 Years should be of primary concern to the City. What benefit - if any – does the City stand to receive if it agrees to give the developer of Candlestick billions of dollars more, to complete the same number of housing units previously planned for, but allowing them to take twice the amount of time to do so?

We ask that you require the developer to recommit to finishing the Alice Griffith Neighborhood first, not by 2042 (or later); set clear deadlines for progress of the project; and require the developer to pay its outstanding debts to the community that include \$28.3 million (plus interest) in payments to the workforce and housing funds, and \$9.5 million to the school district.

Please use this opportunity to take a meaningful stand for affordable housing and demand and maintain accountability from a wealthy developer. We urge you to amend this development proposal to ensure that the communities of District 10 benefit from this development and are not further displaced or locked out of jobs and housing —without further delay.

Morgan Weiss
manduin@pacbell.net
503 Crescent Avenue
San Francisco, California 94110

From: [Jessica Pete](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Tuesday, October 22, 2024 10:09:55 AM

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Jessica Pete
Jessicalove59@gmail.com
1568 Jerrold Avenue
San Francisco, California 94124

From: [Robert Austin](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Tuesday, October 22, 2024 9:43:06 AM

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Robert Austin
robertaustin686@yahoo.com
2825 Ingalls St
San Francisco, California 94124

From: [Julie Glantz](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Monday, October 21, 2024 11:44:59 AM

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Julie Glantz
thousandsf@gmail.com
3625 Folsom Street
San Francisco, California 94110

From: [Annie Karuna Linton](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Monday, October 21, 2024 11:01:31 AM

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Clerk of the Board Angela Calvillo,

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Annie Karuna Linton
alooneylinton@outlook.com
973 Dolores Street
San Francisco, California 94110

From: [Jackie George](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick Board of supervisors because the developers are coming back after 15 years they should not be allowed to delay any longer. They should complete the Hunterpoint and Candlestick housing
Date: Sunday, October 20, 2024 8:04:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

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Jackie George
jackie637purifoy@gmail.com
25 Rosie Lee lane # 4
San Francisco , California 94124

From: [Jackie George](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Monday, October 21, 2024 7:24:25 PM

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Clerk of the Board Angela Calvillo,

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Jackie George
jackie637purifoy@gmail.com
25 Rosie Lee lane # 4
San Francisco , California 94124

From: [Luke Jones](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Sunday, October 20, 2024 8:00:45 PM

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Luke Jones
bigluke40@hotmail.com
846 Jamestown Ave
San Francisco , California 94124

COMMENT 26

From: [Oscar Molina](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Sunday, October 20, 2024 7:54:02 PM

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Clerk of the Board Angela Calvillo,

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Oscar Molina
oscarmolinasf@gmail.com
1290 Potrero ave
San Francisco , California Ca

COMMENT 27

From: [Aaron Goodman](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Sunday, October 20, 2024 6:57:21 PM

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Clerk of the Board Angela Calvillo,

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Aaron Goodman
amgodman@yahoo.com
234 Stillings Ave
San Francisco, California 94131

From: [Gloria Gonzalez](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Sunday, October 20, 2024 5:59:20 PM

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Gloria Gonzalez
primavera7858@gmail.com
16 Highland Avenue
Burlingame , California 94010

From: [Elvis Guajardo](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Sunday, October 20, 2024 5:53:15 PM

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Elvis Guajardo
fivemissiles@gmail.com
1608 Ingalls Street
San Francisco, California 94124

COMMENT 30

From: [Crystal Holmes](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Sunday, October 20, 2024 5:45:57 PM

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Please use this opportunity to take a meaningful stand for affordable housing and demand and maintain accountability from a wealthy developer. We urge you to amend this development proposal to ensure that the communities of District 10 benefit from this development and are not further displaced or locked out of jobs and housing —without further delay.

Crystal Holmes
crystalholmes63@yahoo.com
1310 Keith St
San Francisco , California 94124

COMMENT 31

From: [Joy DiPaola](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Sunday, October 20, 2024 5:45:07 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

I join with over 620 San Francisco residents who have sent letters and / or signed petitions urging City Hall to include real accountability in what will now be your 4th contract with Lennar / Five Point to deliver on their overdue promises.

With the amount of housing and public investment at stake, this should be a city wide concern.

Legal review of the current proposed 4th amendment for the HPS-Candlestick project lack the accountability that was built into the original (2010) through 3rd (2018) amendments.

The purpose of this letter is not to delay, but to speed up the promises made to the community over 15 years ago but WITH REAL REPORTING AND ACCOUNTABILITY.

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Joy DiPaola
joy.dipaola@gmail.com
1608 Ingalls Street
San Francisco, California 94124

From: [Chelsea Tulin](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Sunday, October 20, 2024 5:23:12 PM

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We will remember your actions today in November, Mayor Breed.

Chelsea Tulin
chelsea.tulin@gmail.com
1124 Fitzgerald Ave
San Francisco, California 94124

COMMENT 33

From: [Ray Staar](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Sunday, October 20, 2024 5:22:09 PM

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Ray Staar
rstaar@yahoo.com
1441. Clay Street #5
San Francisco , California 94109

From: [Violet Moyer](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Monday, October 21, 2024 2:50:40 PM

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Violet Moyer
Moyerviolet@gmail.com
2968 ARELIOS WALKER DR
SAN FRANCISCO, California 94124

From: [Charlie Batte'](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Monday, October 21, 2024 2:49:30 PM

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Clerk of the Board Angela Calvillo,

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Charlie Batte'
charliebatte48@gmail.com
18 Le Conte Circle
San francisco, California 94124

COMMENT 36

From: [TaShawn Williams](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Monday, October 21, 2024 2:41:55 PM

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Clerk of the Board Angela Calvillo,

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TaShawn Williams
tashwan23williams@gmail.com
86 Navy Rd
San Francisco, California 94124

From: [Paulette Otten](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Monday, October 21, 2024 4:50:59 PM

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Paulette Otten
potten25@gmail.com
150 Van Ness Ave. #426
San Francisco, California 94102

From: [Ed Donaldson](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Monday, October 21, 2024 3:14:53 PM

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Ed Donaldson
MAATCPSF@gmail.com
1326 Gilman Ave
San Francisco , California 94124

From: [Geraldine Miller](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Monday, October 21, 2024 8:31:20 PM

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Geraldine Miller
muasag@yshoo.com
126 San Ramon Ave
Vallejo , California 94589

From: [Myrna Banks](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Tuesday, October 22, 2024 8:31:35 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

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Myrna Banks
brittonranks@gmail.com
1751 Carroll Ave, 313
San Francisco, California 94124

COMMENT 41

From: [Kathe Burick](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Tuesday, October 22, 2024 7:59:43 AM

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Clerk of the Board Angela Calvillo,

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Kathe Burick
katheburick@gmail.com
666 8th Avenue
San Francisco, California 94118

COMMENT 42

From: [La Sonia Mansfield](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Tuesday, October 22, 2024 5:41:31 AM

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La Sonia Mansfield
mansfieldmansfield380@yahoo.com
1659 Oakdale Avenue
San Francisco , California 94124

From: [Keith Jordan](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Public Comment 4th Amendment Candlestick
Date: Tuesday, October 22, 2024 5:26:26 PM

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Clerk of the Board Angela Calvillo,

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Keith Jordan
chefjordan415@yahoo.com
150 Kelloch ave
San Francisco , California 9413:

COMMENT 44

From: [Timothy Lester](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With the Community for Accountability
Date: Monday, October 21, 2024 12:32:30 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

We are calling on you to stand with the Bayview, Hunters Point and Candlestick residents to uphold the 2018/2019 City Hall and FivePoint agreement to build the parks and over 1,200 mostly affordable homes in the Alice Griffith Neighborhood by 2030.

Choose the side of communities that have endured years of displacement and broken promises by setting clear deadlines for the developer and protections for the community. Don't allow Lennar/FivePoint to delay the completion of affordable housing and payment of community benefits by another 24 years. It is unacceptable for the city to allow any further delays to this project..

This delay reflects the shameful history of the City using "Right of Return" clauses in development agreements to strip African American and Latina/o residents of their homes and livelihoods by postponing benefits until these individuals have passed away. We cannot ignore another generation and let history repeat itself.

The community deserves these homes, jobs, parks, and benefits now—not a generation later. We call upon you to:

- 1) Stand with the community: Amend the proposal before you in October to require the developer to recommit to finishing the Alice Griffith Neighborhood first, not in 2042 and set clear deadlines for progress of the project.
- 2) Reinforce Community Benefits and collaboration: Ensure the developer fulfills their \$28 million in overdue community benefit payments and collaborates with local workforce developers and community groups to use these funds to prepare current and displaced residents for the promised job and housing opportunities.

This is your opportunity to take a stand and demand accountability. We urge you to amend this development proposal and guarantee that the promises made to our neighborhoods are kept—without further delay.

Timothy Lester
timothylester59@gmail.com
1456 Revere Ave
San Francisco, California 94124

From: [Timothy Lester](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With the Community for Accountability
Date: Sunday, October 20, 2024 12:07:25 AM

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Clerk of the Board Angela Calvillo,

We are calling on you to stand with the Bayview, Hunters Point and Candlestick residents to uphold the 2018/2019 City Hall and FivePoint agreement to build the parks and over 1,200 mostly affordable homes in the Alice Griffith Neighborhood by 2030.

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Timothy Lester
timothylester59@gmail.com
1456 Revere Ave
San Francisco, California 94124

From: [Janice Buford](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With the Community for Accountability
Date: Sunday, October 20, 2024 6:27:10 PM

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Clerk of the Board Angela Calvillo,

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Janice Buford
jebuford60@gmail.com
1407 Oakdale
San Francisco , California 94124

COMMENT 46

From: [Antonio Bowers](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With the Community for Accountability
Date: Saturday, October 19, 2024 2:00:41 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

We are calling on you to stand with the Bayview, Hunters Point and Candlestick residents to uphold the 2018/2019 City Hall and FivePoint agreement to build the parks and over 1,200 mostly affordable homes in the Alice Griffith Neighborhood by 2030.

Choose the side of communities that have endured years of displacement and broken promises by setting clear deadlines for the developer and protections for the community. Don't allow Lennar/FivePoint to delay the completion of affordable housing and payment of community benefits by another 24 years. It is unacceptable for the city to allow any further delays to this project..

This delay reflects the shameful history of the City using "Right of Return" clauses in development agreements to strip African American and Latina/o residents of their homes and livelihoods by postponing benefits until these individuals have passed away. We cannot ignore another generation and let history repeat itself.

The community deserves these homes, jobs, parks, and benefits now—not a generation later. We call upon you to:

- 1) Stand with the community: Amend the proposal before you in October to require the developer to recommit to finishing the Alice Griffith Neighborhood first, not in 2042 and set clear deadlines for progress of the project.
- 2) Reinforce Community Benefits and collaboration: Ensure the developer fulfills their \$28 million in overdue community benefit payments and collaborates with local workforce developers and community groups to use these funds to prepare current and displaced residents for the promised job and housing opportunities.

This is your opportunity to take a stand and demand accountability. We urge you to amend this development proposal and guarantee that the promises made to our neighborhoods are kept—without further delay.

Antonio Bowers
chabrikabowers@gmail.com
14 Ardath Court
San Francisco , California 94124

COMMENT 47

From: [Velvelon Walker](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With the Community for Accountability
Date: Saturday, October 19, 2024 1:59:45 PM

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Clerk of the Board Angela Calvillo,

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Velvelon Walker
Velvelon1@gmail.com
2404 Crocker Wy
Antioch , California 94531

COMMENT 48

From: [Lazanius Johnson](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With the Community for Accountability
Date: Saturday, October 19, 2024 1:16:03 PM

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Clerk of the Board Angela Calvillo,

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This is your opportunity to take a stand and demand accountability. We urge you to amend this development proposal and guarantee that the promises made to our neighborhoods are kept—without further delay.

Lazanius Johnson
greenshoes70@yahoo.com
189 majestic Street
San Francisco, California, California 94114

COMMENT 49

From: [JONATHAN LINDER](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With the Community for Accountability
Date: Saturday, October 19, 2024 12:57:21 PM

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Clerk of the Board Angela Calvillo,

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This is your opportunity to take a stand and demand accountability. We urge you to amend this development proposal and guarantee that the promises made to our neighborhoods are kept—without further delay.

JONATHAN LINDER
BigDaddy69_77@yahoo.com
1222 Shafter Avenue
San Francisco, California 94124

COMMENT 50

From: [Brian Ramirez](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With the Community for Accountability
Date: Monday, October 21, 2024 10:58:33 PM

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Clerk of the Board Angela Calvillo,

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This is your opportunity to take a stand and demand accountability. We urge you to amend this development proposal and guarantee that the promises made to our neighborhoods are kept—without further delay.

Brian Ramirez
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1 ignacio ave
San Francisco, California 94124

