From: Sharon Steuer
To: Board of Supervisors (BOS)
Subject: Add An Accountable Timeline for Jobs, Homes and Community Benefits at Candlestick
Date: Tuesday, November 5, 2024 11:26:45 AM

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Clerk of the Board Angela Calvillo,

At your October 22, 2024 hearing, your own Legislative Analyst stated that the Candlestick project approved in 2010 was severely delayed, had “performance” issues with both the developer and OCII, that there has NEVER been a performance audit of the project by the City Controller, and – most importantly – these failures make it a policy issue of the Board of Supervisors to step in.

A set of options to add accountability to the amendments was presented.

The contract before you this Tuesday October 29th did not have any public input until May 2024 for the significant changes that doubles the amount of public funding, doubles the original agreed upon timelines for completion, shifts the focus to Office space for innovation (AI) tech, delays completion of the Alice Griffith neighborhood to 2042, DOES NOT include commitments to community benefits, and has LESS accountability.

I join in urging you to ask your City Attorney to add REAL accountability and performance language that includes the following:

1) Accountability Language to Guarantee a Clear Development Timeline at Candlestick: Add a “time is of the essence” clause to hold the developer accountable to completing each roadway, block of housing, block of office space, park, and other open space area by the end of the earliest calendar year identified in your proposed 4th Amended DDA including annual progress reports, financial disincentives when the developer fails to perform, and an option to seek proposals from other developers if necessary.

2) Payment of All Outstanding Community Benefits Owed to Prepare and Protect the Community For the thousands of Jobs and Homes Promised in the next few years. Require evidence that all unpaid contributions (over $28 million plus interest) to the Community First Housing Fund and Workforce Development Fund (identified Sections 4.1 and 4.2 of the City’s 2010 Community Benefits Plan which incorporates Sections 2.2 and 3.2 of the Core Community Benefits Agreement) have been made, or will be made within the 2024 calendar year, or pursuant to a new schedule of payments to each of those Funds, to which the Alliance for District 10 has agreed; and Evidence of Full Payment of the $9.5 million to the Education Improvement Fund (Section 1.2) to the SFUSD within the 2024 calendar year or pursuant to a revised schedule of payments to which the School District has agreed.

I join in urging you to support adding the following to the 4th (and hopefully last) Disposition Development Amendment (contract) for Candlestick before you Tuesday, October 29th.

Thank you for putting community interests over corporate profits.

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From: allegra.mautner@gmail.com
To: Board of Supervisors (BOS)
Subject: Affordable Housing Now
Date: Saturday, November 2, 2024 5:53:36 PM

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Clerk of the Board Angela Calvillo,

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 acress 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.

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