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CHAIR

Mara Rosales
VICE-CHAIR

Bivett Brackett
Dr. Carolyn Ransom-Scott
COMMISSIONERS

Nadia Sesay
EXECUTIVE DIRECTOR

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
16TH DAY OF JULY 2019**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular 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 16th day of July 2019, 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 1:00 p.m. Vice-Chair Rosales welcomed new Commissioner Brackett to OCII. Roll call was taken.

Commissioner Brackett - present
Commissioner Scott – present
Vice-Chair Rosales - present
Chair Bustos - absent

Chair Bustos was absent; all other Commissioners were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, August 6, 2019 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 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:

CONSENT AGENDA

- a) Approval of Minutes: Regular Meetings of April 16 and May 7, 2019

PUBLIC COMMENT - None

Commissioner Scott motioned to move Item 5(a) and Commissioner Brackett seconded that motion.

Secretary Cruz called for a voice vote on Item 5(a).

Commissioner Brackett – yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF MINUTES FOR REGULAR MEETINGS OF APRIL 16 AND MAY 7, 2019, BE ADOPTED.

REGULAR AGENDA

Because of the lengthy agenda, Vice-Chair Rosales called for Items 5(i) through 5(k) to be presented first.

Agenda Items 5(i) through 5(k) related to Employment Contracts were presented together, but acted on separately

- i) Authorizing approval of a Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 for the term of July 1, 2019 through June 30, 2022 (Discussion and Action)(Resolution 19-2019)
- j) Authorizing approval of a Memorandum of Agreement with the Service Employees International Union (SEIU) Local 1021 for the term of July 1, 2019 through June 30, 2022 (Discussion and Action)(Resolution 20-2019)
- k) Establishing classifications of positions and compensation schedules for successor agency staff and establishing authority for appointment to and vacation from positions under said classifications and other matters (Discussion and Action)(Resolution 21-2019)

Presenters: Nadia Sesay, Executive Director; April Ward, Senior Personnel Analyst

PUBLIC COMMENT

Speakers: Jane Suskin, Assistant Development Specialist, OCII and representative of OCII chapter of IFPTE Local 21; Alok Vyas, Associate Planner, OCII and member of SEIU Local 1021

Ms. Suskin stated that the IFPTE bargaining team and OCII management had reached a tentative agreement, which all IFPTE members had unanimously ratified and, therefore, they were satisfied with the proposed MOA which was the subject matter of this item. She requested Commissioners to vote to approve this agreement. Ms. Suskin thanked OCII's management team and the IFPTE bargaining team involved for the straightforward and smooth negotiation process.

Mr. Vyas stated that both teams had reached a tentative agreement and they were satisfied with the contract. He urged OCII to vote to approve this item.

Commissioner Scott thanked Ms. Ward for the excellent presentation and thanked the union representatives for their participation in this effort.

Commissioner Brackett thanked Executive Director Sesay and all union representatives for making this a productive process and wanted to make sure that all the workers were getting the same terms as the other members of the union and that all departments were in compliance.

Vice-Chair Rosales stated that she was grateful to staff for their hard work in these negotiations.

Commissioner Scott motioned to move Item 5(i) and Commissioner Brackett seconded that motion.

Secretary Cruz called for a voice vote on Item 5(i).

Commissioner Brackett – yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 19-2019, AUTHORIZING APPROVAL OF A MEMORANDUM OF AGREEMENT WITH THE INTERNATIONAL FEDERATION OF PROFESSIONAL AND TECHNICAL ENGINEERS (IFPTE) LOCAL 21 FOR THE TERM OF JULY 1, 2019 THROUGH JUNE 30, 2022, BE ADOPTED.

Commissioner Scott motioned to move Item 5(j) and Commissioner Brackett seconded that motion.

Secretary Cruz called for a voice vote on Item 5(j).

Commissioner Brackett – yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 20-2019, AUTHORIZING APPROVAL OF A MEMORANDUM OF AGREEMENT WITH THE SERVICE EMPLOYEES INTERNATIONAL UNION (SEIU) LOCAL 1021 FOR THE TERM OF JULY 1, 2019 THROUGH June 30, 2022 BE ADOPTED.

Commissioner Scott motioned to move Item 5(k) and Commissioner Brackett seconded that motion.

Secretary Cruz called for a voice vote on Item 5(k).

Commissioner Brackett – yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 21-2019, ESTABLISHING CLASSIFICATIONS OF POSITIONS AND COMPENSATION SCHEDULES FOR SUCCESSOR AGENCY STAFF AND ESTABLISHING AUTHORITY FOR APPOINTMENT TO AND VACATION FROM POSITIONS UNDER SAID CLASSIFICATIONS AND OTHER MATTERS, BE ADOPTED.

- b) Authorizing a Memorandum of Understanding with the San Francisco Office of Economic and Workforce Development to provide Workforce Compliance Services to the Office of Community Investment and Infrastructure subject to annual appropriation of funds (Action)(Resolution 12-2019)

Presenters: Nadia Sesay, Executive Director; Raymond Lee, Contract Compliance Supervisor; Joshua Arce, Director of Workforce Development, OEWD; Ken Nim, Manager of Contract Compliance/Acting CityBuild Director (OEWD)

PUBLIC COMMENT

Speakers: Pastor Josiah Bell, CAC, Bayview Hunters Point (BVHP)

Pastor Bell stated that he was opposed to CityBuild and appalled at their compliance policy. He reported that at their meetings he had asked CityBuild about who was monitoring compliance for minority companies. The answer was that they had no one who went out to check to see if the contractors were doing more than a “good faith effort”. Pastor Bell stated that this was not good enough, because this was what minorities had been facing all along. He had requested a monitor and that random audits be conducted but he was told that they did not know how to do random audits and that there was no monitor to see if contractors were in compliance because CityBuild relied on the contractors to do the proper job. Pastor Bell stated that he knew firsthand that contractors lied about their jobs. He urged OCII to address this issue and start having independent random audits on these companies. He stated that once the word got out that random audits were going to be conducted, contractors would immediately start complying with compliance rules.

Commissioner Brackett referred to the spreadsheet objective of 50% local construction hiring by hour/by trade and asked about what percentage they were actually at currently.

Mr. Lee responded that they were at 25% for laborers and carpenters. For the other list trades, where the placement or dispatch was subject to the union dispatch protocols, it was 17%.

Commissioner Brackett inquired about which unions those were that he was referring to.

Mr. Lee deferred to Mr. Nim for response.

Mr. Nim thanked Pastor Bell for coming forward to state his concerns and assured him that they would continue to work with the community to improve the numbers. With regard to which list trades had specific requirements, he reported that they included electricians, plumbers and sheet metal workers. Mr. Nim explained that there was a process that the unions had put in place as part of collective bargaining that made sure that workers were referred through a dispatch process and the City could not interfere with that process. He reported that individuals who graduated from the CityBuild electrician program were entered into the direct to interview program so they could bypass the initial process to be directly interviewed to be sponsored for that craft. Mr. Nim stated that CityBuild had two training cycles/year with 50 individuals each and that they were having a special recruitment right now for ironworkers. He stated that he would meet directly with Pastor Bell to report to him on compliance regarding certain companies and to get some recommendations from him.

Commissioner Brackett requested a synopsis/overview of what compliance looked like for the record.

Mr. Nim responded that they had a certified payroll process to review performance and tracked whether contractors had attended a pre-construction meeting to submit their workforce forms required by OCII and OEWD. He explained that through the forms they reviewed what the hiring needs were to see if they were meeting the 50% goal. If contractors had not identified any local hiring, they had to submit a local hiring plan and explain how they intended to achieve that plan. Once work started, they held monthly meetings with contractors onsite to see if they had met the requirements and/or hired local residents. Mr. Nim reported that they met one-on-one with contractors who were not in compliance and made recommendations to meet these goals. Contractors had to submit documentation to verify whether they were in compliance or not.

Commissioner Brackett inquired about what the penalties or ramifications were for non-compliance.

Mr. Nim deferred to Mr. Lee for response.

Mr. Lee stated that the compliance aspect was spelled out in the workforce contracting plan. He explained that there was an arbitration provision within the policies if there was any dispute regarding good-faith efforts. This allowed the Executive Director to stop a job for non-compliance but they had not had that happen in the past. Mr. Lee reported that they had undergone arbitration once through that process.

Commissioner Brackett inquired about the number of individuals recruited into the CityBuild program; inquired about how many individuals were in their program for the last year.

Mr. Nim stated that they had a range which went as high as 54 and as low as 48, averaging out to about 50 individuals per cycle. He reported that they tried to recruit residents from the neighborhoods, especially in the Bayview, and also put special emphasis on recruiting females into the program.

Commissioner Brackett referred to mention in the presentation of currently being under budget. She inquired about whether there was room within that budget to increase the number of participants into the CityBuild program.

Mr. Lee responded that the budget had increased throughout the years. There were additional staff members that CityBuild was hiring for the City's needs and also based on OCII contracts and they would be able to add resources if they needed to. However, he clarified that this really was not a matter of resources. For example, he explained that the Chase Center was quite active and in completion. Mr. Lee added that when that project is completed, those resources would be reallocated to other City projects.

Commissioner Scott stated that she had attended the graduation at the Chase Center the previous year. She reported that there were 40 minority graduates, the majority from BVHP and San Francisco (SF) and she recalled how impressed she had been with the diversity of social economic levels of the graduates, as well as where people came from and the male/female ratio as well as the classes themselves. Dr. Scott stated that she was not impressed with the numbers or the accountability and recommended to Mr. Nim to meet with those who could help review and raise the standard level. Dr. Scott stated that she had attended the CityBuild open house and had been impressed with the diversity of the group and the fact that they were attending other locations in the Bay Area for training. Dr. Scott added that this should be continued because it was so helpful to minority youth, giving them the hope, skills and the income to move forward in the future.

Mr. Lee responded to the prevailing theme that the percentage was too low. He explained that with the current active construction environment and the local resident pool in the construction industry being what it had been in SF, he thought that 50% was an ambitious number. Mr. Lee stated that even though the percentage was not at 50%, it was still significant and reported that over 3.8 million hours had been worked at the Chase Center project. He added that overall during the past six months, 2 million hours had been worked, so 25% of that was still very significant.

Mr. Arce added that knowing who the individuals were who were looking for jobs and the support of the City in this effort was much appreciated. He reported that in 2010 the unemployment rate hit 10.1% which meant that 45,000 individuals in the City were out of work. Mr. Arce reported that today unemployment in SF plummeted to 1.9% with 11,000 people out of work, the first time in the history of the City that this percentage had been below 2%. They now were aware of the pockets of unemployment and they hoped to work these areas to help those people find jobs.

Commissioner Scott inquired about whether Mr. Arce would be willing to take Pastor Bell and a group on a tour of CityBuild as well as the Chase Center to see who was actually working.

Mr. Arce suggested also inviting members of the CAC as well.

Commissioner Rosales inquired about the numbers specifically for BVHP; inquired about the verification of those numbers through random audits on these businesses and whether that was something they would be able to do.

Mr. Lee stated that for BVHP it was higher: low to mid 30%. He explained that greater emphasis was placed on the 94124, 94134 and 94107 zip code areas. Mr. Lee responded that as a result of comments from Pastor Bell, they were already conducting random audits starting about two years ago.

Commissioner Rosales requested that OCII receive reports on these audits and inquired about who the contractors were.

Mr. Lee stated that he would provide this information at the next meeting in August.

Commissioner Rosales referred to the way the proposal or resolution was stated. In her experience, the MOU with city Departments was presented annually and inquired about the status of the MOU here.

Mr. Lee responded that they would still continue the process within the context of the ROPS and the budget and semi-annual reports. He explained that the reason for bringing this here was to reduce the paper burden.

Commissioner Rosales wanted to make sure that the Commission was aware of any opportunity to review the scope of the MOU services because they might want to change or enhance the scope at any particular time.

Mr. Lee added that they would also remind Commissioners during the semi-annual reports and during the budget process.

Executive Director Sesay added that during the budget process they would remind Commissioners of the scope and use the semi-annual monitoring process to provide feedback.

Commissioner Rosales was interested in having some arm of OCII or a sister agency embark on a custom census of job classifications starting in the 94124 zip code. She stated that the overall SF employment/unemployment rates were good to know about, but wanted to know more about the pockets of high unemployment. Ms. Rosales inquired about what the actual unemployment number was in BVHP, if BVHP had the highest unemployment in the City. She stated that this was important because then they could start a program of workforce development, not just in construction, but in other industries as well, such as post-construction. Former Mayor Lee had mentioned to her that they needed to start looking beyond construction. Ms. Rosales inquired about whether they could have money allocated to have a custom census for this purpose.

Mr. Arce responded in the affirmative. He explained that there were three ways to report unemployment—locally, state and federal, but they usually took the numbers from the state. He reported that the state EDD information on 94124 was that unemployment was at 4.5%. This consisted of individuals looking for work and not working. Another number includes all individuals just not working totally. Mr. Arce reported that this was due to employment barriers, such as the justice system, limited English, work authorization, among other things. In 94124 on average there were 860 individuals looking for work; however, he reported that in 94122 the percentage was 3% but the number of individuals looking for work and not working was higher.

Commissioner Scott stated that she went to MUNI's graduation event, which was a part of the OEWD program and it was the largest class in SF history that had ever graduated. She reported the graduates were mostly people of color. Dr. Scott attended some of the classes and experienced the

joy of those learning how to work on a computer, create a resume or engage in some other type of work, because these individuals could not do construction. Dr. Scott underscored the importance of post-construction phase training so people could do all kinds of work.

Commissioner Brackett thanked CityBuild and the OEWD for their hard work. However, she stated that she would like to see these agencies work with the community and the CAC more in a collaborative way rather than in a contentious way. Ms. Brackett suggested they provide the CAC with a quarterly or bi-annual compliance report so members could see the numbers and facts along with a tour of the Chase Center. She stated that she would also like to see the numbers double to bring even more people into the training.

Mr. Nim expressed his gratitude to OCII staff and Commissioners for all the support provided to the CityBuild program. He announced that OCII had the highest placement for local jobs. He invited everyone to a chili cookoff that coming weekend. Mr. Nim stated that over 1400 graduates had been invited and they were expecting several OCII contractors to compete in the cookoff. This was their way of thanking the contractors for hiring their students. Mr. Nim added that he grew up in public housing and he wanted to thank the Housing Authority Tenants Association for all their support and services to allow him to continue to serve the public.

Mr. Arce repeated the invite to Commissioners for the cookoff. He also announced the opening of the District 11 access point operated by inner city youth in partnership with Young Community Developers.

Commissioner Rosales inquired about the procedure of adding a task to the MOU regarding budget.

Mr. Lee responded that they needed to define the scope of work and then have the OEWD provide an estimate of how much that would cost. Then they could figure out whether a budget amendment would be necessary during the upcoming budget cycle.

Commissioner Scott motioned to move Item 5(b) and Commissioner Brackett seconded that motion.

Secretary Cruz called for a voice vote on Item 5(b).

Commissioner Brackett – yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 12-2019, AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT TO PROVIDE WORKFORCE COMPLIANCE SERVICES TO THE OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE SUBJECT TO ANNUAL APPROPRIATION OF FUNDS, BE ADOPTED.

- c) Authorizing the Executive Director to enter into a Memorandum of Understanding with the City and County of San Francisco Controller's Office for financial systems, accounting, and audit support, in an amount not-to-exceed \$245,000 for Fiscal Year 2019-2020 (Action)(Resolution 13-2019)

Presenters: Nadia Sesay, Executive Director; Rosa Torres, Accounting Supervisor

PUBLIC COMMENT – None

Commissioner Scott thanked Ms. Torres for her hard work on the presentation.

Commissioner Brackett motioned to move Item 5(c) and Commissioner Scott seconded that motion.

Secretary Cruz called for a voice vote on Item 5(c).

Commissioner Brackett – yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 13-2019, AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CITY AND COUNTY OF SAN FRANCISCO CONTROLLER'S OFFICE FOR FINANCIAL SYSTEMS, ACCOUNTING, AND AUDIT SUPPORT, IN AN AMOUNT NOT-TO-EXCEED \$245,000 FOR FISCAL YEAR 2019-2020, BE ADOPTED.

- d) Authorizing a Legal Services Contract with Curls Bartling, P.C., a professional law corporation, for disclosure counsel services in an amount not-to-exceed \$148,950 (Discussion and Action) (Resolution 14-2019)

Presenters: Nadia Sesay, Executive Director; Mina Yu, Financial Reporting & Management Analyst

PUBLIC COMMENT - None

Commissioner Brackett thanked Curls Bartling for their thoughtful proposal which resulted in their unanimous selection by the seven panel members and added that this specific MOU would help support OCII in their issuance of bonds, among other things.

Commissioner Rosales inquired about whether their small business policy applied here.

Mr. Lee responded that Curls Bartling was a small minority-owned business and that this selection was in compliance with the policy.

Commissioner Scott motioned to move Item 5(d) and Commissioner Brackett seconded that motion.

Secretary Cruz called for a voice vote on Item 5(d).

Commissioner Brackett – yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 14-2019, AUTHORIZING A LEGAL SERVICES CONTRACT WITH CURLS BARTLING, P.C., A PROFESSIONAL LAW CORPORATION, FOR DISCLOSURE COUNSEL SERVICES IN AN AMOUNT NOT-TO-EXCEED \$148,950, BE ADOPTED.

- e) Authorizing a personal services contract with MJF & Associates Consulting, a Sole Proprietorship, to manage the Office of Community Investment & Infrastructure's ("OCII") Hunters Point Shipyard Site Office and to provide outreach and administrative support services to the Mayor's Hunters Point Shipyard Citizen's Advisory Committee ("CAC"), the Legacy Foundation, and OCII for a contract term of July 1, 2019 to June 30, 2022, and a total contract amount of \$914,404.58; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action)(Resolution 15-2019)

Presenters: Nadia Sesay, Executive Director; Lila Hussain, Project Manager, Hunters Point Shipyard/Candlestick Phase II; Micah J. Fobbs, M.J.F. & Associates Consulting

Vice-Chair Rosales called for a five-minute recess.

PUBLIC COMMENT

Speaker: Joyce Armstrong, SF Shipyard CAC member & President, SF Public Housing Tenant Association

Ms. Armstrong stated that she was there on behalf of Dr. Veronica Hunnicutt, who was celebrating her birthday. The CAC was in support of Item e) as well as Items f) and g) and added that MJF was doing a great job and that the CAC was in support of MJF Associates.

Commissioner Brackett inquired about whether Big Mouth would be doing the digital. She added that she was very impressed with the proposal put forth as well as the fact that MJF had been flexible and willing to work with the community and thanked Mr. Fobbs for that.

Mr. Fobbs responded in the affirmative, that Big Mouth would be doing the digital and that they were involved in photography and videography. He added that they would use Big Mouth for as many resources as possible.

Commissioner Scott was very proud and pleased with the Legacy Foundation for watching out for the entire City and mentioned several of the players within that foundation. Expressed her appreciation to them.

Commissioner Rosales concluded that this was a critically important contract and that support by the CAC was critical to its success. She thanked the community for their input and support as well.

Commissioner Scott motioned to move Item 5(e) and Commissioner Brackett seconded that motion.

Secretary Cruz called for a voice vote on Item 5(e).

Commissioner Brackett – yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 15-2019, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH MJF & ASSOCIATES CONSULTING, A SOLE PROPRIETORSHIP, TO MANAGE THE OFFICE OF COMMUNITY INVESTMENT & INFRASTRUCTURE'S ("OCII") HUNTERS POINT SHIPYARD SITE OFFICE AND TO PROVIDE OUTREACH AND ADMINISTRATIVE SUPPORT SERVICES TO THE MAYOR'S HUNTERS POINT SHIPYARD CITIZEN'S ADVISORY COMMITTEE ("CAC"), THE LEGACY FOUNDATION, AND OCII FOR A CONTRACT TERM OF JULY 1, 2019 TO JUNE 30, 2022, AND A TOTAL CONTRACT AMOUNT OF \$914,404.58; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- f) Conditionally approving the revised Schematic Design submittal for Block 52 (Lennar) in Hunters Point Shipyard Phase 1, which consists of 77 residential units (68 market-rate units and nine inclusionary units); and providing notice that this approval is within the scope of the Hunters Point Shipyard Phase 1 Reuse Final Environmental Impact Report, a program EIR; and, adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action)(Resolution 16-2019)

Presenters: Nadia Sesay, Executive Director; Lila Hussain, Project Manager, Hunters Point Shipyard/Candlestick Phase II; Ryan Townsend, Associate, Senior Designer, LPAS Architecture & Design; Pamela Sims, Senior Development Specialist, Housing Division

PUBLIC COMMENT

Speaker: Linda Parker Pennington, SF Shipyard homeowner

Ms. Pennington stated that she had been living at the Shipyard since June 2015 with her family. She explained that at the time they bought the property, there was nothing out there, and the vision they were sold was that this would be a safe and clean new community and place to live in. However, Ms. Pennington stated that they were a long way away from feeling safe. She stated that there was no level of trust that the clean-up job had been completed and that there had been very little community involvement in this process. She gave as an example that the Department of Public Health (DPH) was supposed to speak at this meeting, but did not show up. Ms. Pennington stated that there was a feeling that this was a relentless cover-up and homeowners felt completely unsafe and helpless and got no complete answers to the questions asked. There were supposed to be 10,000 residents after 10 years and now there were about 400. Ms. Pennington stated that they understood the need for more housing and were in support of affordable housing. She stressed that more work needed to be done to ensure the credibility of the reports that were coming out. The efforts of London Breed and Supervisor Walton in commissioning a separate study were appreciated, but Ms. Pennington felt that it was not a legitimate study. She wanted OCII to know that they did not trust in the place where they lived and there was no help forthcoming in the restitution of the health of the people living in the Shipyard.

Commissioner Scott thanked the speaker for her comments and her concerns and thanked Speaker Nancy Pelosi in continuing the research and demanding more findings. Dr. Scott stated that she also lived at the Shipyard and was very invested and also had very strong concerns about the safety of the entire community.

Commissioner Brackett thanked Ms. Pennington for coming forward. She mentioned that she had lived there with her two children when ground was broken and the major community concern had been and still was the cleanup process. This was a major concern for the City and was compounded with the criminalization of the testing company over the discovery that fraud had been committed in the findings. Ms. Brackett understood the lack of trust in the overseeing entities. She suggested they table this item until the DPH gave their presentation.

Executive Director Sesay stated that because construction would not start until 2020 and because of the team present at this meeting, she believed they should move forward with the approval and then have the DPH present their findings. She explained that they needed to continue with the busy work but no more site work until after the findings had been published. Ms. Sesay announced that there would be a CAC meeting the following day at the Shipyard at 6:30pm with UCSF and UC Berkeley listening, getting feedback from the community and then issuing a report. This would be an opportunity for the community to get involved as well. Ms. Sesay stressed that this was predevelopment work and not site work.

Commissioner Brackett stated that this would be a formality or procedurally only and saw that many of the findings were very positive. She added that this gesture was only for the community.

Commissioner Rosales inquired about whether they would be receiving the reports from the DPH for the next meeting.

Executive Director Sesay stated that they were trying to get them into the August meeting to present to OCII.

Commissioner Rosales referred to the BMR units and inquired about whether within the Certificate of Preference (COP) preferences there was a zip code preference and whether this would be available for COP holders in District 10 as well. She inquired about the outreach marketing plan. She stated

that within the group of COP holders, she would like to know what their preferences were so they could match the preferences to the opportunity and make it a targeted outreach rather than a generic outreach. Ms. Rosales stated that she had requested this information before. Ms. Rosales inquired about an amenities map including transportation, grocery stores, etc. for the people moving in.

Ms. Sims responded that for inclusionary units in Hunters Point (HP) Shipyard Phase I, the HP COP holders were first and Western Addition COP holders were second in order of preference. She responded that OCII would be working with the developer when they submitted their early outreach plan and they would suggest that they work with organizations located in the Bayview (BV) as well as other housing counseling agencies located in the area. To the targeted outreach question, Ms. Sims responded that they did know who the COP holders were who had applied, had higher incomes or who might be eligible for this type of housing.

Ms. Hussain responded that it was too early for an amenities map or even a plan. She reported that Phase I residents had met with an MTA representative concerned about the level of transit service. The Polk 19 bus line was the only bus that went out there right now and there was a transit program being designed for Phase II. Ms. Hussain added that they were looking at more and different routes to serve that community and the surrounding area. Lennar was also providing a private shuttle to the Shipyard for now.

Commissioner Brackett inquired about the current number of COP holders and what percentage had responded who might be able to afford this housing.

Ms. Sims responded that on August 6 there would be an annual COP program update. She reported that there were approximately 950 COP holders who had asked to receive information on affordable rental and ownership opportunity coming up at OCII and MOHCD. Ms. Sims explained that getting households interested in ownership had been a challenge. People were more comfortable with rental opportunities because there were less hurdles to go over, less obligations and less meetings to attend. That said however, they had had a few individuals who had gone through the process and been successful and that currently there were about 20-25 households who were eligible to purchase. She added that there might be more but those were the ones who had come forward. Ms. Sims responded that she was not sure how many total COP holders there were, but she could have that information at the next meeting. She explained that those interested could request information about housing opportunities either online or by phone. She reported that more people were also requesting their certificate and that in 2017/18 there were 202 individuals who had come forward to obtain their certificate. As they were housing COP holders, there were always more people coming forward to claim their certificate.

Commissioner Scott inquired about the idea of the COP being passed down to grandchildren; inquired about whether they were considering using churches and religious centers to help people work with DAHLIA and start the documentation process; inquired about putting signs on buses and making the information more visible.

To the grandchildren question, Ms. Sims responded that she had not been part of those discussions. She responded that the housing counseling agencies had expanded to provide more technical assistance to people and to hold more technical training during the OCII information sessions to inform households on how to apply.

Commissioner Scott stated that she was pleased with the design.

Commissioner Rosales inquired about the pavilion and whether that was glass on both sides.

Mr. Townsend responded that there was glass on both sides with more doors that opened to the courtyard space so that the space felt open and like you were outside.

Commissioner Brackett inquired about parking spaces, whether it would be 1:1 ratio and what the proposed distribution of the parking spaces would be.

Mr. Townsend responded that there were 64 spaces, 2 spaces accessible and 16 standard and 45 within the mechanical stackers and those would all be assigned.

Ms. Hussain responded that they were unbundled.

Commissioner Scott motioned to move Item 5(f) and Commissioner Brackett seconded that motion.

Secretary Cruz called for a voice vote on Item 5(f).

Commissioner Brackett – yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 16-2019, CONDITIONALLY APPROVING THE REVISED SCHEMATIC DESIGN SUBMITTAL FOR BLOCK 52 (LENNAR) IN HUNTERS POINT SHIPYARD PHASE 1, WHICH CONSISTS OF 77 RESIDENTIAL UNITS (68 MARKET-RATE UNITS AND NINE INCLUSIONARY UNITS); AND PROVIDING NOTICE THAT THIS APPROVAL IS WITHIN THE SCOPE OF THE HUNTERS POINT SHIPYARD PHASE 1 REUSE FINAL ENVIRONMENTAL IMPACT REPORT, A PROGRAM EIR; AND, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- g) Conditionally approving Schematic Designs for development of Agency Housing Parcels on Blocks 52 and 54 of Hunters Point Shipyard Phase 1, which consists of 112 affordable rental housing units (including one manager’s unit); approving a density bonus allowing additional height and density for proposed development on Block 52; and providing notice that this approval is within the scope of the Hunters Point Shipyard Phase 1 Reuse Final Environmental Impact Report, a program EIR; and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action)(Resolution 17-2019)

Presenters: Nadia Sesay, Executive Director; Elizabeth Collomello, Senior Development Specialist, Housing Division; Dan Solomon, Partner, Mithun Solomon; Dioni Rey, Associate, Mithun Solomon

PUBLIC COMMENT

Speaker: Eric Vanderpool, SF Shipyard homeowner

Mr. Vanderpool reminded Commissioners that Blocks 52 and 54 were the pieces of land that were promised to prospective homeowners by Lennar to be converted into parks. He explained that because Lennar had refused to own up to its lies and OCII had refused to hold its partner accountable for this misdeed, over 25 families had brought a lawsuit against Lennar, which was still pending. However, the reason he was there was to thank OCII staff, particularly Ms. Collomello, for including Shipyard homeowners in the development and design process of the buildings included in this item. As a result, the architects and developers actually made adjustments to the designs based on residents’ input, which was much appreciated. The result appeared to be two beautifully designed buildings. However, Mr. Vanderpool reported that Shipyard homeowners were overwhelmed by the sheer size and height of these buildings, which they feared would dwarf the already built adjacent townhomes and condos, one of which was his home and this to the extent that OCII had to request an exception to the height restriction for at least one of these buildings. This had become a great concern. Mr. Vanderpool stated that Shipyard homeowners understood the necessity to maximize

space when trying to build more desperately needed affordable housing. However, this kind of mis-sizing occurred when there was different construction taking place at different times by different teams with no coordination between any of the building projects. Mr. Vanderpool reported that one outstanding issue was the fact that soil testing had not been done to ensure that there was no contamination. He stated that major banks were no longer lending to this area due to this present issue.

Commissioner Scott stated that she was pleased with the design. She stated that her home was there as well and she understood that sacrifices had to be made to be able to keep moving forward with this kind of development and housing.

Commissioner Brackett thanked all partners involved in this affordable housing project. She was pleased that this community would be very family-oriented with larger size homes and childcare and other amenities.

Commissioner Rosales was pleased with the abundance of light which made the environment very warm and inviting.

Commissioner Scott motioned to move Item 5(g) and Commissioner Brackett seconded that motion.

Secretary Cruz called for a voice vote on Item 5(g).

Commissioner Brackett – yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 17-2019, CONDITIONALLY APPROVING SCHEMATIC DESIGNS FOR DEVELOPMENT OF AGENCY HOUSING PARCELS ON BLOCKS 52 AND 54 OF HUNTERS POINT SHIPYARD PHASE 1, WHICH CONSISTS OF 112 AFFORDABLE RENTAL HOUSING UNITS (INCLUDING ONE MANAGER’S UNIT); APPROVING A DENSITY BONUS ALLOWING ADDITIONAL HEIGHT AND DENSITY FOR PROPOSED DEVELOPMENT ON BLOCK 52; AND PROVIDING NOTICE THAT THIS APPROVAL IS WITHIN THE SCOPE OF THE HUNTERS POINT SHIPYARD PHASE 1 REUSE FINAL ENVIRONMENTAL IMPACT REPORT, A PROGRAM EIR; AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- h) Approving amendments to the Mission Bay South Signage Master Plan: to increase the limits of residential signage; decrease the clearance for fin signs; and to allow directional signage standards for residential and mixed use retail uses; an implementing action under the Mission Bay Subsequent Environmental Impact Report, a Program EIR; and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action)(Resolution 18-2019)

Presenters: Nadia Sesay, Executive Director; Nikki Henry, Assistant Development Specialist, Mission Bay (MB) Project

PUBLIC COMMENT - None

Commissioner Scott inquired about what a fin sign was.

Mr. Henry responded that a fin sign was a projecting sign on the face of a building mostly aimed at the pedestrian level and meant to be seen as a pedestrian was walking by. He explained that in MB,

there were many architectural detailing and canopies, which come out lower such as at 12' and does not allow the implementation of fin signs, so the requested action would decrease clearance to 10'.

Commissioner Brackett motioned to move Item 5(h) and Commissioner Scott seconded that motion.

Secretary Cruz called for a voice vote on Item 5(h).

Commissioner Brackett – yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 18-2019, APPROVING AMENDMENTS TO THE MISSION BAY SOUTH SIGNAGE MASTER PLAN: TO INCREASE THE LIMITS OF RESIDENTIAL SIGNAGE; DECREASE THE CLEARANCE FOR FIN SIGNS; AND TO ALLOW DIRECTIONAL SIGNAGE STANDARDS FOR RESIDENTIAL AND MIXED-USE RETAIL USES; AN IMPLEMENTING ACTION UNDER THE MISSION BAY SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, A PROGRAM EIR; AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

6. Public Comment on Non-Agenda Items - None

7. Report of the Chair

Vice-Chair Rosales announced that she had no report.

8. Report of the Executive Director

Executive Director Sesay reminded Commissioners that last October Mayor Breed had launched the Opportunity for All program with the purpose of having all SF youth be able to participate in SF's thriving economy. As a result of that program, OCII had four new interns who were present at the meeting and Ms. Sesay was pleased to introduce them to Commissioners.

Executive Director Sesay reported that in June Commissioner Rosales and Raymond Lee, Contract Compliance Supervisor, participated in the 5th anniversary of the National association of Minority Contractors 5th event in the Bay Area. She thanked OCII members for their participation which was so well-received that attendees were requesting that they broaden the event to more and different locations throughout the Bay Area.

Executive Director Sesay announced the grand opening of the 143-unit housing project at 626 Mission with 10 COP holders participating and 150 children living there as well, so this had been a great success. The event was attended by Mayor Breed as well as Supervisor Haney.

Executive Director Sesay announced the death on June 6 of BVHP community activist, Sululagi Palega, Sr., an active member of the First Samoan Congregational Church in SF, who had lived in the Bayview for over 59 years. Ms. Sesay read a list of Mr. Palega's community service activities and positions in the Bay Area and stated that he would be missed in the community.

Executive Director Sesay reminded Commissioners about the Community listening session with UCSF and UC Berkeley to be held the next day at the Shipyard site office at 6:30 p.m.

PUBLIC COMMENT – None

9. Commissioners' Questions and Matters

Commissioner Scott referred to the Item b) attachment, hiring goals and agency compliance and the lists of different services by their CBO's and noticed that the Success Center was missing from the list. She stated that the Success Center was definitely a part of the workforce and should be listed. This was referred to Mr. Lee who responded that he would review that.

10. Closed Session - None

11. Adjournment

Vice-Chair Rosales adjourned the meeting at 4:29 p.m.

Respectfully submitted,


Jamie Cruz
Commission Secretary