

London N. Breed
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
17th DAY OF AUGUST 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 17th day of August 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:** 146 402 9485

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 Chair Bustos. Roll call was taken.

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

Commissioner Bycer was absent; all other Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held remotely on Tuesday, September 7, 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 Meeting of July 20, 2021

PUBLIC COMMENT – None

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE AND ONE ABSTENTION THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF JULY 20, 2021, BE ADOPTED.

REGULAR AGENDA

b) Authorizing a Loan Agreement for \$59,200,732 with HPSY 52-54, LP, a California Limited Partnership, for Construction of a 112-Unit Affordable Residential Project (Including 111 Affordable Family Rental Units and One Manager's Unit) at Hunters Point Shipyard Phase 1 Blocks 52 & 54, and Adopting Environmental Review Findings Pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 28-2021)

Presenters: Sally Oerth, Interim Executive Director; Elizabeth Colomello, Senior Development Specialist, Housing Division

PUBLIC COMMENT – None

Vice-Chair Rosales requested clarification on the loan agreement amount. She expressed her gratitude for and recognition of the SBE participation and commended the team for the good numbers.

Commissioner Scott thanked Ms. Colomello for the presentation and was pleased that the partnership was in place and reflected the community and the people of San Francisco.

Chair Bustos stated that he was pleased with this progress. However, he thought the renderings for this project were very plain with dark and gray colors. Mr. Bustos reminded everyone that just because this was an affordable unit did not mean it should look drab. He wanted people to remember that during the days of redevelopment, he talked about the WOW factor and wanted to see more of the WOW factor here because he believed the residents deserved it. Chair Bustos also requested more information on the parking issue.

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

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

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

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 28-2021, AUTHORIZING A LOAN AGREEMENT FOR \$59,200,732 WITH HPSY 52-54, LP, A CALIFORNIA LIMITED PARTNERSHIP, FOR CONSTRUCTION OF A 112-UNIT AFFORDABLE RESIDENTIAL PROJECT (INCLUDING 111 AFFORDABLE FAMILY RENTAL UNITS AND ONE MANAGER'S UNIT) AT HUNTERS POINT SHIPYARD PHASE 1 BLOCKS 52 & 54, AND ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- c) Authorizing a Second Amendment to the Personal Services Contract with lowercase productions (“lowercase”), a California limited liability company, to increase the contract amount by \$52,552 for a total aggregate contract amount not-to-exceed \$194,137 for website maintenance services for three years (Discussion and Action) (Resolution No. 29- 2021)

Presenters: Sally Oerth, Interim Executive Director; Monica Davis Stean, Human Resources/Administrative Services Manager

PUBLIC COMMENT – None

Commissioner Scott thanked Ms. Davis Stean for her presentation and was also grateful that Ms. Stean was keeping the website updated and looking current and youthful and for moving forward progressively.

Commissioner Brackett was pleased that the website was being updated and would be more user-friendly to those who needed to find information about OCII.

Vice-Chair Rosales inquired about the manner in which the stakeholders would interact on the website and stated that this was an opportunity to add more information regarding how to do business with the agency and its partners. She recommended adding items such as: notice of fees, RFQ's, potential contract opportunities with developers and their contractors, providing housing information and putting DAHLIA on the website as well as information regarding other state agencies. Ms. Rosales suggested they add stories about all the good work that OCII had done over the years in a news section.

Chair Bustos agreed with Vice-Chair Rosales and stated that this was an opportunity for OCII to shine and not to be shy about it. He reminded everyone that the work OCII had done over the past several years was very impactful and they would be able to show other city agencies how this was done, especially on information regarding the SBE and MBE progress. Mr. Bustos stated that he would like to review this when they had drafts ready so that Commissioners' ideas were incorporated into it. He thanked everyone for their comments.

Commissioner Scott thanked Vice-Chair Rosales for bringing up these ideas and taking OCII into the future so the youth of today can see the successful history of OCII.

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

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

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

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 29-2021, AUTHORIZING A SECOND AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH LOWERCASE PRODUCTIONS (“LOWERCASE”), A CALIFORNIA LIMITED LIABILITY COMPANY, TO INCREASE THE CONTRACT AMOUNT BY \$52,552 FOR A TOTAL AGGREGATE CONTRACT AMOUNT NOT-TO-EXCEED \$194,137 FOR WEBSITE MAINTENANCE SERVICES FOR THREE YEARS, BE ADOPTED.

- d) Workshop on the July 2020 – June 2021 Report on OCII Small Business Enterprise and Local Hiring Goals Practices (Discussion)

Presenters: Sally Oerth, Interim Executive Director; Raymond Lee, Contract Compliance Supervisor; Joshua Arce, Director of Workforce Development, SF Office of Economic and Workforce Development (OEWD); Ken Nim, CityBuild Director, OEWD

PUBLIC COMMENT

Speaker: Andy Anderson, Intern Kerman Morris Architecture, OCII Trainee Program; Sampras Singh, Intern Mithun Solomon, OCII Trainee Program; Jiban Gurung, Intern Weller Design Architectural Lighting, OCII Trainee Program

Mr. Anderson, a San Francisco native, third time participant, and recent City College Graduate, thanked OCII for the program and for the training opportunity, and encouraged other people to apply.

Mr. Singh, a former City College student who now attends UC Davis, stated that he had been participating in the OCII program for two years which had been a great opportunity for him, and exposed him to what life as a professional architect would look like. He reported that the program's cohort model offered camaraderie, which was encouraging. He further stated that his experience with OCII motivated him to continue on his career path.

Mr. Gurung, a two-time participant, stated that he was 26 years old, and would be transferring to U.C. Berkeley, from City College this fall. After completing his undergraduate degree, he plans to pursue graduate studies. He explained that in 2020, he had interned virtually at a San Francisco architectural firm (Mithun) and learned a lot about designing affordable housing and about incorporating social issues. Mr. Gurung agreed with Chair Bustos that affordable housing did not have to look drab but rather could look colorful and attractive. He thanked OCII for this opportunity and added that it had given him more confidence to move forward.

Commissioner Scott thanked Mr. Lee for his presentation and stated that she was pleased with the fact that OEWD was more than just construction. She was impressed with how impactful the early intervention was with interns, how successful the training was and that they would have the opportunity to be exposed to the industry. She was pleased to hear from the interns and to see the outcome from this early intervention.

Commissioner Brackett thanked staff for all their work during the pandemic. She inquired about whether there were any requests from the community for alternative training options in other industries.

Mr. Lee deferred to Mr. Arce for more detail.

Mr. Arce responded that they would be expanding the CityBuild offerings within the construction industry, including the Mission Rock development partnership kicking off soon. He confirmed that there were more opportunities beyond construction due to their partnership with the building trade unions and the OCII policy which helped to stabilize those opportunities even though construction hours had decreased. He deferred to Mr. Nim for more detail on construction. Mr. Arce proceeded to describe the connection with the professional services industry and also in the tech industry. He explained that there was more engagement through the First Source hiring policy in place with downtown businesses which included more training through the network. Mr. Arce announced that the first company to make a First Source hire and bring in a candidate was Facebook. He reported that the Health Care Academy was also growing and had success with the apprentice program and training. He described the Dream Keeper Initiative, which included a pilot to bring in candidates of color for paramedic, EMT, fire department and private sector paramedic opportunities and was a full-time two-year training program in connection with the firefighter's union. The Arts was also identified as a pathway to economic success, and he outlined new support for art and artists all within the CityBuild portfolio.

Mr. Nim stated that there were four key parts: three related to construction and one related to manufacturing. He announced that in partnership with the SF Giants and the Mission Rock Development Group there would be a first time all-female cohort of construction trainings for the Mission Rock Project starting in September. He announced that they had had two orientations with 25 participants; however, there were only 15 slots so this would be very competitive. Mr. Nim reported that they were working with the Housing Authority to include information regarding the trainings in their rent mailings. He reported another opportunity in partnership with UCSF and their Community Construction Outreach Program (CCOP) to help train local residents on UCSF projects and that there would be another recruitment for that training. Then next year at Indian Basin Park he announced a partnership with SF Rec & Park to work on District 10 construction trainings in that project area. Mr. Nim reported that the fourth key part which was not construction related was the Special Program in Advanced Manufacturing. This program would train individuals who sought manufacturing jobs in such things as 3D printing, laser cutting and other hands-on training for manufacturing positions. They were finalizing a date in October for a manufacturing job fair and recruitment event which would last a week in the Bayview. Mr. Nim reported that they would send the flyers to OCII to inform Commissioners about these events.

Vice-Chair Rosales lauded the presentation and the guest speakers for their informational talks. She stated that this was the type of news that should be on the website. Ms. Rosales referred to the very high participation in professional services companies and firms in their projects and inquired about what was motivating their partners to do so well. She stated that it appeared that the response was not as great on the City side. On the workforce side, Ms. Rosales inquired about whether they were seeing more capacity within the SF community or whether they were increasing workforce capacity. Mr. Lee responded that a big difference between working with the City and working with the Agency was that OCII they did not allow teams to be formed when applicants submitted their proposals. For example, in affordable housing, OCII stipulated that the only people who should be submitting responses were the architects, not the entire design team; in turn, assembling the entire team would be a subsequent competitive process. Mr. Lee explained that one of the criticisms they had been receiving was the time delay in submitting proposals because it was so expensive and time consuming for small firms to prepare the proposals. So, they tried to make it as easy as possible for interested parties to get started and then move forward on the next processes. They created a two-step process with qualification process separated from the proposal process. First came the RFQ process where applicants expressed their interest and submitted their qualification statements and then OCII would work with the architect or the developer before moving forward with the RFP process.

Mr. Arce responded that unemployment increased in May and June, which might have correlated with COVID. They were waiting on the July numbers. He reported that the Carpenters Union as of the previous week had 144 journey workers and 98 apprentices out of work, which they considered to be a high number. They thought that OCII policies had a lot to do with creating priority opportunities to get the real impact and buy-in from the firms working on OCII projects and give a boost to SF residents during an unemployment rise. He stated that they were always trying to create ways to get SF residents working.

Chair Bustos thanked Mr. Arce and Mr. Nim for their collaboration and added that he would love to see all of these numbers increased, especially regarding internships among students of color in OCII areas where people from the community could help in that effort. He added that the website would help with this effort as well. He thanked staff for their hard work on this issue.

6. Public Comment on Non-Agenda Items - None

7. Report of the Chair

Chair Bustos thanked Vice-Chair Rosales for acting as Chair during the last meeting.

He reported that the job description and posting for the OCII Director position had gone live with the search firm at: www.moppenheim.com/commission-on-community-investment-and-infrastructure.

Mr. Bustos also strongly encouraged and asked everyone to get vaccinated because the Delta variant was worse than the original COVID19. He added that this would be an important sign that we all cared about each other.

8. Report of the Executive Director

- a) Informational Memorandum on the Annual Report of funds collected and expended from Community Facilities Districts under the Mello-Roos Act for Fiscal Year 2019-20 (Discussion)

Interim Executive Director Oerth announced that the report was distributed to Commissioners and that later this fall they would have a workshop and later a budget approval action to go in depth in all of their Community Facilities Districts.

Interim Executive Director Oerth gave an update on the Transbay (TB) Block 2 affordable housing project. She recalled that when that project first kicked off, Mercy Housing had proposed a family rental project at a height of 85' which was not acceptable to OCII since the height limit was at 165'. She reported that since then Mercy had been successful in coming up with a new concept using all the allowable height. This was presented last week to the TB CAC and they were pleased with the increased height.

Interim Executive Director Oerth announced the date of the OCII trainee graduation ceremony and stated that Commissioners would receive an invitation when the date had been set.

PUBLIC COMMENT - None

9. Commissioners' Questions and Matters - None

10. Closed Session - None

11. Adjournment

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

Chair Bustos adjourned the meeting at 2:35 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary