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MAYOR



Miguel Bustos
CHAIR

Mara Rosales
VICE-CHAIR

Bivett Brackett
Efrem Bycer
Dr. Carolyn Ransom-Scott
COMMISSIONERS

Sally Oerth
INTERIM 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
20th DAY OF JULY 2021**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting via teleconference at 1:00 p.m. on the 20th day of July 2021. The public was invited to watch the meeting live on SFGOVTV: <https://sfgovtv.org/ccii>

PUBLIC COMMENT CALL-IN: 1-415-655-0001 **ACCESS CODE:** 146 906 7228

In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives were issued to slow down and reduce the spread of the COVID-19 virus. Individuals were encouraged to participate in the meetings remotely by calling in during the public comment section of the meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:00 p.m. by Vice-Chair Rosales. Roll call was taken.

Commissioner Brackett - present
Commissioner Bycer - 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 regularly scheduled Commission meeting will be held remotely on Tuesday, August 3, 2021 at 1:00 pm.
- b) Announcement of Time Allotment for Public Comments from participants dialing in: Please be advised a member of the public has up to three minutes to make pertinent public comments on each agenda item unless the Commission adopts a shorter period on any item. Please note that during the public comment period, all dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to register any desire for public comment. Comments will be taken in the order that it was received. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

Secretary Cruz read instructions for the public to call in.

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 June 1 and June 15, 2021

b) Authorizing a First Amendment to the Personal Services Contract with Urban Analytics, LLC, for fiscal consultant services to extend the term of the contract by three years to December 31, 2024, and to increase the not-to-exceed amount by \$85,000 from \$82,500 to \$167,500 (Action) (Resolution No. 25-2021)

PUBLIC COMMENT – None

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

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

Commissioner Brackett - yes

Commissioner Bycer - yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – absent

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF MINUTES FOR REGULAR MEETINGS OF JUNE 1 AND JUNE 15, 2021, BE ADOPTED.

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 25-2021, AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH URBAN ANALYTICS, LLC, FOR FISCAL CONSULTANT SERVICES TO EXTEND THE TERM OF THE CONTRACT BY THREE YEARS TO DECEMBER 31, 2024 AND TO INCREASE THE NOT-TO-EXCEED AMOUNT BY \$85,000 FROM \$82,500 TO \$167,500 BE ADOPTED.

REGULAR AGENDA

c) Authorizing the Issuance of New Money Tax Allocation Bonds, subject to Oversight Board and Department of Finance Approval, as Permitted in Section 34177.7(a)(1)(A) of the California Health and Safety Code to Finance Affordable Housing Obligations in an aggregate principal amount not-to-exceed \$130,400,000, approving and directing the execution of a first supplement to indenture of trust and bond purchase contract, and approving other related documents and actions; Affordable Housing Obligations (Discussion and Action) (Resolution No. 26-2021)

Presenters: Sally Oerth, Interim Executive Director; John Daigle, Senior Financial Analyst and Debt Manager; Bree Mawhorter, Deputy Director, Finance & Administration; Jeff White, Housing Program Manager

PUBLIC COMMENT – None

Commissioner Bycer referred to the 165 units in Block 12W in Mission Bay (MB) and to the fact that it was yet to be determined whether OCII would move forward first with Block 4/4E or Block 12W. He inquired about whether there was any risk that perhaps Block 4E could be the first block to be funded to be built.

Mr. Daigle responded that this action did not commit OCII to any specific project. He explained that this was pre-development and they did not want to trap themselves with bond proceeds that they could not use. He deferred to Mr. White for more detail.

Mr. White responded that they were not committed by this action to fund 12W and that they were in the process of determining the status of the MB projects. He added that the amount included in the bond issuance for 12W was a small portion of a pre-development loan, and the Commission would not take any action on this until late in the fiscal year.

Commissioner Scott referred to the part of the presentation stating that if they were delayed or not ready for funding, that OCII could apply the bond proceeds to other eligible affordable housing projects that OCII had approved in the annual budget. She inquired about what would happen in this case to the projects that would be delayed when they were ready to be built. Ms. Scott was pleased that they were being thoughtful about what might happen in case of delay or anything that might stop a project from going forward and that they had a plan.

Mr. Daigle responded that in that case they would have to see what other funding options might be available at that time. He explained that if no money were left, they would have to issue additional bonds unless some other budgetary source could be found to get started.

Commissioner Brackett stated that she was excited about any opportunity to build more affordable housing and about how OCII could help make that happen.

Vice-Chair Rosales referred to the units under construction in pre-development and noted where it was stated in the memo that 1,962 units of affordable housing obligations were completed. However, the numbers did not add up after doing the math and she inquired about the remaining number of units that OCII was obligated to build.

Ms. Mawhorter responded that enforceable obligations in affordable housing cross all three major project areas—Mission Bay (MB) North & South, Transbay (TB) and the Shipyard/Candlestick Point. She explained that OCII's obligation in MB N/S are mostly completed; in TB the obligations are in pre-development or nearing completion; in Shipyard I obligations are well advanced in construction. Most of the outstanding obligations are in Shipyard II/Candlestick Point where the vast majority of the outstanding obligations still remain because construction of affordable units has not yet begun because there is a large amount of infrastructure to left to build. The outstanding units in Shipyard II/Candlestick Point is driving the outstanding obligation.

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

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

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

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 26-2021, AUTHORIZING THE ISSUANCE OF NEW MONEY TAX ALLOCATION BONDS, SUBJECT TO OVERSIGHT BOARD AND DEPARTMENT OF FINANCE APPROVAL, AS PERMITTED IN SECTION 34177.7(A)(1)(A) OF THE CALIFORNIA HEALTH AND SAFETY CODE TO FINANCE AFFORDABLE HOUSING OBLIGATIONS IN AN AGGREGATE PRINCIPAL AMOUNT NOT-TO-EXCEED \$130,400,000, APPROVING AND DIRECTING THE EXECUTION OF A FIRST SUPPLEMENT TO INDENTURE OF TRUST AND BOND PURCHASE CONTRACT, AND APPROVING OTHER RELATED DOCUMENTS AND ACTIONS; AFFORDABLE HOUSING OBLIGATIONS, BE ADOPTED.

- d) Authorizing a Personal Services Contract with Langan Engineering and Environmental Services, Inc. for environmental technical support services associated with development and environmental remediation of Hunters Point Shipyard, for a contract term of August 1, 2021, to July 31, 2024, with three one-year options to extend, for a total contract amount not to exceed \$1,900,000; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 27-2021)

Presenters: Sally Oerth, Interim Executive Director; Kasheica McKinney, Assistant Project Manager, Hunters Point Shipyard/Candlestick Point Project Area; Dorinda Shipman, Principal, Langan Engineering; Christina Rain, Environmental Engineer, Langan Engineering

PUBLIC COMMENT – None

Commissioner Scott thanked Ms. McKinney for her presentation and requested to see the slide that included the Hunters Point Shipyard (HPS) timeline with anticipated dates of completion. Ms. Scott was pleased and grateful to learn that Langan was training workers from the Bay Area rather than from other places so that those trainees could then pursue not only higher education but also employment opportunities here as well.

Commissioner Brackett requested more detail regarding the option and OCII's obligation to maintain that option. She specifically inquired about what the triggers there would be for change or if there were other alternatives, if for some reason OCII felt that performance was not satisfactory; she inquired about what the RFP submission date deadline was. Ms. Brackett thanked Ms. McKinney for the presentation and stated that she was pleased to learn about the youth participation that could turn into permanent hire positions and that certain sections of the community would have access to environmental training.

Ms. McKinney responded that there were options to extend and each of the three options were for a one-year term. If OCII elected to enter into one option, they were not obligated to enter into the other two. She explained that there was no requirement for OCII to execute those options and, if after 3 years, OCII was not satisfied, they could issue another RFP. She responded that the RFP opened on May 19 and the closing date was four weeks later on June 18.

Commissioner Bycer applauded the training of local youth and residents because those skills would be very pertinent in the future. He requested additional information about Langan Engineering that would be true value-adds for OCII. Mr. Bycer emphasized that being able to move forward with confidence in these parcels was so critical and also knowing that this work was very technical as far as training of local residents was very pertinent. However, he inquired about whether there might be a local company that could compete for this job as well or whether the level of technical expertise was so high that only a few companies in the country would be able to handle it.

Ms. McKinney responded that she was the point person working with the Navy and regulatory agencies and had worked with Langan for over four years. She stated that their technical expertise in the retesting was invaluable and their advice and guidance to staff members dealing with all the documents and the process was extremely valuable to staff. She reported that Langan also helped

to create the documents that OCII would ultimately share with the public and was helpful in making that language clear for lay people to understand. Ms. McKinney responded that this was a highly specialized area of work and Langan was one of a few companies with the level of technical expertise able to work on a large project like the Shipyard. She added that they also had a small business enterprise that would be providing services under their contract so they would meet the SBE participation requirement.

Vice-Chair Rosales inquired about the name of the SBE in question.

Ms. McKinney deferred to Ms. Shipman for more detail on the SBE.

Ms. Shipman responded with the names of two of the SBE firms--one was AGS with an office location in the Bayview and the other was SCA Environmental. She deferred to Ms. Rain for information regarding the other SBE.

Ms. Rain responded that the third SBE was GEO Blue, a California firm, located in the North Bay.

Vice-Chair Rosales stated that she was familiar with two of those firms and inquired about what the reporting relationship would be with OCII.

Ms. McKinney responded that Langan would be the consultant for OCII and although they were working with the San Francisco Department of Public Health and the City Attorney for advice and services, Langan would report directly to OCII. She added that the environmental and technical consulting services reports would come directly to OCII.

Commissioner Scott inquired about whether the environmental testing would be monitored and would continue throughout 2028; she inquired about whether Ms. McKinney would be willing to bring this presentation to the Bayview community, if they wanted to meet with her.

Ms. McKinney responded in the affirmative, that the remediation and the preparation for transfer included two processes – the regular CERCLA process and the regular testing and that this would be going on for a few more years. She explained that a number of documents must be completed before the transfer could be completed. Ms. McKinney responded that she would make herself available to meet with the community.

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

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

Commissioner Brackett - yes

Commissioner Bycer - yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – absent

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 27-2021, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. FOR ENVIRONMENTAL TECHNICAL SUPPORT SERVICES ASSOCIATED WITH DEVELOPMENT AND ENVIRONMENTAL REMEDIATION OF HUNTERS POINT SHIPYARD, FOR A CONTRACT TERM OF AUGUST 1, 2021, TO JULY 31, 2024, WITH THREE ONE-YEAR OPTIONS TO EXTEND, FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$1,900,000; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

6. Public Comment on Non-Agenda Items – None

7. Report of the Chair

Vice-Chair Rosales stated that there was no report.

8. Report of the Executive Director

Interim Executive Director Oerth announced that when OCII met in April 2021 to consider the selection and approval of the predevelopment funding for the TB Block 2 affordable housing project, one of the conditions for using Mercy Housing for the family rental portion was to study additional height. She explained that they had originally proposed a project of 85', which was considerably lower than the allowable zoning. OCII requested that studies be conducted to be able to maximize affordable housing. Ms. Oerth announced that Mercy had completed that study and would be able to propose a project of 165', which would translate to three additional floors. She reported that next steps would be for Mercy to meet with the community at the next TB CAC meeting and then report back to OCII at a future meeting.

Interim Executive Director Oerth announced that the OCII Contract Compliance team had been spreading the word for contracting assistance opportunities and these were posted on the OCII website. She reported that the Public Utilities Commission (PUC) was offering a Getting Down to Business program, which was accepting applications through July 23 and that this was a 12-class course focusing on skill sets in business operations. Ms. Oerth also announced that Clark Construction was recruiting potential candidates for their small business training program called Strategic Partnership Training Program and that the deadline for applications was August 6.

Commissioner Scott requested more information regarding the Clark Construction training program.

Ms. Oerth responded that anyone interested in applying to this program could visit the Clark Construction website at Clarkconstruction.com/SPP as well as OCII's website.

9. Commissioners' Questions and Matters - None

10. Closed Session - None

11. Adjournment

Commissioner Brackett motioned to adjourn and Commissioner Bycer seconded that motion.

Vice-Chair Rosales adjourned the meeting at 2:02 p.m.

Respectfully submitted,


Jaimie Cruz
Commission Secretary