

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** FW: Adoption of Amendments 22-25 for Shipyard Candlestick Point  
**Date:** Tuesday, October 22, 2024 5:02:22 PM

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Dear Supervisors,

Please see the below communication regarding the COW on today's agenda.

File No. 240876 - Hearing of the Board of Supervisors sitting as a Committee of the Whole, as the Budget and Finance Committee, on October 22, 2024, at 3:00 p.m., to hold a public hearing to consider 1) an Ordinance for the proposed Amendment to the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area; 2) an Ordinance for the proposed Amendment to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area; and 3) a Resolution for the proposed Amendment to the Tax Increment Allocation Pledge Agreement for the Candlestick Point and Phase 2 of the Hunters Point Shipyard Project; scheduled pursuant to Motion No. M24-084, approved on September 17, 2024.

Thank you,

Eileen McHugh  
Executive Assistant  
Office of the Clerk of the Board  
Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102-4689  
Phone: (415) 554-7703 | Fax: (415) 554-5163  
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**From:** Dr. Carolyn Ransom-Scott <drcrscott71@gmail.com>  
**Sent:** Tuesday, October 22, 2024 4:21 PM  
**To:** Walton, Shamann (BOS) <shamann.walton@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>  
**Subject:** Adoption of Amendments 22-25 for Shipyard Candlestick Point

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Out of a mountain of despair a stone of hope. Dr. Martin Luther King Jr.

Hope deferred makes the heart sick but when desires are met it leads to life and was as  
as IA joy. Proverbs 13:12

My name is Rev Dr Carolyn Ransom Scott. I am a SF native born and raised from the mid  
forties. I have served this fine city, since my age of 10 years we are not yet perfect but  
we're on the way.

I approve of this project because, I too, have a Dream of the Board's Approval of the  
Candlestick 5 Point Project. Ushering in a reality of Jobs, Affordable Housing, and  
Retail, with quality of a thriving beautification of a community with better health and  
wellness.

Thank you for your attention and approval to this crucial matter.

Gratefully with care,  
Rev Dr Carolyn Ransom Scott  
SF Faith Base Coord/ OCII Commissioner  
Community Advocate

**From:** [johneller11@gmail.com](mailto:johneller11@gmail.com)  
**To:** [johneller11@gmail.com](mailto:johneller11@gmail.com)  
**Subject:** Public Comment Candlestick File 240876  
**Date:** Tuesday, October 22, 2024 2:06:29 PM  
**Attachments:** [10.22.24.Community to BOS.Public Comment Candlestick File 240876.pdf](#)

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To San Francisco Mayor and Board of Supervisors:

Please find the attached and [linked here a document](#) for public record for the Candlestick Hearing today at 3pm.

This document references over 620 individual residents across San Francisco, a significant number from the neighborhoods of Bayview, Candlestick and Hunters Point (Zip 94124) and urges you to support adding real measures of accountability and requirements for the developer Lennar Five Point to make its long over due community benefit payments.

Also included are a set of questions for the City Attorney to respond to

Please let me know if you have any questions.

Thank you

John

Cc: Housing staff and City Attorney

October 22, 2024

TO: Board President Aaron Peskin  
Supervisor Shamann Walton  
Supervisor Catherine Stefani  
Supervisor Ahsha Safai  
Supervisor Hillary Ronen  
Supervisor Dean Preston  
Supervisor Rafael Mandelman  
Supervisor Matt Dorsey  
Supervisor Myrna Legar  
Supervisor Connie Chan  
Supervisor Joel Engardio

Cc Mayor Breed, City Attorney David Chiu and Clerk to the Board

FROM: John Eller, on behalf of over 620 San Francisco Residents who have signed petitions or sent letters (or both) to San Francisco decision makers to deliver on the jobs housing and benefits promised for the past 15 years at Candlestick

SUBJECT: Public Comment Regarding 4<sup>th</sup> Amendment to Candlestick Point Development to be included in File No. 240876

**Public Support for Adding Accountability Language in the 4<sup>th</sup> DDA Amendment:**

Please include the following as submitted for Public Record for Items 22 to 24 of the October 22, 2024 Board of Supervisors Hearing for File No. 240876.

- [Public Comment Submissions for File 240876](#): Current Public Comment from Supporters who cannot attend October 22, 2024 Board of Supervisors hearing on Candlestick Amendments.
- [Letter Petition](#) : October 5 to 22, 2024 **“Stand With Community for Accountability”** to the Board of Supervisors and Mayor Breed from 67 mostly 94124 residents.
- [August Petition with Public Comments](#) submitted to Mayor Breed, Board of Supervisors, and San Francisco City Commissioners from 88 San Francisco Residents, 26 from the directly impacted neighborhoods of Bayview, Candlestick and Hunters Point (94124 Zip).
- [Letter from Movement Legal](#). October 21, 2024 to the Board of Supervisors with copies to San Francisco City Attorney David Chiu and Mayor London Breed

**What we are calling for:**



Since July 2024 when actual details of the significant changes to the Candlestick project became public, the decision makers on this project received petitions or letters from over 620 different San Francisco residents and a dozen organizations asking that you to **include:**

- **A transparent process and community accountability with an expedited timeline** (as approved in 2010 and 2018) to implement the commitments made for creating thousands of jobs, reinvesting in parks and the construction of 7,200 badly needed homes that was made over 15 years ago when this process began.
- To require the developer to pay all of the **nearly \$40 million in outstanding community benefits payments for education, housing and workforce owed, with interest**, to the community to help protect our communities from the displacement that will likely take place if the Board approves 2 million square feet of “innovation tech” before finishing the affordable housing long overdue.

A legal team of experts, along with Movement Legal spent months unraveling the thousands of pages of documents from the original agreement with Lennar in 2010, the three amendments (the latest one approved in 2018 that many of you approved) and the 4<sup>th</sup> Amendment.

In addition, the following letters and petitions represent all correspondence to decision makers on the Candlestick 4<sup>th</sup> amendments before you and are also submitted for the public record.

- **1 Letter:** July 2, 2024 Letter from **Alliance for District 10 (AD10)** made up of ACCE, Faith In Action and the San Francisco Labor Council to OCII Commission and Supervisor Shamann Walton.
- **2 Letter:** July 2, 2024 Letter from **Alliance for District 10 (AD10)** made up of ACCE, Faith In Action and the San Francisco Labor Council to OCII Commission and copies to Mayor Breed, the San Francisco Board of Supervisors, City Attorney David Chiu, OCII Executive Director Thor Kaslofsky, and OCII Project Lead Lila Hussain.
- **3 Letter:** July 10, 2024 **Letter from AD 10 to The Planning Commission** and copies to Jonas P. Ionin, Director of Planning Commission Affairs, Mayor Breed, the San Francisco Board of Supervisors, City Attorney David Chiu, Thor Kaslofsky Executive Director OCII and OCII Commissioners
- **4 Petition Letter :** August 19 to October 9, 2024 to **Candlestick Jobs Housing Parks & Community Process NOW!** 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 and Board President Aaron Peskin from 40 San Francisco residents, over half (22) from directly impacted communities of Bayview, Candlestick and Hunters Point (94124 Zip)
- **5 Letter:** August 30, 2024 from the **Race & Equity in all Planning Coalition San Francisco (REP-SF)**, to OCII Commission. REP-SF is a coalition of more than forty organizations from throughout San Francisco whose mission is to build a future with

diverse communities, stable, affordable housing and equitable access to resources and opportunities.

- **6 Petition Letter:** September 2 to 26, 2024 “**Reject OCII Director Recommendations - Demand Housing Jobs Now**” sent 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 and copies to the San Francisco Board of Supervisors from 43 San Francisco residents, half from the directly impacted communities of Bayview, Candlestick and Hunters Point (Zip 94124)
- **7 Petition Letter:** September 11 to 25, 2024 “**Alice Griffith Neighborhood and Community Benefits NOW!**” sent to Mayor London Breed and Full Board of Supervisors from 53 San Francisco residents, 16 from 94124.
- **8 Letter:** September 11, 2024 **Letter from Movement Legal** to OCII, with copies to Mayor Breed and Board of Supervisors. Regarding Amendments to Candlestick Point Development, Items 15a and 15b and including petitions from 450 San Francisco residents.
- **9 Petition Letter:** October 7 to 20, 2024 “**Affordable Housing Now**” submitted to Mayor Breed and Board of Supervisors.
- **10 Petition Letter:** October 14 and 15, 2024: “**Stand with Community! ¡Apoye a la comunidad!**” Individual letters to President Peskin and Supervisor Walton with copies to the Board of Supervisors from 29 San Francisco Residents.

## 1) History of the Candlestick/Hunter’s Point Shipyard Development Project

For the public record, there are two Community Benefits Agreements for this development. The first was signed between the developer and three organizations representing thousands of residents in the 94124 zip code under the Alliance for District 10 coalition. This was negotiated with Mayor Newsom’s staff, Lennar, ACORN, SFOP, and SFLC during the June 2008 competing ballot measures (Lennar’s Prop G and Prop F put on by a coalition of community based groups to achieve 50% affordable housing for the community). The purpose of the negotiations was to secure signed commitments to achieve close to 50% affordable housing (negotiated to 32% with a housing fund to reach a 50% goal) and 50% hire for the promised community jobs regardless of the election results..

- The result was called a “Core” Community Benefits Agreement” (CCBA) focused only on delivering jobs and housing commitments for the community. The City endorsed the CCBA and committed to match the \$8.5 million Workforce Development Fund. ([See agreement signed by Michael Cohen, of Newsom’s Workforce Development department](#)).
- Elements of the CCBA were included in the [City’s Community Benefit Agreement \(Plan\)](#) which was incorporated in to the First 2010 Disposition Development Agreement for the development. In return the developer was given development rights for over 270 acres

of public land at Candlestick (693 total with Hunters Point) and \$1 billion dollars in public funding to pay for the infrastructure.

**It is important to note that the City Community Benefits Agreement was reopened in 2018 when** the developer agreed to focus on building out the 7,200 home and mixed use commercial, retail, entertainment district at Candlestick. In return for some [additional community benefits outlined in this amended agreement](#), the city tripled the tax increment/public funding for the project to \$3 billion.

SUBMITTED FOR PUBLIC COMMENT: Despite the current proposed 4th amendment to the development agreement to now double the public funding (from \$3b approved in 2018 to \$6 billion now) for infrastructure, the Community Benefits Plan has not been reopened and all unpaid dollar figures by the developer are from 2010 value.

SUBMITTED FOR PUBLIC COMMENT: Much of the neighborhood infrastructure outside of Candlestick center is unchanged but after 5 years of delay, the developer is asking for double the time to complete the project with less accountability. Here is a link to the Planning Commission Presentation on the Project: [CLICK HERE](#). Below is what the [developer presented to the community in their July 2019 Update](#) to complete the project by 2035.

SUBMITTED FOR PUBLIC COMMENT: In an August 19, 2024 letter to AD10, the lawyers for **Five Point have stated that they have no intention of paying the community benefit payments owed**, again using toxics at Hunters Point as a delay despite approvals to move Candlestick forward

“Developer’s payment obligations to the Community First Housing Fund and Workforce Development Fund were extended, and continue to be extended, due to ongoing Navy delays in completing remediation of the Shipyard.”

## **2) Legal Findings and Outstanding Questions:**

The original 2010 Development Agreement with the City and Community Benefits Plan had a timeline that would have had Candlestick completed by now in an 11-year development timeline in return for \$1 billion in tax increment reimbursement to the developer and turning over hundreds of acres of public land.

The developer has changed the contract and amended the agreement three times, the most recent one in 2018, the 3<sup>rd</sup> amendment that many of you on the Board of Supervisors signed and had some measures of accountability. Under that DDA, the community would have seen real progress on the 1200 home Alice Griffith neighborhood with parks and roads by next year and fully completed by 2030. This 3<sup>rd</sup> agreement reopened the community benefits plan with the city, had reporting and had a timeline to complete the 7200 home Candlestick development, 750,000 sq ft office, retail, community space and more by 2035, a 16-year timeline.

Legal review found that the developer's request to delay the Alice Griffith Neighborhood and South Candlestick based on toxics at Hunters Point were denied in 2020 and 2021 by OCII Director Sally Oerth.

In 2022, Thor Kaslofsky took over as the new director of OCII and there has been no progress on the development. Private negotiations with the developer were made public earlier this year to shift the priority and timeline from 3 phases beginning with Alice Griffith and a 16-year timeline to 7 phases over a 24 year timeline.

The first public meetings on these significant changes to the Candlestick project was in May 2024: [Page 8 Planning Commission](#)

Legal review has found changes to the 4<sup>th</sup> DDA reduces public oversight, list only dates for completion of infrastructure that the developer can delay; do not include dates for completion of housing; and does not include any reference to community benefits as the city did in 2018 despite doubling the public funding to \$6 billion.

Following legal review of public records requests and information from the July 2, 2024 OCII hearing, on July 10, 2024, ACCE, Faith in Action and the San Francisco Labor Council submitted letters to both the [OCII Commission](#) and to the [Planning Commission](#) (both letters were **sent to the full Board of Supervisors and Mayor and should be included in the Supervisors Packet**) with the following concerns and proposed amendments :

- 1) Conflict with the City's Housing Element to meet its RHNA goals;
- 2) Failure by the developer to pay its outstanding community benefit payments with interest, enforceable by the City by reference to Sections 4.1 & 4.2 of the Community Benefits Plan.
- 3) The City to explore ways in which the Developer could produce Agency affordable units in proportion to the massive increase in Tax Increment Financing that it seeks.
- 4) The fact that accountability benchmarks are not to which the Developer can be held accountable, including specific timelines for the production of housing at each affordability level and clear consequences if those timelines are not met.
- 5) The City should not be giving away billions in public subsidies without specifying a consequence if the Developer fails to deliver.
- 6) The Developer plans to sequence development in order to prioritize commercial spaces first and foremost and delaying production of affordable housing.
- 7) Approvals and accountability during each of the 7 proposed phases by the Board of Supervisors, Planning, OCII, Parks and Recreation and other public agencies.

The OCII Director Thor Kaslofsky's [September 2, 2024 Letter](#) response to AD10 July 10 Letter which was also sent to the Board of Supervisors stating there would be opportunity for community input and the Board's opportunity to make its own determinations:

Your letter raises several concerns regarding the Amendments and their appropriateness and or compliance with City policies such as the Housing Element. OCII has addressed these issues over the course of several months in consultation with the City, the Developer, and the community and will provide additional information in the upcoming hearings. *The Amendments must ultimately be approved by several official bodies including, the OCII Commission, the Planning Commission, the Oversight Board, the Board of Supervisors, and ultimately the California State Department of Finance who all make their own independent determinations on the Amendments.*

The Planning Director also responded in a [September 5, 2024 Letter from Planning Director RE: Housing Element Compliance at Candlestick Point](#), dismissing any need for accountable development at the project.

Ultimately, the state will measure the City's progress towards meeting our Housing Element obligations by measuring the number of units for which building permits have been issued during the reporting period against the number of units and income levels allocated to San Francisco through the Regional Housing Needs Allocation (RHNA). In the event that the 1,420 homes in Candlestick Point that are included in the City's Housing Element do not materialize during the reporting period, the shortfall may be accounted for by housing developed at other sites in the city.

### **Top Concerns for the Board of Supervisors and Request for City Attorney Response:**

- 1) **Expedite Completion of the Alice Griffith** 1,200 home neighborhood with parks and streets in the first phase as approved in 2018 by the Board of Supervisors to be completed by 2030.
  - a. How can the City approve the proposed plan amendments that delay completion of Alice Griffith neighborhood infrastructure until 2042 and Candlestick North to 2048?
  - b. With only a tentative timeline for infrastructure (not building permits) with developer's ability to delay, how is the City taking into account how these delays in housing production (completion) will affect its ability to meet RHNA goals?
  - c. With so much vacant office space and other neighborhoods promoting "innovation office space," why is the city supporting significant changes to previously approved development agreement approved in 2018, especially the sequencing of Alice Griffith neighborhood from first to complete (2018) to 6<sup>th</sup> Phase to complete infrastructure by 2041 and housing delayed to 2048 in order to prioritize commercial "innovation" offices?
  
- 2) **Enforce the outstanding community benefit payments owed** by the Developer which includes \$9.5 million to the Education Fund and more than \$28.5 million to the Community First Housing Fund and Workforce Development Funds, plus interest.

These commitments are enforceable by the City as they are incorporated by reference into Sections 4.1 and 4.2 of the Community Benefits Plan signed in 2010. In the 2018 third DDA amendment to triple the tax increment funding, the community benefits plan was added to. In addition, the proposed 4<sup>th</sup> Amended DDA seeks billions more in public financing while offering proportionately less in terms of community benefits.

- How is the city going to ensure immediate compliance of the outstanding community benefits payments?
- What is the city's community process to increase community benefits based on billions in additional public financing?

3) **Create real accountability, benchmarks and penalties for jobs and housing** in this fourth amended DDA. How does the city justify the plan amendments for this 4th DDA avoiding any clear benchmarks to which the Developer can be held accountable, including specific timelines for the production of housing at each affordability level and clear consequences if those timelines are not met. Planning Commissioners request for regular updates were dismissed by OCII staff.

- a. How does the City justify giving away billions in public subsidies without specifying a consequence if the Developer fails to deliver?
- b. What reporting requirements and accountability on progress language has changed between this 4<sup>th</sup> DDA, the original 2010 DDA and 2018's 3rd DDA amendment?
- c. Will each of the seven new Phases the Developer proposes be subject to review and approval by OCII, Planning, and Parks Commissions and other public agencies?
- d. Will the Board of Supervisors have final authority to approve each proposed phase?
- e. What are the dates on which OCII expects to receive the Developer's application for approval of each of its proposed seven Phases of development at Candlestick Park?
- f. Will the City require each application to include an updated Housing Data Table?

### **3) Community Benefits Owed for Jobs, Housing Education:**

OCII has ignored repeated requests to enforce the tens of millions owed for community benefits in education, workforce and housing funding the community needs to be prepared for the jobs and housing.

Each time public financing has been agreed to in 2010 and 2018, the city has added community benefits. The City is now doubling the public funding, not reopening community benefits and ignoring past obligations that continue to lose value each year.

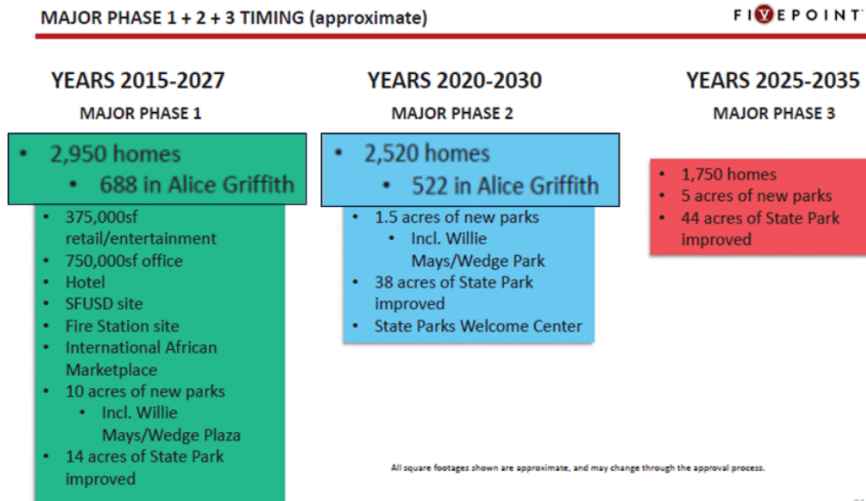
FivePoint lawyers have stated that the toxics at Hunters Point are the reason they will not make their community benefit payments promised . The same argument that Director Oerth opposed in letters to the developer in 2020 and 2021.

This new agreement before you needs to see measurements of progress for the community and accountability on the developer to make all outstanding payments with interest to achieve the 50% local hire goals the developer committed to and prepared the current and displaced community for the 8,000 living wage permanent jobs promised, especially the 3,000 promised in the next few years.



**ATTACHMENT A:** Timeline Comparison from 3<sup>rd</sup> Amendment in 2018 to Proposed 4<sup>th</sup> Amendment Presented to the Planning Commission. (NOTE Alice Griffith Deliverables have been expanded)

**Clear Timeline in the 2018/19 DDA 3rd Amendment\***



*2019 Design for Development Slide based on 2018 Third DDA Amendment approved by Mayor Breed & the Board of Supervisors.*

The current proposal before the Board of Supervisors moves completion of Alice Griffith Infrastructure to 2041 under Phase 6. Candlestick North neighborhood infrastructure by 2047. There are no clear dates for housing completion and the developer can delay infrastructure for a number of reasons. Below is the Infrastructure Chart from [Page 518 for September Planning Commission Hearing](#). There are no clear timelines for delivery of housing.



	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	
<b>Horizontal Construction ~22 Years</b>	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
<b>Vertical Construction</b>								
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
<b>Parks – CP Development Co</b>			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)	
<b>CPSRA</b>					Wind Meadow Heart of the Park The Point		Grasslands South 1 & 2 Bayview Gardens Last Rubble	

SOURCE: FivePoint, 2024.

## Attachment B: Community Benefit Agreements Submitted for Public Record:

1. [Core Community Benefits Agreement \(CCBA\) Signed in 2008](#). Then it became part of 2010 DDA and CBA with City.
  - a. 50% local hire in to living wage jobs (both construction and non construction)
  - a. Focus on jobs/housing for community, CoP holders, displaced, family members, D10, SF
  - a. 32% affordable housing which MUST be completed while Market Rate Housing progresses; focus on family size units and senior housing; Prioritize building Alice Griffith first.
  - a. \$27m to \$32 million **Community First Housing Fund** (10k to 12k units) to assist qualifying residents listed (Sect 2.4) for purchase of market-rate units in D10 through opportunities such as down payment assistance, rent-to-own opportunities, purchase of buildable pads, and/or the purchase of market rate housing units, inside or outside of the Project, by individuals meeting the income standards to qualify for purchase of Affordable Housing Units.
  - a. \$8.5m to \$10.2 million to the **Workforce Development Fund** committed by Developer to be used for workforce development programs designed to create a gateway to career development for residents of District 10 (the “Workforce Programs”). The City agreed to match the funding for District 10

### Signatories to CCBA:

- a. Lennar - Transferred to FivePoint in 2016
- a. ACORN - Transferred to ACCE - Local Chapter in Bayview with over 180 members in D10

- a. SFOP - Transferred to Faith in Action - local churches in Bayview and thousands faith members
  - a. SFLC - San Francisco Labor Council - thousands of labor union members in District 10
2. **The City's Community Benefits Plan ([Exhibit G Community Benefit Plan](#))** includes many elements of the CCBA and was approved as part of City's initial Disposition Development Agreement with Lennar. This [Community Benefits Plan was amended in 2018](#) under the Third DDA.
0. **Implementation Committee:** 4 Signatories as well as PAC, CAC, Five Point and 7th Member to make up the Implementation Committee. All signed on to a [Conflict of Interest](#).

**SUBMITTED FOR PUBLIC COMMENT.** It is important to state that the *Implementation Committee rules establish that no member organization of the IC, representative, or alternate representative will be eligible to receive grants or funds* from the Workforce Development Fund, the Community First Housing Fund, or the IC's annual budget. Representatives and alternate representatives are not compensated for participation in the IC.

**Attachment C: Summary and Timeline of Public Comment from over 620 residents urging City Hall decision makers to support accountability and full payment of community benefits.**

The [July 2, 2024 Letter submitted to OCII](#) was also sent to Supervisor Walton as a formal request to look in to expediting the affordable and workforce housing with clear commitments to timing over the next 5 years to help meet SF housing goals, create a legitimate community process regarding the proposed innovation district to guarantee the past due community benefits are made from the proposed development and require the Developer to meet its infrastructure and parks commitments (especially for the Alice Griffith community) that the Board of Supervisors had approved in 2018 and due next year to achieve a livable community for current residents.

These requests to OCII were supported 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).

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 urging Mayor London Breed and her OCII 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

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 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.

Following legal review of public records shared and information from the July 2, 2024 OCII hearing, on July 10, 2024, ACCE, Faith in Action and the San Francisco Labor Council submitted letters to both the [OCII Commission](#) and to the [Planning Commission](#) (both letters were **sent to the full Board of Supervisors and Mayor and should be included in the Supervisors Packet**) with the following concerns with the amendments being proposed:

- 1) Conflict with the City’s Housing Element to meet its RHNA goals;

- 2) Failure by the developer to pay its outstanding community benefit payments with interest, enforceable by the City by reference to Sections 4.1 & 4.2 of the Community Benefits Plan.
- 3) The City to explore ways in which the Developer could produce Agency affordable units in proportion to the massive increase in Tax Increment Financing that it seeks.
- 4) The fact that accountability benchmarks are not to which the Developer can be held accountable, including specific timelines for the production of housing at each affordability level and clear consequences if those timelines are not met.
- 5) The City should not be giving away billions in public subsidies without specifying a consequence if the Developer fails to deliver.
- 6) The Developer plans to sequence development in order to prioritize commercial spaces first and foremost and delaying production of affordable housing.
- 7) Approvals and accountability during each of the 7 proposed phases by the Board of Supervisors, Planning, OCII, Parks and Recreation and other public agencies.

The OCII Director Thor Kaslofsky's [September 2, 2024 Letter](#) response to AD10 July 10 Letter which was also sent to the Board of Supervisors stating there would be opportunity for community input and the Board's opportunity to make its own determinations:

Your letter raises several concerns regarding the Amendments and their appropriateness and or compliance with City policies such as the Housing Element. OCII has addressed these issues over the course of several months in consultation with the City, the Developer, and the community and will provide additional information in the upcoming hearings. *The Amendments must ultimately be approved by several official bodies including, the OCII Commission, the Planning Commission, the Oversight Board, the Board of Supervisors, and ultimately the California State Department of Finance who all make their own independent determinations on the Amendments.*

The Planning Director also responded in a [September 5, 2024 Letter from Planning Director RE: Housing Element Compliance at Candlestick Point](#), dismissing any need for accountable development at the project.

Ultimately, the state will measure the City's progress towards meeting our Housing Element obligations by measuring the number of units for which building permits have been issued during the reporting period against the number of units and income levels allocated to San Francisco through the Regional Housing Needs Allocation (RHNA). In the event that the 1,420 homes in Candlestick Point that are included in the City's Housing Element do not materialize during the reporting period, the shortfall may be accounted for by housing developed at other sites in the city.

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!](#)

The Race & Equity in all Planning Coalition, San Francisco (REP-SF), a coalition of more than forty organizations from throughout San Francisco whose mission is to build a future with diverse communities, stable, affordable housing and equitable access to resources and opportunities [submitted a letter on August 30<sup>th</sup>](#) that supported a list of concerns within the current proposal.

September Letter [Alice Griffith Neighborhood and Community Benefits NOW!](#) urged the Full Board of Supervisors 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.

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.

**From:** [Megan Wong](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [andrea@en2action.org](mailto:andrea@en2action.org)  
**Subject:** Candlestick Development Support Letter  
**Date:** Tuesday, October 22, 2024 12:51:25 PM  
**Attachments:** [Shipyard Trust for the Arts - Support for Candlestick 10.22.24.pdf](#)

---

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

Dear San Francisco's Board of Supervisors,

Please see the attached letter provided by the Shipyard Trust for the Arts President, Barbara Ockel, in support of the Candlestick Development.

Best,  
Megan Wong

--



# STAR SHIPYARD TRUST FOR THE ARTS

## BOARD

Barbara Ockel  
PRESIDENT

Rob Cox  
VICE PRESIDENT  
SECRETARY

Stacey Carter  
TREASURER

Andrea Baker  
DIRECTOR

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Nikki Vismara  
DIRECTOR

## ADVISORY

Amabel Akwa-  
Asare  
Melonie Green  
Marti McKee  
Karen Slater

October 22, 2024

### SF Board of Supervisors

1 Dr. Carlton B. Goodlett Place,  
City Hall, Room 244,  
Francisco, CA 94102-4689

[Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

As a Bayview resident since 1993 and a member of the community since I began working at the Hunters Point Shipyard Artist Studios in 1984, and current board president of Shipyard Trust for the Arts, I am deeply aware of the challenges this neighborhood has faced over the years. Southeastern neighborhoods have historically received fewer or subpar city services compared to other areas, though this has fortunately begun to change, as we've seen with the beautiful new park at India Basin.

The Candlestick Point project, if moved forward swiftly, would be another vital development for our neighborhood. Right now, the Candlestick area is disgracefully blighted, with barriers and potholes making it unpleasant, if not unsafe, to visit. This has a real negative impact on local residents.

The benefits of this project would be significant, not just for Bayview, but for San Francisco as a whole, further integrating the Southeast sector into the City. Even the construction phase would bring much-needed jobs and job training to our area. Too many construction projects in the Southeastern sector are stalled, including India Basin and most of the shipyard. While the shipyard still has environmental challenges, Candlestick faces no such obstacles—just the need for City approval and, potentially, financial backing.

I strongly urge the City to support the Candlestick project and work with Five Point to get it moving as soon as possible. This is a project that will benefit everyone, and we shouldn't wait any longer.

The Shipyard Trust for the Arts enthusiastically supports this project.



Barbara Ockel

President, Shipyard Trust for the Arts

PO Box 880083  
San Francisco, CA  
94188-0083  
[www.shipyardtrust.org](http://www.shipyardtrust.org)  
[info@shipyardtrust.org](mailto:info@shipyardtrust.org)

Non-profit # 94-3108216

**From:** [Christine Okon](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Public Comment 4th Amendment Candlestick  
**Date:** Tuesday, October 22, 2024 11:39:15 AM

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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.

Christine Okon  
chrisokon@gmail.com  
630 Mangels Ave  
San Francisco, California 94127





**From:** [Beth Bautista](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Candlestick Project  
**Date:** Tuesday, October 22, 2024 2:46:53 PM  
**Attachments:** [102224 BOS Support Letter 1 - Candlestick Development Project.docx.pdf](#)

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Support Letter Attached...

October 22, 2024

**SF Board of Supervisors**

1 Dr. Carlton B. Goodlett Place,  
City Hall, Room 244,  
Francisco, CA 94102-4689

[Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

**RE: Candlestick Development**

As a long-time resident of Bayview Hunters Point, I strongly support the Candlestick Point project. This development promises significant benefits for our neighborhood and San Francisco as a whole.

I and other residents are happy that the project is finally restarting. We have been living with the empty space while other projects in the city move forward. My fear is not that a few residents who are in opposition will have a greater say-so than the majority of the community who want the benefits the project will bring. It would be terrible if Candlestick will not someday turn into the homes and businesses for D10 residents.

I implore you and other City departments treat this project with the same urgency as other projects and move it forward. This project can add to our neighborhood, stimulate economic growth, and enhance residents' quality of life. However, timely action is essential to prevent further delays and ensure we seize his vital opportunity for the Bayview.

Sincerely,

*Elizabeth Bautista*

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** FW: Approval of Adoption Amendment Hunters Point Shipyard Redevelopment Plan  
**Date:** Tuesday, October 22, 2024 2:35:56 PM

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Dear Supervisors,

Please see the below communication regarding Item 22 (File No. 240876) on today's agenda.

File No. 240876 - Hearing of the Board of Supervisors sitting as a Committee of the Whole, as the Budget and Finance Committee, on October 22, 2024, at 3:00 p.m., to hold a public hearing to consider 1) an Ordinance for the proposed Amendment to the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area; 2) an Ordinance for the proposed Amendment to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area; and 3) a Resolution for the proposed Amendment to the Tax Increment Allocation Pledge Agreement for the Candlestick Point and Phase 2 of the Hunters Point Shipyard Project; scheduled pursuant to Motion No. M24-084, approved on September 17, 2024.

Thank you,

Eileen McHugh  
Executive Assistant  
Office of the Clerk of the Board  
Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102-4689  
Phone: (415) 554-7703 | Fax: (415) 554-5163  
[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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**From:** Dr. Carolyn Ransom-Scott <drcrscott71@gmail.com>  
**Sent:** Tuesday, October 22, 2024 2:30 PM  
**To:** BOS-Supervisors <bos-supervisors@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>  
**Subject:** Approval of Adoption Amendment Hunters Point Shipyard Redevelopment Plan

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Hope deferred Makes the heart sick but when desires are met it leads to LIFE and Joy.

Proverb 13:12

Out of a mountain of despair a stone of hope. Dr Martin Luther King Jr

My Name is Rev Dr Carolyn Ransom Scott. I am a S.F. born and raised native of mid forties. I support the Candlestick Point 5 Point project.

My father as a college graduate migrated in the early forties from Bryant Texas working at the Shipyard, Banana Boats, which was the engine that put food on the table and got his 9 children through Public school and into colleges, my Dad later working for MUNI 's Trolley system stayed as employee with the city until his retirement as custodian with the S.F. Fire Dept.

I appeal to your approval of this project that will bring Jobs, Housing, and Retail with quality beautification for this fine city of San Francisco ushering us closer to a Better and stronger City of Hope thriving in better health and wellness with prosperity.

Thank you for your attention to this much needed project with approval

Gratefully with care,  
Rev Dr Carolyn Ransom Scott  
SF Faith Base Coord  
/ Commissioner OCII

To: San Francisco Board of Supervisors  
From: Parcel B Consortium  
Re: Petition to Save Parcel B Arts Campus

Dear Board of Supervisors,

We, the Friends of Parcel B on Hunters Point Shipyard, 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 forty years Parcel B has housed over 130 artists on the northern border of the Shipyard, formerly a Submarine Base of the US Navy during WWII. This is a vibrant community of enterprising small business artists, who remain in San Francisco only because of this last vestige of affordable studio space. In a city which takes great pride in its bohemian culture, and where the challenge of affordability is driving its artists away in droves, it is crucial that the City stand behind this stalwart community.

It would be a tragic loss to lose these structures. The Bayview Hunters Point Community deserves the same imaginative vision in the repurposing of its military facility as the Presidio or Fort Mason on San Francisco's north side. The current plan calls for the demolition of all historic Navy buildings, but for a select few, that would be surrounded by new construction on all sides. Preserving these buildings in their original context preserves the history of the Shipyard, both sordid and glorious, and harkens back to a bustling facility which brought an entire population of African American neighbors to our community, who were integral to our WWII victory.

The Hunters Point Shipyard Artists Community is the largest community of artists in the country. Twice a year thousands of people come from far and wide to enjoy Open Studios at the Shipyard, to experience the creativity and energy of this community. As visitors wander through these historic buildings, there is joy and fascination on their faces as they take in the architecture, the open space, and the magnificent vistas. It is a quiet, timeless spot, apart from the cramped bustle of the city. There is much wildlife that finds respite here as well - herons, osprey, hawks, coyote, and many other flocks migrating of birds. It would be shameful to lose this environment.

The loss of Parcel B would also be a significant loss to San Francisco's historic architecture citywide. The last ornamental plaster shop in the city - one of its Legacy Businesses - has been housed for forty years on Parcel B. Therein is the only remaining archive of San Francisco's historic cast plaster ornaments, which are unique to our City's exquisite period architecture. This collection is crucial to the proper maintenance and restoration of its façades and interiors, and used daily by homeowners, contractors, architects, and designers citywide. This precious resource still exists only because of the affordability of the old Torpedo Training Center which houses it in Building 115; otherwise it would be priced out just as were the other small shops which used to be in town.

Parcel B holds promise for even more shop space for artists, craftspersons, and makers, as there are a few remaining sturdy and breathtaking buildings which could be repurposed to house them. Parcel B could be a refuge for struggling small trades, who can no longer afford San Francisco.

It is our fervent hope that the City will preserve historic Parcel B. At this moment, because of environmental cleanup setbacks, the developer has petitioned to remove projects from the Shipyard project to their Candlestick Point site, where there are no such impediments. The current development plan calls for the creation of massive amounts of commercial space on Parcels C and G. Twenty five years ago the city needed this commercial space; but post-pandemic, the last thing the City needs is more empty commercial space. There is plenty of space on Parcels B, C, and G to accommodate the need for housing, without destroying the history and character of the Shipyard neighborhood - character which vitally contributes to its value, and which so many cherish and enjoy.

We, the Parcel B Consortium, respectfully request a stakeholder seat at the table, to work with the City and the Developer to ensure that the Shipyard is developed into a vibrant community, full of new neighbors, rich with artistic and historic interest, and which will remain a destination that benefits the entire city.



# Maps and Buildings on Parcel B

Proposed Artists Campus on Parcel B



Proposed Artists Campus on Parcel B







Hunters Point Shipyard Phase 1

Hunters Point Shipyard Phase 2

Candlestick Point

LAND USE

- Residential Density I (15-75 Units/acre)
- Residential Density II (50-125 Units/acre)
- Residential Density III (100-175 Units/acre)
- Residential Density IV (175-285 Units/acre)
- Artist
- Commercial
- Infrastructure / Utility
- Parking
- Community Use
- Retail

Artist Location

A

C

G

South Basin

San Francisco Bay

James Avenue

Palmer Avenue

Carroll Avenue

Gilman Avenue

3rd Street

Bayview Hill

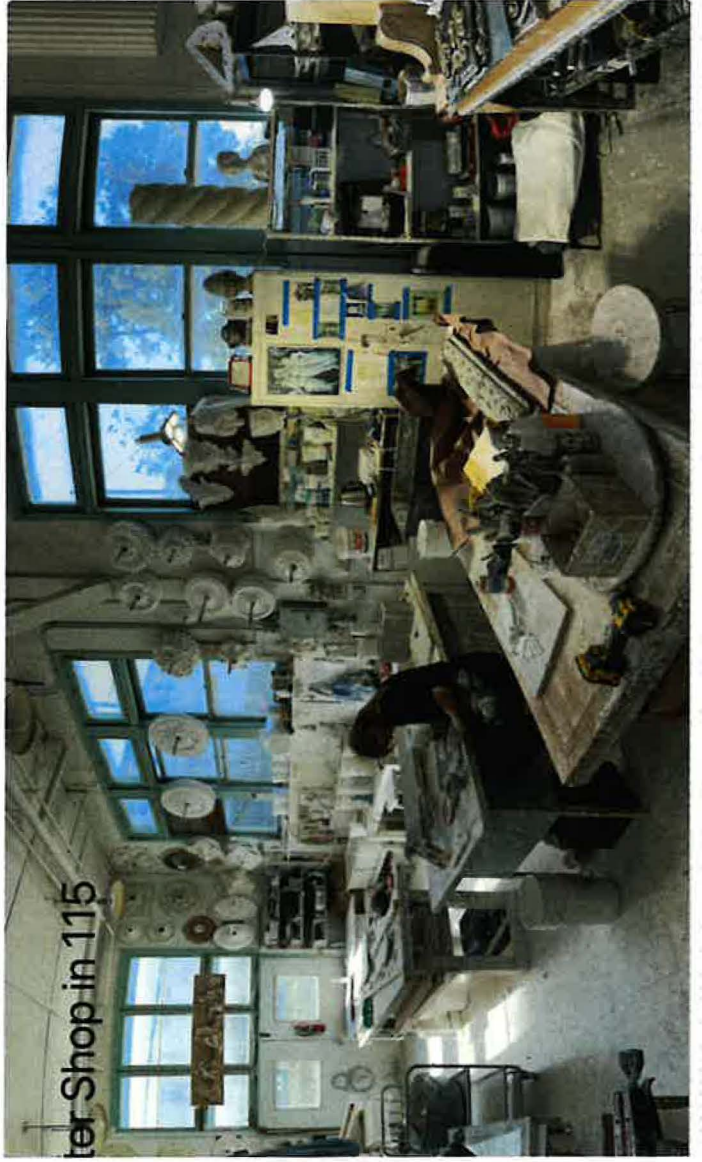
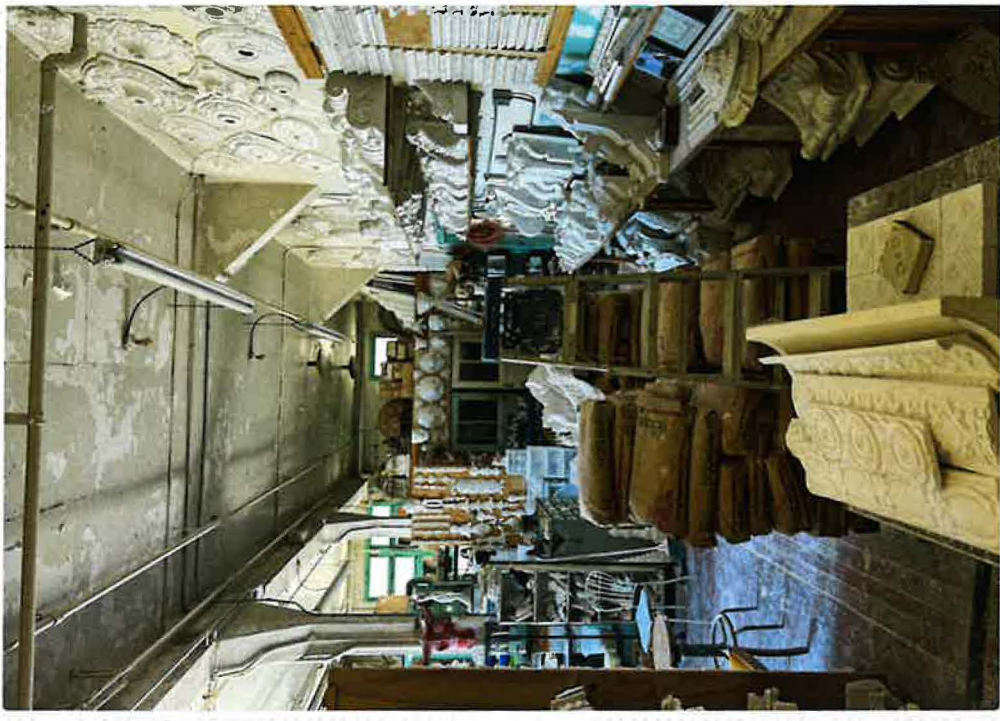
Harvey Way



Building 115



Double-click to enter text



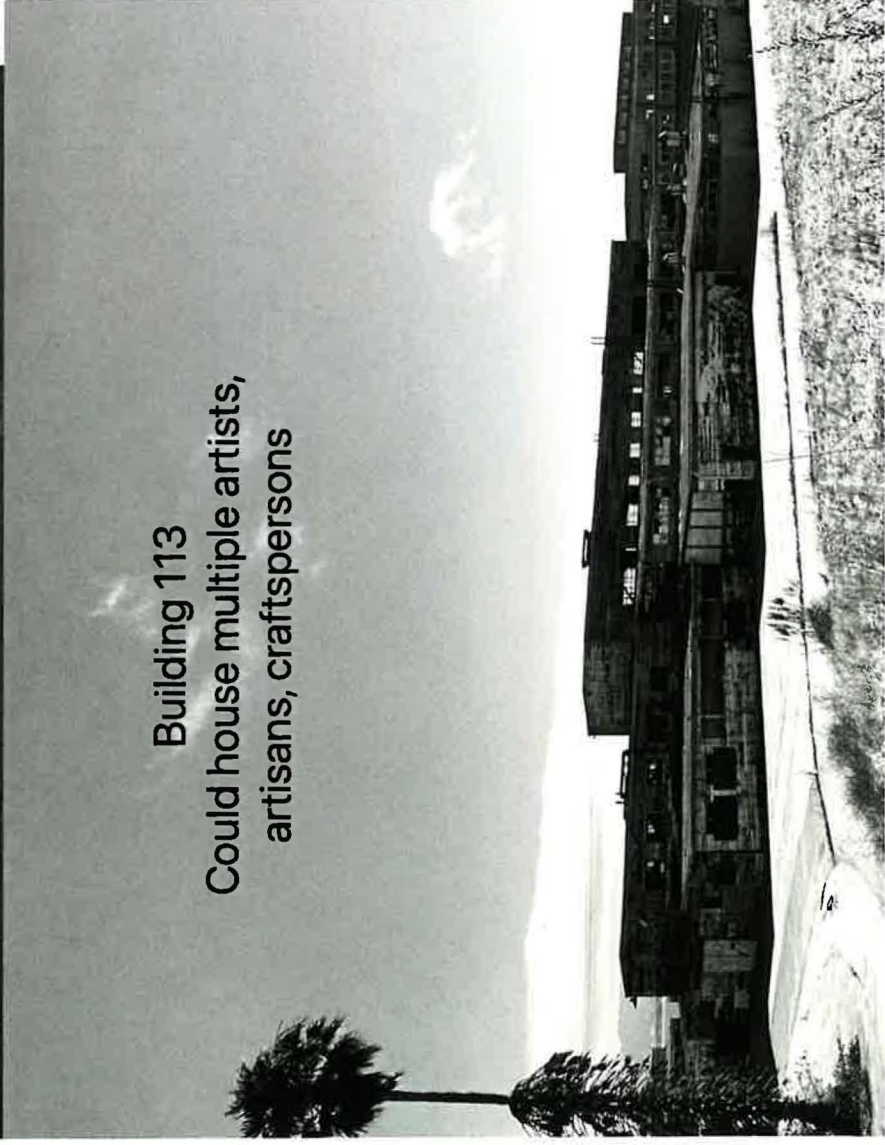
ter Shop in 115



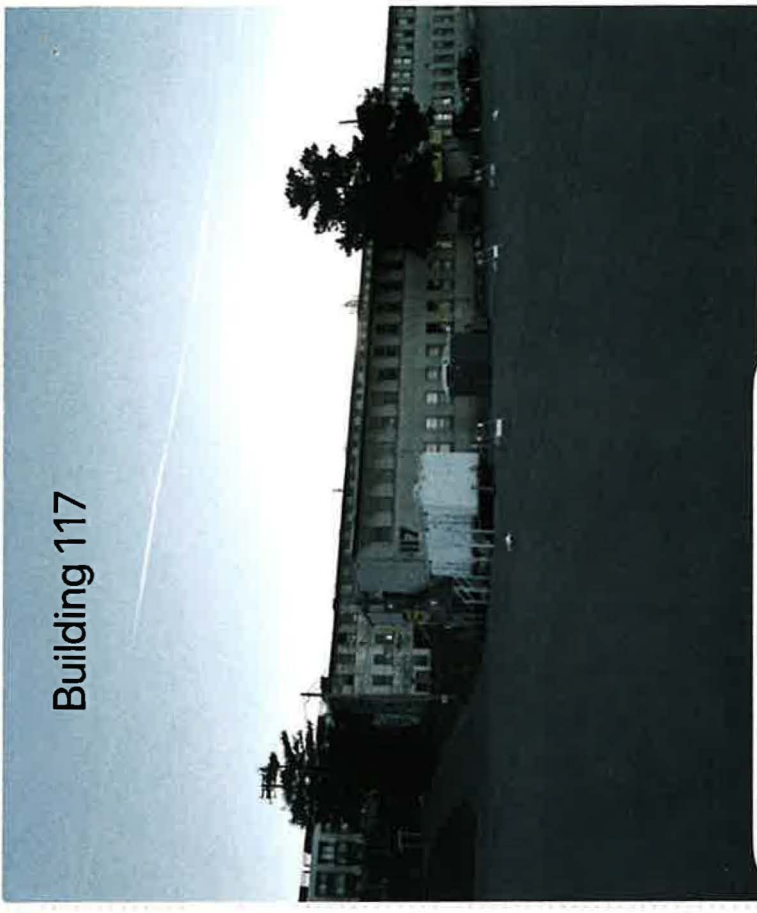
g 116



Building 113  
Could house multiple artists,  
artisans, craftspersons



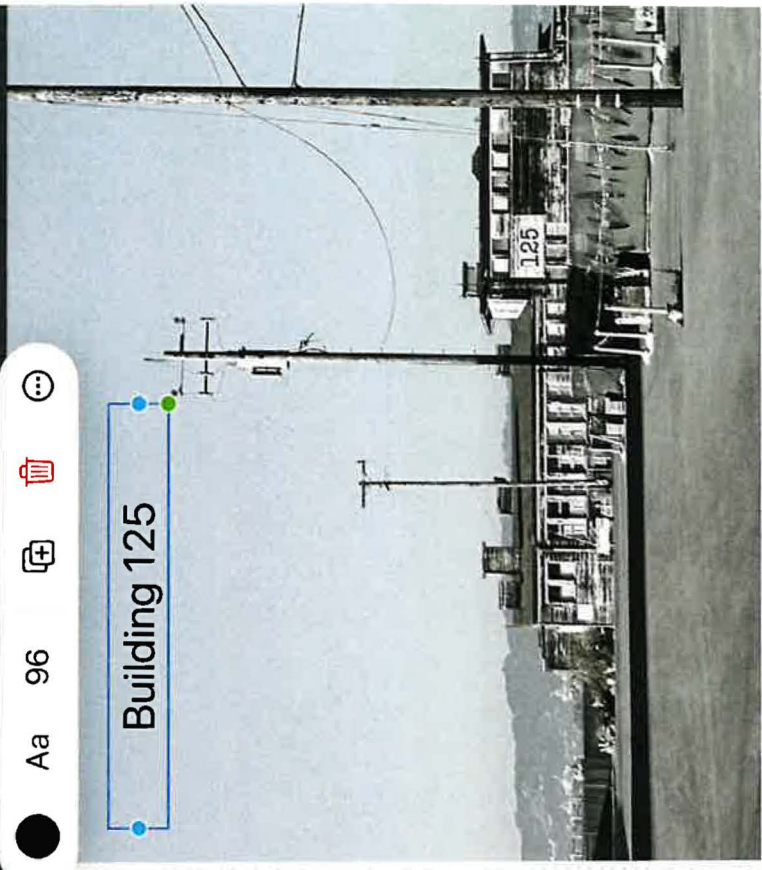
Building 117



Aa 96



Building 125



**From:** [Megan Wong](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [andrea@en2action.org](mailto:andrea@en2action.org)  
**Subject:** Candlestick Development Support Letter  
**Date:** Tuesday, October 22, 2024 11:06:33 AM  
**Attachments:** [Chad White and Tom Fisher - Letter of Support for Candlestick Redevelopment.docx.pdf](#)

---

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

Dear San Francisco's Board of Supervisors,

Please see the attached letter provided by Bayview residents, Chad White and Tom Fisher in support of the Candlestick Development.

Best,  
Megan Wong

--



**SF Board of Supervisors**

1 Dr. Carlton B. Goodlett Place,  
City Hall, Room 244,  
Francisco, CA 94102-4689

[Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

**RE: Candlestick Development**

As residents of Bayview-Hunters Point for ten years, we are writing to express support for the Candlestick Point redevelopment project. As you may well know, Bayview suffers from years of under-investment after several historical injustices, including redlining that concentrated black and brown people in a remote part of the city with few services and economic opportunities. Bayview also suffers from a pattern of land uses that concentrate highways and production, distribution, and repair business out here – that both cut off this neighborhood economically and residentially from the rest of San Francisco, but that also have increased the air pollution burdens and health effects on the population stranded out here. While the concentration of these land uses may serve the City and County as a whole, it comes at the expense of the population here.

**One needed solution is to revise the land use plans that choke off Bayview from the rest of the City.** To stop Bayview from being “an island off the coast of San Francisco,” we need the PDR warehouse district to be reduced and for high-quality residential and commercial corridors to connect Bayview with Portola, Bernal Heights, Potrero Hill, and the Dogpatch. Similarly, we need roads to be open, and we need the entire area around Islais Creek down to Piers 90-96 to be more than parking lots, rubble piles, the entrance point for the City’s building materials, and the outlet for the City’s refuse. Addressing (m)any and potentially all of these issues is needed to correct the historical injustices done to this neighborhood.

Today you have an easier decision to make: to **expedite the redevelopment of Candlestick point.** This decision will accelerate the conversion of brownfields into valuable land uses. The proposed land use plan envisions a vibrant business, commercial, and residential district that will offer some of the needed investment and consumer base needed to jumpstart core sectors of the economy. These include grocery and retail stores, professional services, and transportation systems. We are a neighborhood with very little availability of core services. It is not just limited grocery stores and retail outlets. It is also a woeful lack of physical and mental health providers, such as physicians, dentists, optometrists, physical therapists, and chiropractors. There are very few places to get a haircut or dine out. We have no professional clothes cleaners. Instead, we are home to the many commercial kitchens, auto repair shops, and warehouses that serve the rest of the City – without providing useful services or economic boost to the people who live here. One of the continuing injustices in Bayview is the need to travel outside our neighborhood, across a large warehouse district, and past two highways to access basic goods and services.

So, while our problems run much deeper than one significant redevelopment project, the entire Candlestick Point project is a step in the right direction. It will revitalize a large tract of underutilized land that is an eyesore, is prone to flooding, and is a magnet for problems like dumping and concentrating underhoused people. The redevelopment plan will improve the quality and safety of the area around Candlestick Point State Park. On a personal note, we go for walks at Candlestick Point almost every morning, and we see the situation with our own eyes. We have seen the area degrade in recent years, and we can see the potential of redevelopment. A renewed Candlestick Point can provide new housing and economic diversity and boost the quality and range of services that this community badly needs.

I recently attended a community workshop hosted by FivePoint and learned about the revised plans for Candlestick. While it is disappointing to see a reduction in the amount of adaptable retail and commercial spaces in this plan, it was exciting to hear the many thoughtful considerations in the plan that can/will bring the Candlestick Point closer to a “fifteen-minute city.” We highlight the importance of a large amount of versatile, adaptable spaces to aid the economic development of the region – particularly with an eye toward the needs of the neighborhood over the next fifty to one hundred years, not the immediate housing needs only and the current or short-term profit needs of private sector developers. Bayview is a remote neighborhood bounded on most sides by water. We need a range and rich collection of spaces to be vibrant in the long run. These spaces should be driven by local needs that will emerge over time with the new population. The plan can and should include affordable spaces for art and culture businesses. We are concerned and disappointed about replacement of such spaces and with large office or research spaces. While the “innovation hub” concept may work, it may result in more drive-in/drive-out uses that do not ultimately support the existing and future residents of the area. We need a wider collection of adaptable, small business spaces in addition to “big business” spaces.

**Ultimately, we strongly urge the Board of Supervisors to make decision to expedite the redevelopment of Candlestick Point.** While we have some reservations about the current plan, we encourage the Board of Supervisors to move forward quickly, whether with approval as is or with quick modifications. In the short term, this redevelopment may create local employment opportunities during construction. In the longer term it has the potential to create permanent new jobs that will, ideally, be filled by people living in Bayview (rather than those just driving in and driving out). It also has the potential to make the southern part of Bayview a livable part of San Francisco for the residents and a meaningful place of the City to visit – whether to enjoy the Bay Trail or to be captivated by local arts and culture. The key is to offer a robust collection of spaces that support activities throughout the day and throughout the year. (As you may know, Bayview has too much daytime-use spaces that do not afford meaning evening and weekend engagement.)

Again, we urge the Board of Supervisors and all City departments to advance this project with the expediency it deserves – and with a sense toward achieving the justice that this neighborhood deserves.

Sincerely,  
Tom Fisher and Chad White  
1418 Newcomb Avenue

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

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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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Clerk of the Board Angela Calvillo,

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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.

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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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.

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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.

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



**From:** [johneller11@gmail.com](mailto: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](mailto:johneller11@gmail.com)

Schedule a meeting with me: [calendly.com/johneller11](https://calendly.com/johneller11)

---

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

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

**To:** [johneller11@gmail.com](mailto: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](mailto: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](mailto:board.of.supervisors@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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**From:** [johneller11@gmail.com](mailto:johneller11@gmail.com) <[johneller11@gmail.com](mailto:johneller11@gmail.com)>  
**Sent:** Monday, October 21, 2024 3:40 PM  
**To:** Board of Supervisors (BOS) <[board.of.supervisors@sfgov.org](mailto: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](mailto:johneller11@gmail.com)  
Schedule a meeting with me: [calendly.com/johneller11](https://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

<b>First Name</b>	<b>Last Name</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>	<b>Date</b>
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

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



428 13<sup>th</sup> Street, 8<sup>th</sup> Floor  
Oakland, California 94612

[www.movementlegal.org](http://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.”

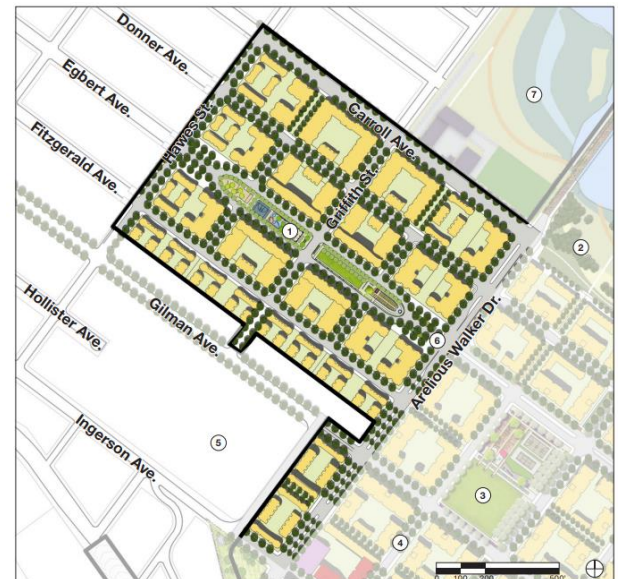
- Annual Housing Production Report – Available here: <https://sfocii.org/housing-report/overview>
- Annual OCII Small Business Enterprise, Workforce and Trainee Reports – Available here: <https://sfocii.org/policies-and-procedures>

### **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.

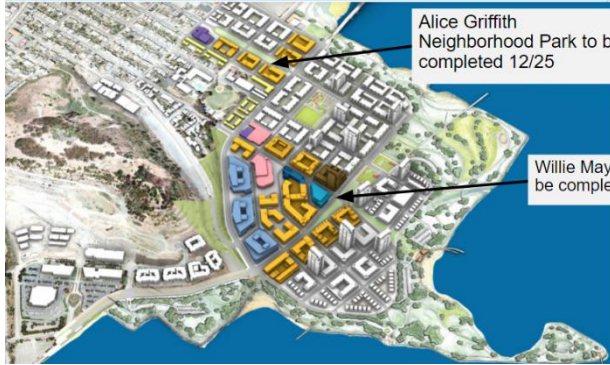
In the 2018/19 Third DDA Amendment, Alice Griffith Park was to be completed by 12/25. OCII Denied FivePoint request for delay based on Hunter’s Point Toxics in 2020 and 2021 ([see Denial letters here](#)).<sup>1</sup>



Legend	
Low-rise Residential	Gilman Park
Alice Griffith Community Park	BRT Stop
Candlestick Point State Recreation Area	Yosemite Slough Restoration Site
Candlestick Community Park	
Candlestick North Neighborhood	

<sup>1</sup> [https://drive.google.com/drive/folders/1shl0GiHH\\_qKufqqaf5HwvnyW42lEnOH?usp=sharing](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

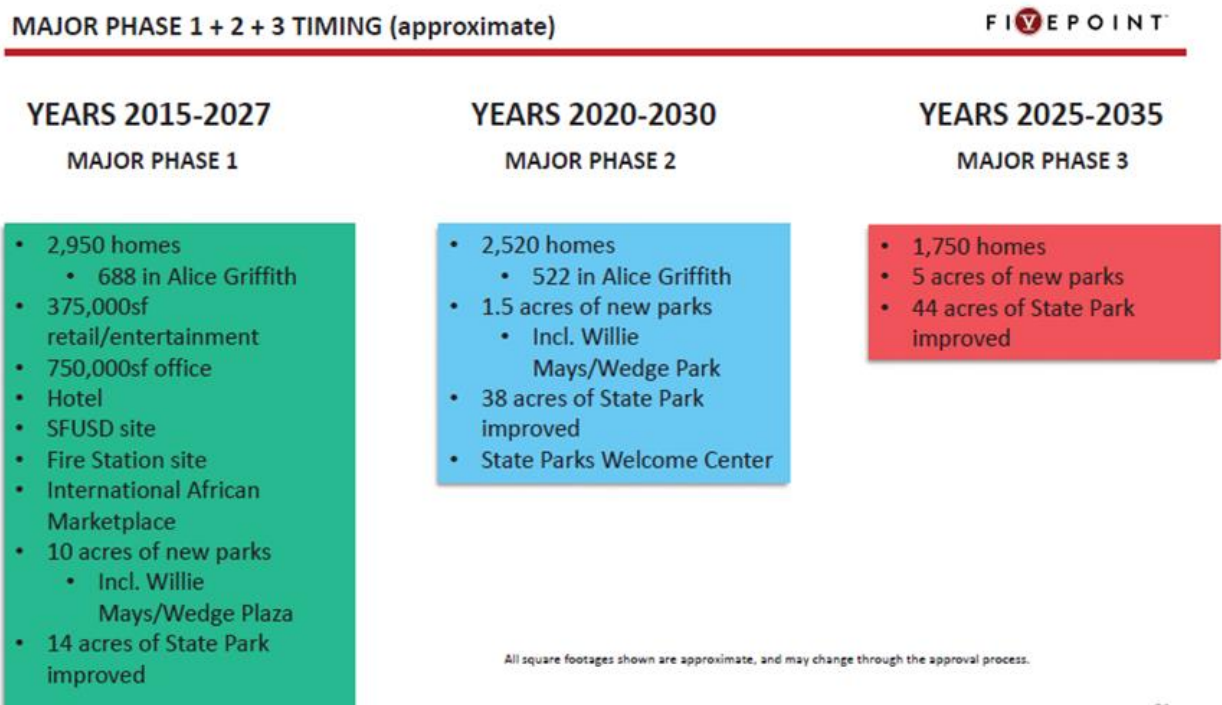




**2019 3rd Amended DDA Timeline for Completion of the Alice Griffith Neighborhood in 11 Years.**

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:<sup>2</sup>



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
<b>Alice Griffith Park (1 &amp; 2)</b>	- 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) <a href="#">SOURCE</a>

<sup>2</sup> Page 517 [https://citypln-m-extnl.sfgov.org/Commissions/CPC/9\\_12\\_2024/Commission%20Packet/2007.0946GPCWP-04.pdf](https://citypln-m-extnl.sfgov.org/Commissions/CPC/9_12_2024/Commission%20Packet/2007.0946GPCWP-04.pdf)

<b>Alice Griffith Neighborhood Completion Dates</b>	+688 homes completed by 2027	+ ___(of 914) homes by <b>2033</b>
	+522 homes completed by 2030	+524 homes by <b>2041</b>
<b>Total Homes Completed at Candlestick</b>	+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 4<sup>th</sup> Amended DDA would not hold the developer accountable.** As currently proposed, the 4<sup>th</sup> 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.<sup>3</sup>

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

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<sup>3</sup> 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.<sup>4</sup> In the 2008 CCBA the developer committed to create family size housing units averaging 2.5 bedrooms to specifically provide for families.<sup>5</sup> 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.<sup>6</sup> 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

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

<sup>5</sup> **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.

<sup>6</sup> <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](#):<sup>7</sup>

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	
<b>Horizontal Construction –22 Years</b>	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	<b>7,665</b>
Duration in Years		3	3	2	4	3	6	<b>21</b>
<b>Vertical Construction</b>								
Total Residential Units	337	643	848	914	1,683	524	2,269	<b>7,218</b>
Total Commercial GSF		1,313,332	1,634,475	80,000	319,900	0	5,793	<b>3,353,500</b>
<b>Parks – CP Development Co</b>			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)	
<b>CPSRA</b>					Wind Meadow		Grasslands South 1 & 2	
					Heart of the Park		Bayview Gardens	
					The Point		Last Rubble	

SOURCE: F&W-2024

<sup>7</sup> [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.<sup>8</sup>

This 2008 agreement became the "Core" [CBA within the City's DDA](#) with the developer passed in 2010.<sup>9</sup> 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.<sup>10</sup>

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.

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<sup>8</sup> [Lennar\\_AD10\\_CCBA\\_Executed.pdf](#)

<sup>9</sup> [2010.DDA.Community\\_Benefits\\_Plan.pdf](#)

<sup>10</sup> [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.***<sup>11</sup> 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

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<sup>11</sup> 2010 CBA in

DDA:[https://drive.google.com/file/d/1nXD33mEgS1u4amg3b2f2jrK144RVgz7R/view?usp=drive\\_link](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.**

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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,

<b>Name</b>	<b>Zip</b>
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 4<sup>th</sup> DDA Amendments**

## Community Petition to:

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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

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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

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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

**Community Petition to San Francisco Mayor, Board of Supervisors, Planning Commission and OCII Commissioner Opposing 4<sup>th</sup> 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,

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 4<sup>th</sup> DDA Amendments**

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- **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.<sup>1,2</sup> Community organizations and unions recognize that dense urban development is more likely to lead to living wage jobs.<sup>3</sup> Economists point to the benefits of clustering for the development and retention of high road industries.<sup>4</sup>

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.<sup>5</sup> 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.<sup>6</sup>

## **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.<sup>7</sup>

## 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,<sup>8</sup> while fewer than 20 percent of San Francisco households have income that high.<sup>9</sup> 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.<sup>10</sup> 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.<sup>11</sup>

## 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.<sup>12</sup> 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.<sup>13</sup> Nationally, CBA requirements fall within the same range.<sup>14</sup> 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

<sup>1</sup> 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).

<sup>2</sup> 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>.

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

<sup>4</sup> Joel Rogers, Daniel D. Luria, *Metro Futures*, Beacon Press, 1999.

<sup>5</sup> 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>.

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

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

<sup>8</sup> Center for Housing Policy, accessed May 6, 2010, [http://www.nhc.org/pdf/HOship\\_Change\\_Income\\_Needed0809.pdf](http://www.nhc.org/pdf/HOship_Change_Income_Needed0809.pdf).

<sup>9</sup> American Community Survey, 2006-2008.

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

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

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

<sup>13</sup> 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>

<sup>14</sup> Partnership for Working Families (2010).

## UC Berkeley Center for Labor Research and Education

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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.*

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.

<b>First Name</b>	<b>Last Name</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>	<b>Date</b>
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



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

**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	

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%203%2C%202024%20Supporting%20Documents\\_5.pdf](https://sfocii.org/sites/default/files/2024-08/September%203%2C%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

TO President Peskin

Supervisor Shamann Walton

Board of Supervisors via [Board.of.Supervisors@sfgov.org](mailto: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

<b>First Name</b>	<b>Last Name</b>	<b>Address</b>	<b>City</b>	<b>Zip Code</b>	<b>Date Signed</b>
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

**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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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.

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





**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,

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.

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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.

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



**From:** [Andres Cortes](#)  
**To:** [Board of Supervisors \(BOS\)](#); [Walton, Shamann \(BOS\)](#)  
**Cc:** [Aman Khosa](#)  
**Subject:** Letter of support - Candlestick Development  
**Date:** Monday, October 21, 2024 10:19:39 PM  
**Attachments:** [LetterOfSupport\\_CandlestickDevelopment\\_ACortes\\_AKaur.pdf](#)

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

Dear supervisors,

We are residents of Bayview. We want to express our support for the Candlestick Development project. Please find the details in the attached letter of support. Thank you.

Sincerely,  
Andres Cortes  
Amanpreet Kaur

October 21th, 2024

**SF Board of Supervisors**

1 Dr. Carlton B. Goodlett Place,

City Hall, Room 244,

Francisco, CA 94102-4689

[Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

**RE: Candlestick Development**

We are Bayview residents, living in the area adjacent to the former Candlestick Park. We are tired of the disinvestment and neglect that the City of San Francisco has subjected the area adjacent to the Candlestick development, which translate in lawlessness, lack of basic services (transportation, grocery stores, public infrastructure), and garbage dumping. At this point, given the ineffectiveness of the city government, we strongly believe that the Candlestick development moving forward is the only option that this area has, to get out of the misery at which it has been unjustly subjected.

We need the Candlestick development to create jobs, we need new housing to address the pressing housing shortage in a city that is the textbook case for such ailment, and we need the expected new residents to stimulate the few local businesses that are still afloat, and increase the depleted tax base of the city.

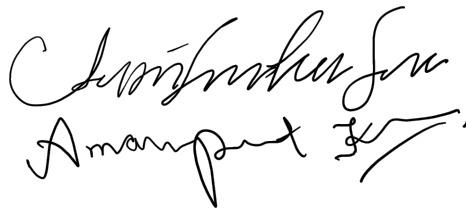
We kindly request that this legislative body act with the full extent of its power to move this development forward. In 2024, it is unacceptable that in the city considered the greatest hub of innovation, and one of the world's richest, still maintains neighborhoods that would look like a city devastated by a natural disaster in a non-developed country. Time is of the essence to ensure that this development engine for Bayview starts providing benefits.

Sincerely,

Andres Cortes

Amanpreet Kaur

Bayview residents

Handwritten signatures of Andres Cortes and Amanpreet Kaur. The signature of Andres Cortes is written in black ink and is positioned above the signature of Amanpreet Kaur, which is also in black ink.

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

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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.

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



**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,

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.

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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.

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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.

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





**From:** [Angelique von Halle](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Candlestick Development  
**Date:** Tuesday, October 22, 2024 7:13:21 AM

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October 22, 2024

SF Board of Supervisors  
1 Dr. Carlton B. Goodlett Place,  
City Hall, Room 244

I live in the Bayview (3rd St and Carroll) and strongly support the Candlestick Point project. This development promises significant benefits for our neighborhood and San Francisco as a whole.

I understand the project plans have been updated in response to community input, and now aims to attract more R & D businesses — adding 3000 jobs! — while still providing 700 homes as well as parks and other amenities our community desperately needs to support revitalization efforts.

I am thrilled that the project is finally restarting. It's about time for District 10 to get the love and attention it deserves, and for Candlestick to transform into a thriving corner of this great city again, rather than a wasteland.

I implore you to treat this project with the same urgency as other City development projects and move it forward. No more delays!

Sincerely,

Angelique von Halle  
5800 3rd St. #1301  
San Francisco 94124

**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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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.

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



**From:** [Tracy Hoger](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Candlestick Development - Resident Feedback  
**Date:** Tuesday, October 22, 2024 4:43:18 AM

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October 22, 2024

**SF Board of Supervisors**

1 Dr. Carlton B. Goodlett Place,  
City Hall, Room 244,  
Francisco, CA 94102-4689  
[Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

**RE: Candlestick Development**

As a long-time resident of Bayview Hunters Point, I strongly support the Candlestick Point project. This development promises significant benefits for our neighborhood and San Francisco as a whole.

I recently attended a community workshop hosted by FivePoint and learned about their updated project plans for Candlestick. Responding to changes in the retail landscape, and concerns from the community, the project now aims to attract more research and development businesses while still providing the housing and other amenities that the community and its residents are currently living without.

During the workshop, it was mentioned that there will be over 3000 jobs in this next phase of development, and nearly 700 homes. District 10 desperately needs more housing options, and there is always a need for more employment. We also need the parks and opportunities for new business that are being promised as well.

I and other residents are happy that the project is finally restarting. We have been living with the empty space while other projects in the city move forward. My fear is not that a few residents who are in opposition will have a greater say-so than the majority of the community who want the benefits the project will bring. It would be terrible if Candlestick will not someday turn into the homes and businesses for D10 residents.

I implore you and other City departments to treat this project with the same urgency as other projects and move it forward. This project can add to our neighborhood, stimulate economic growth, and enhance residents' quality of life. However, timely action is essential to prevent further delays and ensure we seize his vital opportunity for the Bayview.

Sincerely,

Tracy Hoyer  
(415) 318-0006  
[trachoyer@gmail.com](mailto:trachoyer@gmail.com)

**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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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 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.

Brian Ramirez  
inquisibiz@gmail.com  
1 ignacio ave  
San Francisco, California 94124





**From:** [Martin Espinoza Jr.](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support for Candlestick Development  
**Date:** Tuesday, October 22, 2024 8:32:06 AM  
**Attachments:** [image190780.png](#)  
[image788302.png](#)  
[image071213.png](#)  
[image450603.png](#)  
[image049341.png](#)  
[Candlestick Support Letter.pdf](#)

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

Good morning,

I hope this message finds you well. I am writing to express my strong support for the Candlestick Development project. I believe this development will bring significant benefits to the community. The project aligns with our shared goals of improving the area and providing long term positive impact.

Please find attached a support letter for the development. Thank you for your time, and I'm happy to provide any further details or assistance if needed.

Respectfully,



**Martin Espinoza Jr.**

**Central District Manager  
Nor Cal Carpenters Union**

(510) 517-6956

[espinozajr@nccrc.org](mailto:espinozajr@nccrc.org)

<https://norcalcarpenters.org>





October 22, 2024

The Honorable Aaron Peskin  
President and Members of the San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**Re: Candlestick Point Project**

Dear Supervisor Peskin and Board Members:

I am writing on behalf of Nor Cal Carpenters Union (NCCU) with our 21 affiliated Local Unions one of the largest organized voices in the construction industry. Our mission is to build power for our membership to ensure each member can build a career with dignity that provides the best wages and benefits.

We are committed to the economic vitality of San Francisco and write to express our resolute support for the proposed amendments to the Candlestick Point project. As the city stands at a crucial juncture, these amendments are not merely adjustments to a plan, but pivotal accelerators for economic resurgence.

The Bayview community and San Francisco at large face a pressing need for both immediate job creation and long-term economic stability. The proposed amendments are designed to unleash the full potential of this project, catalyzing substantial employment opportunities and fostering economic activities that are vital during this recovery phase. 8,000 permanent jobs will be created with this approval, 4,000 of those vital jobs in the construction industry. We urge the board to act and help San Francisco grow.

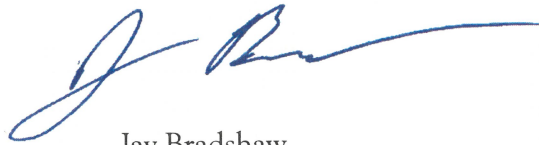
The amendments also hold the promise of revitalizing the Bayview area, bringing much-needed housing and commercial development. This is a chance to transform an underutilized area into a thriving hub of activity and innovation, setting a precedent for responsible and community-focused urban development.

Moreover, the project's emphasis on sustainable construction and inclusive hiring practices aligns with our city's progressive values and commitment to environmental stewardship and social equity. By supporting these amendments, we are collectively affirming our dedication to a future that offers prosperity and opportunity for all San Franciscans.

We urge the Board of Supervisors to approve these critical amendments swiftly. Every moment of delay means a missed opportunity for job creation and economic advancement. Let us move forward together, with the conviction that our actions today will pave the way for a brighter and more robust San Francisco.

Thank you for considering this matter with the urgency and seriousness it deserves. We are at your disposal to assist in any further discussions or clarifications needed regarding our support. Vote to approve.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jay Bradshaw', with a long horizontal flourish extending to the right.

Jay Bradshaw  
Executive Officer  
Nor Cal Carpenters Union

c: [brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org)  
[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)

**From:** [Megan Wong](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [andrea@en2action.org](mailto:andrea@en2action.org)  
**Subject:** Candlestick Development Support Letter  
**Date:** Tuesday, October 22, 2024 8:58:36 AM

---

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

Dear San Francisco's Board of Supervisors,

Please see the attached letter provided by Bayview resident Corinthia Peoples in support of the Candlestick Development.

Best,  
Megan Wong

--



October 17, 2024

**SF Board of Supervisors**

1 Dr. Carlton B. Goodlett Place,

City Hall, Room 244,

Francisco, CA 94102-4689

[Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

**RE: Candlestick Development**

As a long-time resident of Bayview Hunters Point / San Francisco Bay Area, I am writing to voice my strong support for the Candlestick Point project. This development represents a crucial opportunity to bring significant benefits to our neighborhood and to the broader San Francisco community.

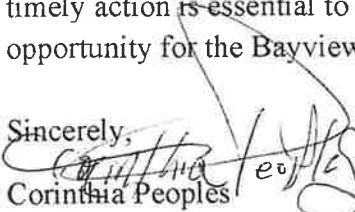
I recently participated in a community workshop hosted by FivePoint, where I learned about their updated plans for Candlestick. It is clear that the project has been carefully revised to reflect changes in the retail environment and to address community concerns. The focus on attracting research and development businesses, alongside the provision of much-needed housing and amenities, is exactly what our community needs.

During the workshop, it was discussed that this phase of the project will create over 3,000 jobs and nearly 700 homes. The demand for more housing options in District 10 is pressing, and the addition of new jobs is always welcome. The parks and new business opportunities being proposed are also vital to the future prosperity of our neighborhood.

Like many other residents, I am glad to see that the project is finally moving forward. We've been waiting for years while other projects in the city have advanced. My fear is that a small group of opponents might overshadow the majority who support the project and look forward to its benefits. It would be a disservice to our community if Candlestick is not developed into the vibrant residential and business area that District 10 residents deserve.

I implore you and other City departments to treat this project with the urgency it requires and move it forward. The Candlestick Point project has the potential to greatly improve our neighborhood, stimulate economic growth, and enhance residents' quality of life. However, timely action is essential to prevent further delays and to ensure that we seize this vital opportunity for the Bayview.

Sincerely,

  
Corinthia Peoples

**From:** [Danric Vargas](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** RE: Candlestick Development  
**Date:** Tuesday, October 22, 2024 9:11:57 AM

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October 22, 2024

**SF Board of Supervisors**

1 Dr. Carlton B. Goodlett Place,  
City Hall, Room 244,  
Francisco, CA 94102-4689  
[Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

**RE: Candlestick Development**

As a long-time resident of Bayview Hunters Point, I strongly support the Candlestick Point project. This development promises significant benefits for our neighborhood and San Francisco as a whole.

I recently attended a community workshop hosted by FivePoint and learned about their updated project plans for Candlestick. Responding to changes in the retail landscape, and concerns from the community, the project now aims to attract more research and development businesses while still providing the housing and other amenities that the community and its residents are currently living without.

During the workshop, it was mentioned that there will be over 3000 jobs in this next phase of development, and nearly 700 homes. District 10 desperately needs more housing options, and there is always a need for more employment. We also need the parks and opportunities for new business that are being promised as well.

I and other residents are happy that the project is finally restarting. We have been living with the empty space while other projects in the city move forward. My fear is not that a few residents who are in opposition will have a greater say-so than the majority of the community who want the benefits the project will bring. It would be terrible if Candlestick will not someday turn into the homes and businesses for D10 residents.

I implore you and other City departments to treat this project with the same urgency as other projects and move it forward. This project can add to our neighborhood, stimulate economic growth, and enhance residents' quality of life. However, timely action is essential to prevent further delays and ensure we seize his vital opportunity for the Bayview.

Sincerely,

Danric Vargas





**From:** [Megan Wong](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [andrea@en2action.org](mailto:andrea@en2action.org)  
**Subject:** Candlestick Development Support Letter  
**Date:** Tuesday, October 22, 2024 9:27:07 AM  
**Attachments:** [2024 Candlestick Project Support Dontaye Ball.pdf](#)

---

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

Dear San Francisco's Board of Supervisors,

Please see the attached letter provided by Bayview resident Dontaye Ball in support of the Candlestick Development.

Best,  
Megan Wong

--



October 22th 2024

**Commissioners and Staff  
SF Planning Commission**

C/o Commission Secretary, Jonas P. Ionin  
City Hall, Room 400  
49 South Van Ness, Suite 1400  
San Francisco, CA 94103  
[Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)

**RE: Candlestick Development – MOVE THIS PROJECT FORWARD NOW!**

As a long-time resident of Bayview Hunters Point, I strongly support the Candlestick Point project. This development promises significant benefits for our neighborhood and San Francisco as a whole.

I heard about and attended a community workshop hosted by FivePoint and learned about their updated project plans for Candlestick. Responding to changes in the retail landscape, and concerns from the community, the project now aims to attract more research and development businesses while still providing the housing and other amenities that the community and its residents are currently living without.

I understand that there will be over 3,000 jobs in this next phase of development, and nearly 700 homes. District 10 desperately needs more housing options, and there is always a need for more employment. We also need the parks and opportunities for new business that are being promised as well.

I and other residents are happy that the project is finally restarting. We have been living with the empty space while other projects in the city move forward. My fear is not that a few residents who are in opposition will have a greater say-so than the majority of the community who want the benefits the project will bring. It would be terrible if Candlestick will not someday turn into the homes and businesses for D10 residents.

I implore you and other City departments treat this project with the same urgency as other projects and move it forward. This project can add to our neighborhood, stimulate economic growth, and enhance residents' quality of life. However, timely action is essential to prevent further delays and ensure we seize his vital opportunity for the Bayview.

Sincerely,

Dontaye Ball  
124 Kirkwood ave sf ca 94124

Cc: SF Board of Supervisors [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

**From:** [Megan Wong](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [andrea@en2action.org](mailto:andrea@en2action.org)  
**Subject:** Candlestick Development Support Letter  
**Date:** Tuesday, October 22, 2024 9:29:17 AM  
**Attachments:** [BMA Letter of Support for Candlestick Project 9-11-24.docx.pdf](#)

---

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

Dear San Francisco's Board of Supervisors,

Please see the attached letter provided by the Bayview Merchants Association in support of the Candlestick Development.

Best,  
Megan Wong

--





Bayview Merchants Association  
3801 Third Street, Suite 1068  
San Francisco, CA 94124

September 11, 2024

Commissioners and Staff  
SF Planning Commission  
C/o Commission Secretary, Jonas P. Ionin  
City Hall, Room 400  
49 South Van Ness, Suite 1400  
San Francisco, CA 94103  
[Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)

**RE: Candlestick Development – MOVE THIS PROJECT FORWARD NOW!**

Dear Commissioners:

As President of the Bayview Merchants Association and a resident of the Bayview community, I am writing to express our support moving the Candlestick Development project forward NOW. This development promises significant benefits for our neighborhood and San Francisco as a whole.

Since its founding, Bayview Merchants Association (BMA) has held monthly meetings in our community to inform its members about issues that might impact their business operations. BMA leadership convenes and plans the monthly meetings. These meetings support our exempt purpose to unite and inform the business owners of the Bayview/Hunters Point community. BMA advocates for community improvements, including additional street lighting and civic maintenance. This includes advocacy for events and activities designed to attract local residents and visitors to shop, do business and recreate in the Bayview/Hunters Point community.

We heard about and attended a community workshop hosted by FivePoint and learned about their updated project plans for Candlestick. Responding to changes in the retail landscape, and concerns from the community, the project now aims to attract more research and development businesses while still providing the housing and other amenities that the community and its residents are currently living without.

We understand that there will be over 3,000 jobs in this next phase of development, and nearly 700 homes. District 10 desperately needs more housing options, and there is always a need for more employment. We also need the parks and opportunities for new business that are being promised as well.

I and other residents are happy that the project is finally restarting. We have been living with this empty space while other projects in the city move forward. My fear is not that a few residents who are in opposition will have a greater say-so than the majority of the community who want the benefits the project will bring. It would be terrible if Candlestick will not someday turn into the homes and businesses for D10 residents.

I implore you and other City departments treat this project with the same urgency as other projects and move it forward. This project can add to our neighborhood, stimulate economic growth, and enhance residents' quality of life. However, timely action is essential to prevent further delays and ensure we seize this vital opportunity for Bayview.

Sincerely,

Dontaye Ball  
Board President

Cc: SF Board of Supervisors [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

**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

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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.

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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](mailto:johneller11@gmail.com) <[johneller11@gmail.com](mailto:johneller11@gmail.com)>  
**Sent:** Monday, October 21, 2024 4:18 PM  
**To:** ChanStaff (BOS) <[chanstaff@sfgov.org](mailto:chanstaff@sfgov.org)>; Yu, Angelina (BOS) <[angelina.yu@sfgov.org](mailto: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 4<sup>th</sup> 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 4<sup>th</sup> 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 3<sup>rd</sup> 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:** [Jackson Nutt-Beers](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** San Francisco Chamber of Commerce Letter of Support for File #240876  
**Date:** Friday, October 18, 2024 9:51:59 AM  
**Attachments:** [Outlook-A blue sig.png](#)  
[RE Letter of Support - File #240876.pdf](#)

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

Good afternoon Members of the San Francisco Board of Supervisors,

Please find attached to this email our letter of support for File #240876 to be heard at the board meeting next week.

If you have any questions, please reach out to me.



**Jackson Nutt-Beers, M.A. ([They/Them](#))**

**Public Policy Program Manager**

San Francisco Chamber of Commerce

235 Montgomery St., Ste. 760, San Francisco, CA

(E) [jnuttbeers@sfchamber.com](mailto:jnuttbeers@sfchamber.com) | [LinkedIn](#)





235 Montgomery St., Ste. 760, San Francisco, CA 94104  
tel: 415.392.4520 • fax: 415.392.0485  
sfchamber.com

10/18/2024

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**RE: Letter of Support - File #240876**

Dear Members of the San Francisco Board of Supervisors,

On behalf of the San Francisco Chamber of Commerce, I am writing to express our support for File #240876, which represents a vital opportunity for the advancement of economic recovery, job creation, and much-needed housing development in San Francisco.

This project comes at a time when San Francisco is facing challenges in our efforts to rebuild and strengthen the local economy. File #240876 will create new jobs across multiple sectors, including construction and retail, that will boost employment opportunities. By fostering these new employment opportunities, this project aligns with the city's economic recovery goals, helping to rebuild a more equitable and sustainable economy for all San Franciscans.

This project will create new housing units, alleviating pressure on our already strained housing market and providing much-needed homes for San Franciscans. As we seek to address the housing needs of our workforce and families, developments like this are vital to ensuring that we maintain a diverse and thriving community.

Historically underserved and often overlooked in terms of economic development, the Bayview will greatly benefit from the investment and attention this project will bring. It offers an opportunity for long-term growth, improved infrastructure, and enhanced quality of life for the residents of this vibrant and diverse neighborhood.

File #240876 is a step forward in San Francisco's continued recovery and future prosperity. The San Francisco Chamber of Commerce urges you to approve this project and recognize the far-reaching benefits it will bring to our city.

Respectfully,

A handwritten signature in black ink, appearing to read "Rodney Fong", written over a circular stamp or seal.

Rodney Fong  
President & CEO  
San Francisco Chamber of Commerce

**From:** [La Shon Walker](#)  
**To:** [BOS-Supervisors](#); [Board of Supervisors \(BOS\)](#); [Board of Supervisors \(BOS\)](#)  
**Cc:** [Hussain, Lila \(CII\)](#); [Kaslofsky, Thor \(CII\)](#)  
**Subject:** Additional letters of support for Candlestick Development - BoS hearing  
**Date:** Friday, October 18, 2024 11:41:47 AM  
**Attachments:** [image001.png](#)  
[2024 Support Letter BoS Bayview Alliance.pdf](#)  
[2024 Support Letter BoS JB.pdf](#)

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

Good morning. Please see the attached additional letters of support for the Candlestick Development.

Please acknowledge receipt.

Thank you.

Best Regards,

*La Shon*

**FIVEPOINT.**

La Shon A. Walker

Vice President of Community Affairs

[Lashon.a.walker@fivepoint.com](mailto:Lashon.a.walker@fivepoint.com)

[www.fivepoint.com](http://www.fivepoint.com)

Office: 415.344.8848

One Sansome Street | Suite 3500 | San Francisco, CA 94104

This email contains information that may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not examine, use, copy, disclose or distribute to anyone the email or any information contained in the email. If you received this email in error, please advise the sender by reply email and delete the original email. Thank you.

October 16, 2024

Dear San Francisco Board of Supervisors,

On behalf of Bayview Alliance, we are writing to express our enthusiastic support for FivePoint's Candlestick project. As a community-focused organization that cares deeply about Bayview-Hunters Point, we believe this development represents a transformative opportunity for the community.

The Bayview Alliance was founded by Roselyne Swig and other civic and community-minded San Franciscans to foster dialogue focused on supporting positive outcomes for Bayview residents. For over thirteen years, the Alliance has met monthly as a forum for voluntary and open discussion. Nothing has been more important to the shared concerns of the Alliance participants than the Candlestick and Shipyard projects.

For decades, the Bayview neighborhood has struggled with underinvestment, lack of adequate housing, and limited economic opportunities. The community carries a highly disproportionate burden resulting from the history of the shipyards as well as wastewater treatment, power generation and other impacts resulting in health and economic disparities. The Candlestick project promises to address these critical issues in ways that will benefit current and future generations:

- **Housing:** FivePoint is particularly heartened by the plan to build 7,218 new homes, with an impressive 32% dedicated to affordable housing. This will help keep the community diverse and allow many residents to remain in the neighborhood they call home. The completed Alice Griffith public housing complex, providing 337 100% affordable units, has already been delivered and we look forward to seeing additional housing built.
- **Job Creation:** Over 4,000 construction jobs and 8,000 permanent positions will be created, with a focus on local hiring. This influx of employment opportunities is crucial for our community, where unemployment and underemployment are critical challenges.
- **Community Investment:** FivePoint has already contributed over \$136 million towards community initiatives, including education, workforce development, and support for local businesses. We look forward to reviewing additional “community benefits investment” when the project is approved.
- **Infrastructure and Public Space:** The addition of 105 acres of new and improved public parks and open spaces, including the modernized Willie Mays Park, will enhance our neighborhood's livability, provide much-needed recreational spaces, and finally give us equitable access to the Bay's natural waterfront beauty.
- **Environmental Sustainability:** As a community that has historically borne the brunt of environmental injustices in San Francisco, we applaud the project's commitment and dedication to sustainability, including its LEED Gold rating and plans to plant 10,000 new trees.

We urge the Board of Supervisors to support this vital project! The Candlestick Project is a much-needed and overdue investment in the people of Bayview-Hunters Point. It addresses this community's longstanding needs while creating pathways for growth and prosperity. We believe this project will serve as a model for equitable, community-centered urban development.

Thank you for your consideration.

Sincerely,

Roselyne “Cissie” Swig - Founder, Co-Convenor

Charles “Chuck” Collins - Co-Convenor

October 15, 2024

**SF Board of Supervisors**

1 Dr. Carlton B. Goodlett Place,  
City Hall, Room 244,  
Francisco, CA 94102-4689  
[Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

**RE: Candlestick Development**

As a long-time resident of Bay view Hunters Point, I strongly support the Candlestick Point project. This development promises significant benefits for our neighborhood and San Francisco as a whole.

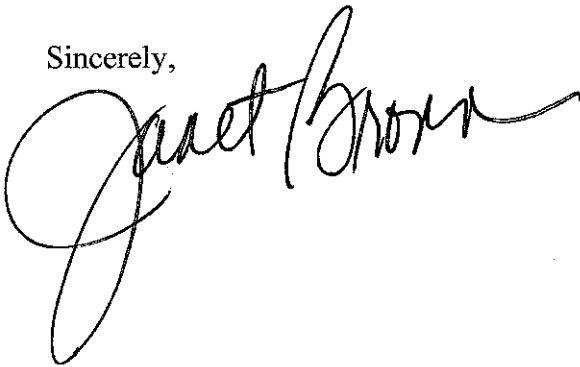
I recently attended a community workshop hosted by Five Point and learned about their updated project plans for Candlestick. Responding to changes in the retail landscape, and concerns from the community, the project now aims to attract more research and development businesses while still providing the housing and other amenities that the community and its residents are currently living without.

During the workshop, it was mentioned that there will be over 3000 jobs in this next phase of development, and nearly 700 homes. District 10 desperately needs more housing options, and there is always a need for more employment. We also need the parks and opportunities for new business that are being promised as well.

I and other residents are happy that the project is finally restarting. We have been living with the empty space while other projects in the city move forward. My fear is not that a few residents who are in opposition will have a greater say-so than the majority of the community who want the benefits the project will bring. It would be terrible if Candlestick will not someday turn into the homes and businesses for D10 residents.

I implore you and other City departments treat this project with the same urgency as other projects and move it forward. This project can add to our neighborhood, stimulate economic growth, and enhance residents' quality of life. However, timely action is essential to prevent further delays and ensure we seize his vital opportunity for the Bay view.

Sincerely,

A handwritten signature in black ink, appearing to read "Janet Brown". The signature is written in a cursive style with a large, looping initial "J".

**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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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.

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

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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:** [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

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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.

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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Clerk of the Board Angela Calvillo,

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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.

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



**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,

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.

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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.

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





**From:** [Jackie George](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Public Comment 4th Amendment Candlestick am writing in support of the Candlestick Hunters Point development that was approved and promised to be completed by the city of San Francisco years ago and the developers are now asking for a new contract. You...  
**Date:** Sunday, October 20, 2024 7:47:22 PM

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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.

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



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



**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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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.

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



**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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Clerk of the Board Angela Calvillo,

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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.

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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?

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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



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



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

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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





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

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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.

Carmen Lee  
clee143@hotmail.com  
35 Northridge Road  
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,

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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.

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



**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

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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



**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

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

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Clerk of the Board Angela Calvillo,

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



**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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- 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.

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



**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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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.

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





**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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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.
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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



**From:** [Denise LaPointe](#)  
**To:** [Jalipa, Brent \(BOS\)](#); [Board of Supervisors \(BOS\)](#)  
**Subject:** FW: Support for Candlestick Point amendments  
**Date:** Monday, October 21, 2024 12:24:03 PM  
**Attachments:** [Support for SFBOS 102024.pdf](#)

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

Please find attached a letter of support for Items 23-25 on the October 22, 2024 calendar.

Denise LaPointe

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**From:** Rachel Norton <rachel@calparks.org>  
**Date:** Friday, October 18, 2024 at 4:16 PM  
**To:** Denise LaPointe <denise@lapointegroupcorp.com>  
**Subject:** RE: Support for Candlestick Point amendments

Thank you Denise –  
Attached please find a signed letter in support of this effort.

Best,  
Rachel



October 18, 2024

Dear President Peskin and Members of the Board of Supervisors,

I am writing on behalf of the California State Parks Foundation to express our support for the proposed amendments to the Candlestick Point development project. California State Parks Foundation has long been committed to the principles of climate resilience, public access, park excellence, and stewardship—principles that align with the goals of the Candlestick Point development.

As advocates for California's state parks, we firmly believe that California's state parks are vital to the health, happiness, and quality of life of all Californians. The Candlestick Point development will expand public access to these benefits by providing new opportunities for recreation and connection to nature. This aligns with our mission to make California's natural and cultural resources accessible to all, cultivating a deeper appreciation and connection among the community.

The Candlestick Point project promises to incorporate green spaces and infrastructure that contribute to climate resilience, benefitting both the environment and the people of San Francisco for generations to come.

Our foundation is dedicated to achieving park excellence by advocating for sufficient staffing, adequate funding, and effective policies that ensure a thriving state park system. This development represents the potential to create vibrant partnerships with local organizations, enhancing the value of the Candlestick Point State Recreation Area and contributing to the overall excellence of the California state park system.

We urge the Board to approve the proposed amendments and support the Candlestick Point development project. We thank you for your consideration.

Sincerely,

Rachel Norton  
Executive Director

Cc: Mr. Thor Kaslofsky, Director, OCII

**Champion Your California**

**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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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.

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





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



**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

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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/>.

**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](mailto: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](#)

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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

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**Margaret DeMatteo**

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

**Directing Attorney**

[www.movementlegal.org](http://www.movementlegal.org)



Mobile: (415) 952-6519 | [mdematteo@movementlegal.org](mailto:mdematteo@movementlegal.org)  
428 13th Street, 8th floor, Oakland, CA 94612

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



428 13<sup>th</sup> Street, 8<sup>th</sup> Floor  
Oakland, California 94612

[www.movementlegal.org](http://www.movementlegal.org)

October 21, 2024

Supervisor Shamann Walton, [Shamann.Walton@sfgov.org](mailto:Shamann.Walton@sfgov.org)  
Supervisor Catherine Stefani, [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org)  
Supervisor Ahsha Safai, [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org)  
Supervisor Hillary Ronen, [Hillary.Ronen@sfgov.org](mailto:Hillary.Ronen@sfgov.org)  
Supervisor Dean Preston, [Dean.Preston@sfgov.org](mailto:Dean.Preston@sfgov.org)  
Supervisor Aaron Peskin, [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)  
Supervisor Rafael Mandelman, [Rafael.Mandelman@sfgov.org](mailto:Rafael.Mandelman@sfgov.org)  
Supervisor Matt Dorsey, [Matt.Dorsey@sfgov.org](mailto:Matt.Dorsey@sfgov.org)  
Supervisor Myrna Legar, [Myrna.Melgar@sfgov.org](mailto:Myrna.Melgar@sfgov.org)  
Supervisor Connie Chan, [Connie.Chan@sfgov.org](mailto:Connie.Chan@sfgov.org)  
Supervisor Joel Engardio, [Joel.Engardio@sfgov.org](mailto: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](mailto: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.<sup>1</sup> 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 3<sup>rd</sup> DDA that was approved in 2018/2019.<sup>2</sup>

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

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

<sup>2</sup> [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 3<sup>rd</sup> 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 4<sup>th</sup> DDA.<sup>3</sup> 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 4<sup>th</sup> 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

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<sup>3</sup> 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, flowing script.

Margaret DeMatteo

Directing Attorney, California Center for Movement Legal Services

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



**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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Clerk of the Board Angela Calvillo,

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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.

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



**From:** [Annie Karuna Linton](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Public Comment 4th Amendment Candlestick  
**Date:** Monday, October 21, 2024 4:40:28 PM

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



**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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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.

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



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

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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)

**From:** [La Shon Walker](#)  
**To:** [BOS-Supervisors](#); [Board of Supervisors \(BOS\)](#); [Board of Supervisors \(BOS\)](#)  
**Cc:** [Hussain, Lila \(CII\)](#); [Kaslofsky, Thor \(CII\)](#)  
**Subject:** Additional letters of support for Candlestick Development - BoS hearing  
**Date:** Friday, October 18, 2024 11:41:47 AM  
**Attachments:** [image001.png](#)  
[2024 Support Letter BoS Bayview Alliance.pdf](#)  
[2024 Support Letter BoS JB.pdf](#)

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

Good morning. Please see the attached additional letters of support for the Candlestick Development.

Please acknowledge receipt.

Thank you.

Best Regards,

*La Shon*

**FIVEPOINT.**

La Shon A. Walker

Vice President of Community Affairs

[Lashon.a.walker@fivepoint.com](mailto:Lashon.a.walker@fivepoint.com)

[www.fivepoint.com](http://www.fivepoint.com)

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October 16, 2024

Dear San Francisco Board of Supervisors,

On behalf of Bayview Alliance, we are writing to express our enthusiastic support for FivePoint's Candlestick project. As a community-focused organization that cares deeply about Bayview-Hunters Point, we believe this development represents a transformative opportunity for the community.

The Bayview Alliance was founded by Roselyne Swig and other civic and community-minded San Franciscans to foster dialogue focused on supporting positive outcomes for Bayview residents. For over thirteen years, the Alliance has met monthly as a forum for voluntary and open discussion. Nothing has been more important to the shared concerns of the Alliance participants than the Candlestick and Shipyard projects.

For decades, the Bayview neighborhood has struggled with underinvestment, lack of adequate housing, and limited economic opportunities. The community carries a highly disproportionate burden resulting from the history of the shipyards as well as wastewater treatment, power generation and other impacts resulting in health and economic disparities. The Candlestick project promises to address these critical issues in ways that will benefit current and future generations:

- **Housing:** FivePoint is particularly heartened by the plan to build 7,218 new homes, with an impressive 32% dedicated to affordable housing. This will help keep the community diverse and allow many residents to remain in the neighborhood they call home. The completed Alice Griffith public housing complex, providing 337 100% affordable units, has already been delivered and we look forward to seeing additional housing built.
- **Job Creation:** Over 4,000 construction jobs and 8,000 permanent positions will be created, with a focus on local hiring. This influx of employment opportunities is crucial for our community, where unemployment and underemployment are critical challenges.
- **Community Investment:** FivePoint has already contributed over \$136 million towards community initiatives, including education, workforce development, and support for local businesses. We look forward to reviewing additional “community benefits investment” when the project is approved.
- **Infrastructure and Public Space:** The addition of 105 acres of new and improved public parks and open spaces, including the modernized Willie Mays Park, will enhance our neighborhood's livability, provide much-needed recreational spaces, and finally give us equitable access to the Bay's natural waterfront beauty.
- **Environmental Sustainability:** As a community that has historically borne the brunt of environmental injustices in San Francisco, we applaud the project's commitment and dedication to sustainability, including its LEED Gold rating and plans to plant 10,000 new trees.

We urge the Board of Supervisors to support this vital project! The Candlestick Project is a much-needed and overdue investment in the people of Bayview-Hunters Point. It addresses this community's longstanding needs while creating pathways for growth and prosperity. We believe this project will serve as a model for equitable, community-centered urban development.

Thank you for your consideration.

Sincerely,

Roselyne “Cissie” Swig - Founder, Co-Convenor

Charles “Chuck” Collins - Co-Convenor

**From:** [Jackson Nutt-Beers](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** San Francisco Chamber of Commerce Letter of Support for File #240876  
**Date:** Friday, October 18, 2024 9:51:59 AM  
**Attachments:** [Outlook-A blue sig.png](#)  
[RE Letter of Support - File #240876.pdf](#)

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

Good afternoon Members of the San Francisco Board of Supervisors,

Please find attached to this email our letter of support for File #240876 to be heard at the board meeting next week.

If you have any questions, please reach out to me.



**Jackson Nutt-Beers, M.A. ([They/Them](#))**

**Public Policy Program Manager**

San Francisco Chamber of Commerce  
235 Montgomery St., Ste. 760, San Francisco, CA  
(E) [jnuttbeers@sfchamber.com](mailto:jnuttbeers@sfchamber.com) | [LinkedIn](#)



235 Montgomery St., Ste. 760, San Francisco, CA 94104  
tel: 415.392.4520 • fax: 415.392.0485  
sfchamber.com

10/18/2024

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**RE: Letter of Support - File #240876**

Dear Members of the San Francisco Board of Supervisors,

On behalf of the San Francisco Chamber of Commerce, I am writing to express our support for File #240876, which represents a vital opportunity for the advancement of economic recovery, job creation, and much-needed housing development in San Francisco.

This project comes at a time when San Francisco is facing challenges in our efforts to rebuild and strengthen the local economy. File #240876 will create new jobs across multiple sectors, including construction and retail, that will boost employment opportunities. By fostering these new employment opportunities, this project aligns with the city's economic recovery goals, helping to rebuild a more equitable and sustainable economy for all San Franciscans.

This project will create new housing units, alleviating pressure on our already strained housing market and providing much-needed homes for San Franciscans. As we seek to address the housing needs of our workforce and families, developments like this are vital to ensuring that we maintain a diverse and thriving community.

Historically underserved and often overlooked in terms of economic development, the Bayview will greatly benefit from the investment and attention this project will bring. It offers an opportunity for long-term growth, improved infrastructure, and enhanced quality of life for the residents of this vibrant and diverse neighborhood.

File #240876 is a step forward in San Francisco's continued recovery and future prosperity. The San Francisco Chamber of Commerce urges you to approve this project and recognize the far-reaching benefits it will bring to our city.

Respectfully,

A handwritten signature in black ink, appearing to read "Rodney Fong", written over a circular stamp or seal.

Rodney Fong  
President & CEO  
San Francisco Chamber of Commerce

October 15, 2024

**SF Board of Supervisors**

1 Dr. Carlton B. Goodlett Place,  
City Hall, Room 244,  
Francisco, CA 94102-4689  
[Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

**RE: Candlestick Development**

As a long-time resident of Bay view Hunters Point, I strongly support the Candlestick Point project. This development promises significant benefits for our neighborhood and San Francisco as a whole.

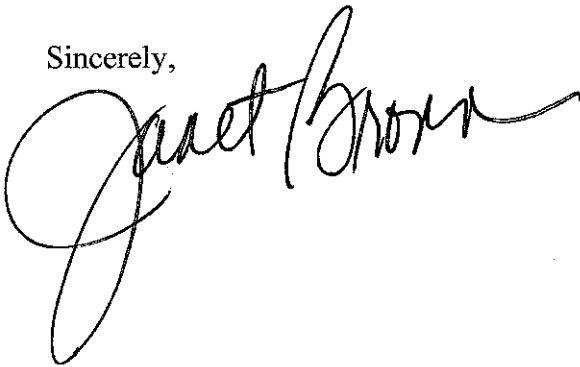
I recently attended a community workshop hosted by Five Point and learned about their updated project plans for Candlestick. Responding to changes in the retail landscape, and concerns from the community, the project now aims to attract more research and development businesses while still providing the housing and other amenities that the community and its residents are currently living without.

During the workshop, it was mentioned that there will be over 3000 jobs in this next phase of development, and nearly 700 homes. District 10 desperately needs more housing options, and there is always a need for more employment. We also need the parks and opportunities for new business that are being promised as well.

I and other residents are happy that the project is finally restarting. We have been living with the empty space while other projects in the city move forward. My fear is not that a few residents who are in opposition will have a greater say-so than the majority of the community who want the benefits the project will bring. It would be terrible if Candlestick will not someday turn into the homes and businesses for D10 residents.

I implore you and other City departments treat this project with the same urgency as other projects and move it forward. This project can add to our neighborhood, stimulate economic growth, and enhance residents' quality of life. However, timely action is essential to prevent further delays and ensure we seize his vital opportunity for the Bay view.

Sincerely,

A handwritten signature in black ink, appearing to read "Janet Brown". The signature is written in a cursive, flowing style with a large initial "J".



October 18, 2024

Dear President Peskin and Members of the Board of Supervisors,

I am writing on behalf of the California State Parks Foundation to express our support for the proposed amendments to the Candlestick Point development project. California State Parks Foundation has long been committed to the principles of climate resilience, public access, park excellence, and stewardship—principles that align with the goals of the Candlestick Point development.

As advocates for California's state parks, we firmly believe that California's state parks are vital to the health, happiness, and quality of life of all Californians. The Candlestick Point development will expand public access to these benefits by providing new opportunities for recreation and connection to nature. This aligns with our mission to make California's natural and cultural resources accessible to all, cultivating a deeper appreciation and connection among the community.

The Candlestick Point project promises to incorporate green spaces and infrastructure that contribute to climate resilience, benefitting both the environment and the people of San Francisco for generations to come.

Our foundation is dedicated to achieving park excellence by advocating for sufficient staffing, adequate funding, and effective policies that ensure a thriving state park system. This development represents the potential to create vibrant partnerships with local organizations, enhancing the value of the Candlestick Point State Recreation Area and contributing to the overall excellence of the California state park system.

We urge the Board to approve the proposed amendments and support the Candlestick Point development project. We thank you for your consideration.

Sincerely,

Rachel Norton  
Executive Director

Cc: Mr. Thor Kaslofsky, Director, OCII

**Champion Your California**