

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
17TH DAY OF JUNE 2014**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a special meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 1:00 p. m. on the 17th day of June 2014, at the place and date duly established for holding of such a meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:08 p.m. Roll call was taken.

Commissioner Ellington – present
Commissioner Mondejar – present
Vice-Chair Rosales – present
Commissioner Singh – present
Chair Johnson – present

All Commission members were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, July 1, 2014 at 1:00 p.m. (City Hall, Room 416).

B. Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting

Please be advised that the ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing of or use of a cell phone, pager, or other similar sound-producing electronic device.

C. Announcement of Time Allotment for Public Comments

3. Report on actions taken at previous Closed Session meeting - None

4. Matters of Unfinished Business – None

5. Matters of New Business:

Chair Johnson announced that Item 5 (b) would be moved to the Regular Agenda as the first item.

CONSENT AGENDA

a) Approval of Minutes: Regular Meeting of May 6, 2014

PUBLIC COMMENT – None

Vice-Chair Rosales requested that an edit be made on her comment in the minutes on page 14, third paragraph, so that the word "not" would be inserted before the word "consent".

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

Secretary Jones called for a voice vote on Items 5(a).

Commissioner Ellington – yes

Commissioner Mondejar – yes

Vice-Chair Rosales – yes

Commissioner Singh – yes

Chair Johnson – yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY 5 COMMISSIONERS THAT THE MINUTES OF THE REGULAR MEETING OF MAY 6, 2014 BE ADOPTED.

REGULAR AGENDA

- b) Pursuant to Section 20.1 of the May 1, 2011 Fillmore Heritage Garage Management Agreement (the "Management Agreement") with Pacific Park Management, Inc., a California corporation ("Pacific Park"), consenting to Pacific Park's assignment of the Management Agreement to Imperial Parking (U.S.), LLC, a Delaware limited liability company ("Impark"), as part of Impark's purchase of Pacific Park. (Action) (Resolution No. 44-2014)

Vice-Chair Rosales recused herself from this item because Pacific Park Management Inc. had been a source of income to her firm, Rosales Business Partners, within the last 12 months. Ms. Rosales left the room at that time.

Presenters: Tiffany Bohee, Executive Director; Tracie Reynolds, Manager, Real Estate & Development Services; Sam Tadesse, Pacific Park

PUBLIC COMMENT – None

Chair Johnson stated that she was satisfied that the management assignment was for the same management term as before. She recalled that OCII had previously agreed a couple of months earlier to extend Pacific Park's agreement for 18 months and now this agreement would be for the same terms.

Commissioner Singh inquired about why the arrangement needed to be changed.

Chair Johnson responded because Pacific Park had sold their business to Impark and therefore the agreement needed to be assigned to Impark, the new entity.

Executive Director Bohee added that Pacific Park was selling to Impark and requested that the representative from Pacific Park come up.

Mr. Tadesse stated that the last time he was before the Commission, the new agreement with Impark had not been signed, but in the meantime, the company had been sold and the new deal had been signed.

Commissioner Singh inquired as to whether the term would still be for one year.

Chair Johnson responded that the end date would still be the same.

Commissioner Mondejar recalled from Pacific Park's last appearance that the company had not been making any money for the last two or three years. She stated that hopefully the new company, Impark, would be able to make some money.

Ms. Reynolds responded that the current management agreement being assigned had paid Pacific Park \$1,000/month and that now Impark would be receiving that same amount. Ms. Reynolds also pointed out an incentive fee, so that if there was any net operating income (NOI) over a certain amount, Pacific Park would get some of that. However, because there had not been any NOI, they were not receiving the incentive fee or anything additional to the management fee.

Commissioner Ellington motioned to move Item 5(b) and Commissioner Mondejar seconded that motion.

Secretary Jones called for a voice vote on Items 5(b).

Commissioner Ellington – yes

Commissioner Mondejar – yes

Vice-Chair Rosales – recused

Commissioner Singh – yes

Chair Johnson – yes

ADOPTION: IT WAS VOTED BY 4 COMMISSIONERS WITH ONE RECUSAL THAT RESOLUTION NO. 44-2014, PURSUANT TO SECTION 20.1 OF THE MAY 1, 2011 FILLMORE HERITAGE GARAGE MANAGEMENT AGREEMENT (THE "MANAGEMENT AGREEMENT") WITH PACIFIC PARK MANAGEMENT, INC., A CALIFORNIA CORPORATION ("PACIFIC PARK"), CONSENTING TO PACIFIC PARK'S ASSIGNMENT OF THE MANAGEMENT AGREEMENT TO IMPERIAL PARKING (U.S.), LLC, A DELAWARE LIMITED LIABILITY COMPANY ("IMPARK"), AS PART OF IMPARK'S PURCHASE OF PACIFIC PARK, BE ADOPTED.

Chair Johnson responded to a question from Commissioner Ellington that as part of the terms of the approval of the previous extension of the management agreement for Pacific Park, any consideration for another extension for Impark would have to come back before the Commission for approval.

- c) Authorizing, pursuant to the Transbay Implementation Agreement, the Executive Director to execute an Exclusive Negotiation Agreement with Related California Urban Housing, Inc., a California Limited Liability Company, and Tenderloin Neighborhood Development Corporation, a California non-profit public benefit Corporation, for a proposed residential project on Block 8 (Block 3737, Lots 005, 012, 027), located on Folsom Street between First and Fremont Streets; Transbay Redevelopment Project Area. (Discussion and Action) (Resolution No. 45-2014)

Presenters: Tiffany Bohee, Executive Director; Courtney Pash, Assistant Project Manager, Transbay; Bill Witte, President, Related California; Don Falk, Executive Director, Tenderloin Neighborhood Development Corporation (TNDC); Jason Long, OMA Architects; Mike Grisso, Senior Project Manager, Transbay

PUBLIC COMMENT

Speakers: Katina Johnson, Transbay CAC; Oscar James, native resident, Bayview Hunters Point (BVHP) and Certificate Holder

Ms. Johnson stated that she endorsed this item and was very excited about the new complex. She appreciated the detail of design and complemented the development team for their planned approach to turn that area into a real neighborhood, using elements such as the pass-through, the urban living room concept, the retail shops and the grocery store.

Mr. James requested that the residents relocated from the SOMA area be given first preference for housing in this project as well as the rest of the certificate holders throughout the Bay Area.

Commissioner Singh requested that Mr. Falk return to the podium and inquired as to what the contribution from TNDC was in this project; inquired as to whether Randy Shaw from Tenderloin Housing Clinic was involved in this project.

Mr. Falk responded that TNDC was the partner on the affordable part of the project. He explained that there was a 100% affordable piece and a 20% market rate rental piece and that TNDC would be the managing general partner. To Commissioner Singh's second question, Mr. Falk responded in the negative because Mr. Shaw worked for the Tenderloin Housing Clinic, which was a different organization from TNDC.

Vice-Chair Rosales stated that for that area a grocery store was very much needed and inquired about whether consideration had been made for it to be community-based or affordable.

Mr. Witte responded that they had been approached by some potential tenants which made them start thinking beyond the ground floor and were now considering a more full-service offering, including a combination of boutique street level food services as well as more traditional services expected from a full service grocery. He stated that they are working on a conceptual plan for deliveries, drop-offs and parking. Mr. Witte recalled that CAC members had stated they wanted more input from the community on this subject, so the Related team had made sure that physically they would be able to accommodate a full service grocery.

Commissioner Ellington complemented the development team on the unique design. He stressed that this was an opportunity that they needed to take advantage of in order to completely transform this area and offer community-based amenities that were affordable.

Chair Johnson inquired about the status of the other two respondents regarding the change in terms related to closing the project six months earlier than intended and inquired about what response they had gotten from them. Ms. Johnson stated that she loved the design and inquired about whether the Paseo was considered a park or a street and what would that mean for bike/pedestrian facilities and park maintenance. She asked staff to consider bike facilities on the Paseo and to keep in mind that bikes needed a place to stop so they would not be in the way of pedestrians. Regarding the Certificates of Preference, Ms. Johnson stated that the marketing plan for affordable housing would be part of the DDA and stated that she was in favor of location-based preference as at least one of the top three items.

Ms. Pash responded that they all understood the need for the TJPA and the next higher bidder had the same closing date in their response and even with the reduced purchase price, the Related and TNDC team would have had the highest score of them all.

Mr. Grisso responded that the plan was really for the Paseo to be more of a pedestrian-focused area and that bikes on the Paseo would be an issue but they had not gotten to that level of detail yet. He stated that it would not be a City street but a privately-owned street.

Commissioner Singh complemented the design as well as the development team.

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

Secretary Jones called for a voice vote on Items 5(c).

Commissioner Ellington – yes

Commissioner Mondejar – yes

Vice-Chair Rosales – yes

Commissioner Singh – yes

Chair Johnson – yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY 5 COMMISSIONERS THAT RESOLUTION NO. 45-2014, AUTHORIZING, PURSUANT TO THE TRANSBAY IMPLEMENTATION AGREEMENT, THE EXECUTIVE DIRECTOR TO EXECUTE AN EXCLUSIVE NEGOTIATION AGREEMENT WITH RELATED CALIFORNIA URBAN HOUSING, INC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION, FOR A PROPOSED RESIDENTIAL PROJECT ON BLOCK 8 (BLOCK 3737, LOTS 005, 012, 027), LOCATED ON FOLSOM STREET BETWEEN FIRST AND FREMONT STREETS; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- d) Adopting environmental review findings pursuant to the California Environmental Quality Act and conditionally approving a Combined Basic Concept and Schematic Design for two residential buildings with 350 units on Block 1 in Mission Bay South, bounded by Third, Fourth and Channel Streets and Park P3, and an amendment to the Block 1 Major Phase pursuant to the Owner Participation Agreement with FOCIL-MB, LLC; Mission Bay South Redevelopment Project Area. (Discussion and Action) (Resolution No. 46-2014)

Presenters: Tiffany Bohee, Executive Director; Catherine Reilly, Project Manager, Mission Bay; Jesse Blout, Principal, Strada Investment Group; Bernardo Fort-Brescia, Arquitectonica

PUBLIC COMMENT

Speakers: Corinne Woods, Chair, Mission Bay CAC

Ms. Woods stated that they had had a very good, active discussion on this project at the regular CAC meeting and, as a result of many questions, the architects and developers had a special meeting two weeks later where they responded very effectively to the community concerns. The community had asked for colors and a modulation of the design so it did not look so “chunky” and also that they pay attention to the pedestrian level. Ms. Woods commented on the attention and response paid by the development team and endorsed this item.

Commissioner Ellington inquired about the entrance to the middle courtyard quad area and whether it was open to the public and whether the pool was heated; he inquired about the red dotted line on Slide 11.

Mr. Blout responded that the main entrance into the residential podium was key-controlled by residents; however, as a result of meeting with community and staff, there was a desire to connect the main entrance to the park both physically and visually and they had been able to integrate the two pieces. He commended CMG for their work on that integration. Mr. Blout stated that there was public bench seating and that Strada had offered some of their private property to the project. Mr. Blout responded that the red dotted line was the dividing line between the R1 and R2 phases of the project and signified where the property line were drawn. Mr. Blout responded that the pool was heated and was for residents only.

Chair Johnson inquired about the carve-outs along Third Street for parking and vehicle access.

Ms. Reilly responded that this would be an MTA issue and still needed to be worked out.

Commissioner Ellington inquired about the option of for-sale and rental units and that if there were rental units, would they be managed by a specific CDC or something else.

Ms. Reilly responded that there would be inclusionary units managed by the property owner, which, once completed, MOHCD would oversee and manage to make sure all the affordability and marketing requirements are being met.

Commissioner Singh commended the design and color coordination and inquired about how large the Junior One bedrooms were.

Mr. Blout responded that these units were called Junior Ones for marketing reasons, also known as studios, and that they ranged in size from about 550 sq. feet, which was their smallest unit. He stated that the studios had divided off sleeping rooms and were as big as a one-bedroom unit. Mr. Blout pointed out that that this project generally had larger units across all unit sizes than any other project in Mission Bay in part to address the market and in part to bring more families into Mission Bay.

Chair Johnson referred to Ms. Woods' comment about Mission Bay being boring and attributed that to the fact that the retail space had not been activated on the ground floor and inquired about the strategy for the commercial space.

Mr. Blout responded that they were excited about the retail space and thought there was an excellent opportunity for a restaurant on the corner facing the ballpark right at the Mission Bay gate. He explained that this location had a park-like setting and they would be able to have seating with tables and chairs outside under the agreement. Mr. Blout added that the other side of the project related more to activating the 4th Street retail concept by subdividing those spaces to offer food as well as neighborhood services. He indicated that there were no tenants in there yet but that there was a tremendous amount of interest in both sides of the project.

Commissioner Mondejar referred to Exhibit H and inquired about the green area on the roof of the building.

Mr. Fort-Brescia responded that this was a green roof with grass planted as groundcover, which provided a pleasing visual impact from the windows, prevented reflection of the sun into the windows and provided insulation. He described it as a very sustainable solution for a roof and represented a fifth façade but was not an occupied roof because of the fire code, which would require massive stairs for exiting.

Vice-Chair Rosales commended the entire team on the beautiful design.

Commissioner Singh motioned to move Item 5(d) and Commissioner Ellington seconded that motion.

Secretary Jones called for a voice vote on Items 5(d).

Commissioner Ellington – yes
Commissioner Mondejar – yes
Vice-Chair Rosales – yes
Commissioner Singh – yes
Chair Johnson – yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY 5 COMMISSIONERS THAT RESOLUTION NO. 46-2014, ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING A COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN FOR TWO RESIDENTIAL BUILDINGS WITH 350 UNITS ON BLOCK 1 IN MISSION BAY SOUTH, BOUNDED BY THIRD, FOURTH AND CHANNEL STREETS AND PARK P3, AND AN AMENDMENT TO THE BLOCK 1 MAJOR PHASE PURSUANT TO THE OWNER PARTICIPATION AGREEMENT WITH FOCIL-MB, LLC; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- e) Overview of OCII Small Business Enterprise (SBE) and Workforce Programs: status report on SBE and local hiring goals and comparison with City and County of San Francisco programs. (Discussion)

Presenters: Tiffany Bohee, Executive Director; Raymond Lee, Contract Compliance Supervisor

PUBLIC COMMENT – None

Vice-Chair Rosales thanked staff for all the information provided during the presentation. She inquired about OCII reporting on the SBE programs and clarified that this actually meant beyond San Francisco and whether the geographic area covered all the SBE's in the state of California; requested clarification on the difference between OCII's data and the City's data relating to SBE firms. Ms. Rosales explained that it was her understanding that when the City reported on their local business program, it was reporting on San Francisco-based firms and the OCII was reporting on SBE firms that were inclusive of San Francisco firms but not exclusive to San Francisco firms. She added that given that distinction, Lennar would get an A.

Mr. Lee concurred on her first question and added that the reports covered all SBE's. Mr. Lee explained that the definition of SBE in the OCII program called for other agency small business certification, such as federal DBE certification as long as they met the threshold, so it could include an out-of-state firm as well, although, he added, most firms were local within the Bay Area. To Vice-Chair Rosales' next statement, he concurred and added that in the attachment they attempted to break out those awards specifically to the San Francisco-based SBE's. Mr. Lee stated that Lennar has had a long relationship with the OCII and was familiar with the process, which may not be the case with other developers such as in Mission Bay and Transbay, where there may be an education and learning curve needed to get them on board with the OCII programs.

Executive Director Bohee added that there were additional resources available in the Southeast that OCII had negotiated through the Phase I and II DDA, and had required Lennar to implement

a Construction Assistance Program which provided technical resources on bidding, bid software as well as the leveraging with OEWD and other City resources offered in District 10. Comparing OCII SBE programs to those of the City, Ms. Bohee explained that with the first consideration to project area, District 10 was impacted, so the Bayview Hill, Hunters View, Bayview and Hunters Point projects were actually OCII-facilitated projects where there had been a particular focus of citywide and private resources.

Vice-Chair Rosales stated that from the City's analysis of the local business demographic and concentration of local businesses, Bayview would be well represented and there was capacity there. Ms. Rosales clarified that she wanted to make sure that when capturing data, staff was recording not just the awarding of projects to SBE's but the payment stage also as well as tracking that they were performing and completing the work and that the dollars had actually been paid. In reviewing the City report on local hiring policy for construction, Ms. Rosales pointed out that the report was very data driven, broken down by ethnicity, gender and by departments. She inquired as to whether the City was using the Elations technology and whether Elations could offer the technology to track payments as well. Ms. Rosales inquired as to what technology OCII was currently using.

Mr. Lee confirmed Ms. Rosales' statement and added that this was true in particular within the construction industry. Mr. Lee responded that the information presented at the meeting was only awarded data and that they were making efforts to track payment data. He responded that Elations did offer the payment side tracking service; however, OCII did not currently subscribe to the payment side interface via Elations but they were looking into technology to track that data. He stated that they were working on alternatives to be able to gather payment data when a project was completed and verified with the subcontractors.

Executive Director Bohee responded that it was the former Redevelopment Agency that started working with Elations and the City had followed suit and added some features to make it more effective.

Commissioner Ellington thanked staff for the presentation and commended them on the informational memo. He stated that he was pleased to have the good faith term clearly defined and to be able to see the different steps laid out for developers and others involved. Mr. Ellington inquired about whether the WBE & MBE numbers were subsets of the SBE numbers and whether they were reported differently.

Mr. Lee responded that they were subsets of the SBE.

Executive Director Bohee added that this would be the same dollar threshold. She explained that there was a diversity program at the former Redevelopment Agency based on MBE and WBE and then post Prop 209, the program was inclusive of MBE & WBEs, and the SBE was the result of that action.

Commissioner Ellington inquired about the section in the memo that mentioned SBE qualification, which the Agency was no longer engaged in; inquired as to whether there were any local government entities that provided that certification; deferred to Executive Director Bohee regarding the question about what the relationship would be between OCII and a city department such as CMD; inquired about what the rationale was behind expanding gross receipts from \$2 million to \$2.5 million.

Mr. Lee responded that there used to be certification staff that certified small businesses as well as MBE's and WBE's, but as a result of staff reduction, OCII has changed their practice to accept

firms that have been certified by other government entities and then engaged in a verification process to make sure that the revenue threshold was still met. He gave as an example that the state of California Department of General Services (DGS) certified small businesses for state purposes. OCII used the DGS directory when necessary, but in that instance they would verify that the gross revenues for the prior 3 years met the OCII threshold, which was critical in the professional services field, because the OCII threshold was lower at \$2 million and for construction the threshold was \$14 million. Mr. Lee restated that this was not a certification, but rather a verification process if a firm had been previously certified by DGS. Mr. Lee responded that for San Francisco, the local government entity providing certification was the Contract Monitoring Division (CMD); for Alameda County, there was a joint certification program shared between the City and Department of Public Works (DPW). To the threshold question, Mr. Lee responded that the \$500,000 difference appeared negligible and that conforming OCII's threshold with the City's would provide ease of communication with developers and would make staff resources more efficient.

Executive Director Bohee responded that the CMD was a division of the City, overseeing the implementation of Administrative Code 14B and that the OCII leveraged their resources. Ms. Bohee stated that it made sense to rely on the City certification to avoid making businesses go through filling out more forms and in order to streamline the process if they had already been certified by the City, but the dollar thresholds still had to be met.

Vice-Chair Rosales stated that she liked the idea of automatic certification if a business was already certified as a San Francisco-based business, because there were developers performing at different levels, for which Strada would be a perfect example, and this would add uniformity in their certification standards.

Commissioner Ellington suggested that they consider how to streamline the process to make this easier for new businesses that want to enter this category to make it as fair and easy as possible.

Vice-Chair Rosales inquired about how to amend the policy to be the same as the City, so that the OCII threshold would be \$2.5 million instead of \$2 million for professional services. She added that the City was currently conducting a community conversation on how to change and improve the local business ordinance.

Executive Director Bohee pointed out that the former Redevelopment Agency had a working group to help tackle these issues, which was very effective. She explained that the OCII does not have the same economic tiers as the City.

Commissioner Mondejar inquired about marketing to the business community to attract new businesses to apply. She stressed that the marketing piece was an important part that was currently missing and inquired if this activity could be added to Mr. Lee's job.

Mr. Lee responded that currently there was no marketing effort on the part of the OCII for certification purposes and they simply referred uncertified firms to the CMD to get the certification. He explained that they had been invited to a CMD workshop for women's businesses in construction with the idea to collaborate with CMD for future events not only to market OCII business opportunities but also to market the CMD certification process. He added that they also were considering refining the website and creating a portal for marketing purposes. Mr. Lee suggested an idea of having firms register themselves for bid opportunities so that OCII can send notices of contracting opportunities to firms that match their interest rather than have firms repeatedly check OCII's website for any new opportunities.

Vice-Chair Rosales stated that these were great ideas because small businesses were busy working and if there was a portal to register very precisely what the business was and what the capacity was, then it would make it easier to match up ability levels with opportunities. Ms. Rosales pointed out that one of the complaints of local businesses was that the City website was too complex and it was too difficult to match up small companies with small opportunities. She suggested that it was questionable how many of those small businesses were actually getting any work. However, the OCII had a broader dollar range and a more individualized relationship with businesses and could be more effective in matching up firms with opportunities.

Commissioner Singh inquired about how often the working group met; he stated that he had been a member of the former working group for 15 years and they met every month and he stated that he wanted to be included on any future working group as well.

Mr. Lee responded that currently there was no working group.

Executive Director Bohee responded that the Former Agency had a working group and there was interest in reinstating it for the OCII. She added that the City had a Construction Advisory working group to advise it on local hire and other matters and sometimes the OCII provided input with that group. Ms. Bohee stated that they all shared information with CMD and OEWD on OCII and City programs. Ms. Bohee stated that they could reinstate a form of the working group for matters in marketing and data as well as the issue of parity for certification and other topics.

Chair Johnson inquired about who made up that former working group and whether it was a subcommittee of the Former Agency.

Executive Director Bohee responded that the working group was not exactly a subcommittee of the Agency, but rather had been made up of certain members of the Former Agency as well as members of the construction and professional discipline fields and was open to the public.

Chair Johnson summarized the direction needs so far discussed with action items which were to 1) reinstate the working group with the same constitution as before; 2) bringing OCII definitions parallel with the City's definitions regarding SBE. Ms. Johnson suggested that they define what that meant exactly--was it just changing the threshold amount from \$2 million to \$2.5 million or were there other things; how would that relate to dissolution law and would it have to go before the Board of Supervisors or the Oversight Board for approval; 3) investigate the portal idea starting with a one page description to have something on paper and then adding more features later.

Commissioner Mondejar wanted confirmation that the marketing outreach would be part of the portal.

Mr. Lee responded in the affirmative that the intent would be for all the registration material and public notices to be part of the portal.

Executive Director Bohee added that they would also be leveraging resources with other sister agencies so that all OCII opportunities would be offered at the portal. She pointed out that in the SBE exhibit Attachment A, the construction firm was named, but they could provide the names of all the firms that were actually getting the work in the professional services.

Chair Johnson restated that she wanted something written to describe the portal. She stated that it was probably not necessary to provide all the firms listed because it would be too much data and suggested a summary instead.

Vice-Chair Rosales inquired about workforce and asked for clarification as to whether the Mayor's Office of Housing and Community Development (MOHCD) applied 14B; asked for confirmation that the word "local" meant San Francisco for both OCII and City workforce programs; asked for confirmation that it appeared that the OCII was performing better in percentages than the City in overall workforce goals.

Executive Director Bohee responded that the MOHCD does apply 14B and worked with the CMD staff but that data was not compiled in the report. She explained that OCII staff was working with the MOHCD staff to try to get the data to understand how OCII compared. Ms. Bohee used the Hugo Hotel at 200 Sixth Street as an anecdotal example, where the OCII goal as per policy was 50%; however, due to availability and bidding, the overall actual goal for CMD and the City was 15%.

Mr. Lee confirmed that the word "local" referred to San Francisco for both OCII and the City. He responded that performance varied by City departments as well as the fact that the OCII exceeded 50% for some of its projects, but overall results for the City were 36% and 34% for OCII.

Executive Director Bohee added that within the Bayview and Hunters Point geographic area projects, there was a particular emphasis on BVHP residents and the three zip codes because of the BVHP Employment and Contracting Policy that had been negotiated for those projects.

Mr. Lee added that on those projects the goal was currently running at 51%.

Vice-Chair Rosales inquired as to why the City was currently at 30% with the local hire program when it could have gone to 35% due to the fact that they were waiting for data, which they already had; inquired as to whether the OCII could report similarly to the City by reporting demographics by ethnicity and gender. Ms. Rosales pointed out that a significant number of labor hours were going to Latinos on City projects and that Hunter Point, the Mission and the Outer Mission zip code 94112 were the predominant zip codes being represented. She stated that this reflected her understanding of where the workers would be.

Mr. Lee responded that data by ethnicity and gender was available and could be provided. He added that they required developers and contractors to use the LBE database for outreach purposes when they had a solicitation or contract opportunity, which was used for whatever disciplines they needed.

Chair Johnson thanked staff for their presentation.

6. Public Comment on Non-agenda Items – None

7. Report of the Chair

Chair Johnson announced that she had no report.

8. Report of the Executive Director

Executive Director Bohee announced that there would be a grand opening, tour and walk through for the Bayview Hill Gardens at 1075 LeConte or 6600 Third Street, another BVHP project area with excellent results for SBE, including women and minority workforce participation. She stated that Commissioners and the public were invited. Ms. Bohee added that this project had been funded primarily by SB-2113 replacement housing dollars.

Ms. Bohee reported that the Board of Supervisors Budget Committee would be reviewing the OCII budget the next day, which was the last item that Budget and Finance had been willing to consider. She reported that there were no recommended changes or issues expected on the budget.

Ms. Bohee announced that the \$1.2 billion reported by Mr. Lee, included affordable housing units that represented 27% of the Mayor's plan to create 10,000 permanently affordable units for low and middle-income families by 2020. OCII's affordable housing production was on target, broken down so that 900 units or 1/3 would be delivered every two years.

Ms. Bohee announced two staff departures: Wells Lawson, Senior Project Manager, Hunters Point Project Shipyard & Candlestick Point, had decided to move to Los Angeles after 6 years of working on the HPS project. Mike Grisso, Senior Project Manager, Transbay, had accepted an opportunity with Kilroy, a local real estate developer, after 11 years with OCII. Ms. Bohee indicated that Mr. Grisso's last day would be July 15. She stated that they would both be missed.

Commissioner Singh asked Mr. Grisso about what OCII had to do to make him stay.

Mr. Grisso responded that he had already accepted the other position.

Chair Johnson wished both Mr. Grisso and Mr. Lawson good luck. Ms. Johnson announced that she had been nominated by Mayor Lee to the Planning Commission and would be working with the Rules Committee starting on June 30.

9. Commissioners' Questions and Matters

Vice-Chair Rosales inquired as to why Chair Johnson would want to serve on the Planning Commission.

10. Closed Session

- a) Under California Government Code Section 54956.9 (d) (1), conference with legal counsel for existing litigation: In re Yoshi's San Francisco, LLC, No. 12-49432 (Bankruptcy, Northern District of California, filed Nov. 27, 2013)

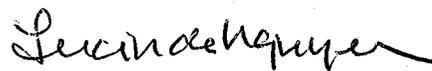
PUBLIC COMMENT – None

Chair Johnson asked that anyone not involved in the Closed Session to please leave the room.

11. Adjournment

The meeting was adjourned by Chair Johnson at 4:34 p.m.

Respectfully submitted,



Lucinda Nguyen, Interim Commission Secretary