

**LTCCC Housing Workgroup**  
November 14, 2014; 1:00pm to 3:00pm  
Mercy Housing, 1360 Mission Street #300

Attendees: Bill Hirsch, Anne Romero, Victoria Tedder, Jessica Lehman, Tom Ryan, Carla Johnson, Laverne Jacobs, Akiko Takeshita, Rick Appleby (DAAS)  
Presenters: Thor Kaslofsky, Helen Hale, Amabel Akwa-asare,

**MEETING NOTES**

Welcome and Introductions

Presenters: Thor Kaslofsky, Shipyard/Candlestick Program Manager, OCII  
Helen Hale, Director of Residential and Community Services, MOHCD  
Amabel Akwa-asare, Assistant project Manager, OCII

Hunters Point Shipyard & Candlestick Development: Thor Kaslofsky & Amabel Akwa-asare

Mr. Kaslofsky and Ms. Akwa-asare described the overall development of Hunter Point Shipyard and Candlestick Point. OCII is the successor agency to the Redevelopment Agency. Highlights (see handout):

- Developer is Lennar
- 800 Acres to have 12,100 homes, 32% BMR, up to 160% AMI
- Currently 700 units in process, all for sale
- Rebuilding of Alice Griffith Housing (256 Units total, 248 @ %0-50 AMI, will be all RAD)
- 350 plus acres of parks and open space
- Community Benefits Package
- Emphasis on green sustainability: solar ready, sea level considerations, automated trash
- \$300 million in transportation improvements
- Workforce: 2,000 annual construction jobs, 12,000 permanent jobs, \$9.2 million workforce fund
- Historic Development and Reuse: esp. note artist replacement studios and public art
- Community benefits: Housing fund, workforce development fund, construction assistance program, scholarship fund, Education improvement, etc.
- Housing for Seniors and People with Disabilities, Senior Center, accessible or adaptable. All but townhomes are elevator buildings.
- Shipyard Advisory Council. Main meeting is the 2<sup>nd</sup> Monday of the month, 6 pm (free dinner), 1800 Oakdale (at the college)

Public Housing and Rental Assistance Demonstration (RAD): Helen Hale

Ms. Hale summarized the RAD/public housing project and the community service efforts for residents of redeveloped properties. Highlights (see FAQs):

- 29 properties involved, Phase 2 folks being informed now
- Phase 2 will last 12 to 18 months
- Closing for Phase 1 (15 buildings) probably August 2015
- Housing Authority will manage Section 8 and Tax Credit programs and biannual site visits, but will no longer manage public housing buildings (leases will be with the affordable housing developers).
- Housing Authority has a ground lease for 99 years, developers have 20-year leases.

- Still working out system of wait lists, transfers etc., since 8 development corporations are involved.
- Senior/Disabled Housing: Working from “general” designation to senior/disabled (no separation), preserve current residents, no intent to change type of building,
- A lot of accessibility modifications necessary
- Need to develop better community spaces
- Service coordination: Services work group, NCPHS in senior/disabled buildings already, 5 buildings with no services. (See handout) They are doing interviews about needs.
- Working on community building, health and wellness. Skill development, leadership development, aging in place, cultural competency. Ideas: gardens, social clubs, walking clubs, connect with health providers.
- Could have someone attend Services workgroup.

Affordable Housing Database/portal: Deferred to future meeting

Announcements:

- Victoria – Copy of letter to Lara Sallee with database portal recommendations
- Jessica – SDA holiday party December 12, 4 to 6, SDA office, 1360 Mission Street #400
- Bill: Chronicle article about 826 Valencia, a community program that connects community volunteers with kids who need help with reading. 826 will have space in the new TNDC family building at Mission Bay. See <http://www.sfgate.com/bayarea/article/Dave-Eggers-826-Valencia-headed-for-Mission-Bay-5891786.php>

Meeting Scheduling: Jessica

- Will schedule tour of shipyard in January (possibly January 23)
- Beginning January 2015, back to the fourth Friday of each month

**Next Meeting: December 12, 10 to 12, Mercy Housing, 1360 Mission Street**

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**LONG TERM CARE COORDINATING COUNCIL**

Guiding the development of an integrated system of home, community-based, and institutional long term care services for older adults and adults with disabilities