

London N. Breed
MAYOR



Bivett Brackett
CHAIR

Dr. Carolyn Ransom-Scott
VICE-CHAIR

Vanessa Aquino
Tamsen Drew
Kent Lim
COMMISSIONERS

Thor Kaslofsky
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 AUGUST 2024**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting in person at 1:00 p.m. on the 20th day of August 2024.

REMOTE ACCESS:

WATCH LIVE ON SFGOVTV: <https://sfgovtv.org/ccii>

PUBLIC COMMENT:

Members of the public may provide public comment in-person at the noticed location or remotely via teleconference (detailed instructions available at: <https://sfocii.org/remote-meeting-information>). Members of the public may also submit their comments by email to: commissionsecretary.ocii@sfgov.org; all comments received will be made a part of the official record.

INSTRUCTIONS FOR PUBLIC COMMENT:

DIAL: 1-415-655-0001 **ENTER ACCESS CODE:** 2661 364 4587 **PRESS # PRESS #**
again to enter the call. Press *3 to submit your request to speak.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:06 p.m. by Vice-Chair Scott. Roll call was taken.

Commissioner Aquino - present
Commissioner Drew - present
Commissioner Lim - present
Vice-Chair Scott - present
Chair Brackett - absent

Chair Brackett was absent. All other Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, September 3, 2024 at 1:00 pm at City Hall in 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 from participants dialing in:**
Please be advised that 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. We recommend that members of the public who are attending the meeting in person fill out a "Speaker Card" and submit the completed card to the Commission Secretary. All dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to provide any public comment. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

PUBLIC COMMENT CALL-IN: 1-415-655-0001 **ACCESS CODE:** 2661 364 4587

Secretary Cruz read the 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 16, 2024
- b) Authorizing the execution of a not-to-exceed three-year extension to the revocable Permit to Enter with the East Cut Community Benefit District to continue operations and management of its temporary community garden at Transbay Block 11B or 29 Essex Street; Transbay Redevelopment Project Area (Action) (Resolution No. 17-2024)

PUBLIC COMMENT - None

Commissioner Drew motioned to move Items 5(a) and 5(b) and Commissioner Aquino seconded that motion.

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

- Commissioner Aquino - yes
- Commissioner Drew - yes
- Commissioner Lim - yes
- Vice-Chair Scott - yes
- Chair Brackett - absent

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF THE MINUTES FOR REGULAR MEETING OF JULY 16, 2024, BE ADOPTED.

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 17-2024, AUTHORIZING THE EXECUTION OF A NOT-TO-EXCEED THREE-YEAR EXTENSION TO THE REVOCABLE PERMIT TO ENTER WITH THE EAST CUT COMMUNITY BENEFIT DISTRICT TO CONTINUE OPERATIONS AND MANAGEMENT OF ITS TEMPORARY COMMUNITY GARDEN AT TRANSBAY BLOCK 11B OR 29 ESSEX STREET; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

REGULAR AGENDA

c) Authorizing a Second Amendment to the Personal Services Contract with Lynx Insights and Investigations, Inc., a California Corporation, to increase the contract amount by \$249,940 for an aggregate amount of \$554,510 and to extend the term for an additional twelve months; reporting on results achieved under Phase 2 of the existing contract in searching for and contacting persons displaced by projects of the former Redevelopment Agency (Discussion and Action) (Resolution No. 18-2024)

Presenters: Thor Kaslofsky, Executive Director; Pam Sims, Senior Development Specialist; Housing Division; Giles Miller, Lynx Insights; Majeid Crawford, New Community Leadership Foundation (NCLF); Lynette Mackey, Lynx/NCLF Investigator

Speakers: Suzie Kagami, Founder, KOHO Japantown, SF; Lynette Mackey, Lynx/NCLF Investigator; Cecilia Sheford Smith, Lynx/NCLF Investigator; Oscar James, native resident, Bayview Hunters Point (BVHP)

Ms. Kagami stated that she was representing Japantown. She reminded Commissioners that even though there was no mention of Japantown in the presentation, the Japanese-Americans were displaced twice--incarceration during WWII and then during redevelopment. Ms. Kagami commented that even though many years have passed, these events remained as a cloud over the community and now the 2nd, 3rd and 4th generations of Japanese-Americans still needed healing. She felt this was an opportunity to educate the public about the history of the Japanese-Americans in the U.S. Ms. Kagami explained that she was approached by Mr. Miller and Mr. Crawford to come and speak before the Commission and she stated that she would support any efforts to find Japanese-Americans to bring into this program.

Ms. Mackey stated that during her work in this program, she found some homeless individuals and had gotten eight homeless displaced individuals into housing. She wanted to let Commissioners know that she would continue to work with the homeless as well as with all the other displaced people. Ms. Mackey described her own experience in obtaining her certificate, how long the process took and how hard it was.

Ms. Sheford-Smith stated that she was a native San Franciscan and came into the program during the second phase. She described her experience as an investigator and how it had opened up doors for her, not only in helping people connect and reconnect with families, but also learning how to use software like Ancestry.com, using the White Pages, and learning about data entry. Ms. Sheford-Smith pointed out that many of the entries had misspelled names and those errors had to be corrected in order to actually find the person. In learning to use these tools, she learned a wealth of information regarding her own family, such as that her own great-grandmother had lived to be 115 years old and that her family was located in Texas. This experience was wonderful for her and she was very excited to be a part of it.

Mr. James stated that he started going to meetings for Joint Housing in 1967 before the Certificate of Preference (COP) program came into existence in 1968. He recalled that nobody was talking about the Western Addition or SOMA or Japantown during that time. Mr. James recalled that part of Navy Road was moved out prior to redevelopment, but there were still tenants there in wartime housing, and indicated that those individuals should be contacted for their COP. He was in support of this program and was willing to help find displaced individuals, even if it took 10 years and even if those displaced individuals were no longer in California.

Commissioner Aquino thanked the Lynx team for the update and for all the work they had put into this critical program. She stressed how important it was to continue the work as well as to keep OCII updated about it. She was pleased to hear that they would be bringing more investigators onboard and inquired about when that would happen.

Ms. Sims responded that the work would begin in the next month (September 2024) and that the additional investigators would be hired immediately.

Commissioner Drew stated that this work was very critical and this was the right step for OCII to take to find the displaced individuals of San Francisco (SF). She followed up on Mr. James' comment regarding the displaced of SOMA and other areas and inquired about whether there would be any consideration of finding displaced individuals from other areas, such as SOMA.

Ms. Sims responded that the 99,000 pages that the intern (OCII) had found this summer and which would be scanned were A1 (area) and that the SOMA records had already been scanned and sent to the Mayor's Office of Housing and Community Development (MOHCD). So when the displaced or their descendants reached out, MOHCD would have their records.

Commissioner Drew stated that it appeared that there would be a very robust marketing outreach for the Western Addition (WA) and inquired about whether the same would occur for Golden Gateway and SOMA.

Ms. Sims responded that the answer to that question would be up to the Executive Director and to the Commission regarding outreach to additional communities. Currently they were focused on WA, A1, A2 and Hunters Point and they were slowly looking into the records of other areas of the displaced.

Commissioner Drew stated that she would like to see the long-range outreach plan to be sure that they were touching all the possible displaced individuals.

Executive Director Kaslofsky responded that they had not made a long-range plan regarding how to elevate the information about the other displaced communities. The records they had were for COP holders when the program was operating that made those areas eligible. They had no such list in that format for the other areas. He explained that the first step to scale up that information would be to scan the information in and then send it to MOHCD so that they could tie the information they had online with the new callers and applicants. The second step would be to let those applicants know that they might be eligible for preference and affordable housing. Mr. Kaslofsky indicated that this information should get out to the City at large. However, they needed more time to put all that together.

Commissioner Lim inquired about whether the COP program included displaced Japanese-Americans.

Executive Director Kaslofsky responded that COP program did not work by ethnicity. He ensured Commissioner Lim that Japantown was included in the WA A1 and A2 areas.

Ms. Sims responded that many of the pages being scanned for the A1 area included a number of Japanese American names.

Vice-Chair Scott thanked and commended Ms. Sims, the Lynx investigators and the NCLF workers for their perseverance. She affirmed that they had had OCII meetings with Japanese-Americans who were there to find out if they were being included in the COP program. Dr. Scott was pleased to hear about the new ideas being used to uncover displaced individuals. She hoped they were learning from this gap when the funds ran out but the calls kept coming in. Dr. Scott stressed that they could not give up on this work, even if it took 10 years to do it, and they needed to monitor the funding, so this important work could continue.

Commissioner Aquino motioned to move Item 5(c) and Commissioner Drew seconded that motion.

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

Commissioner Aquino - yes

Commissioner Drew - yes

Commissioner Lim - yes

Vice-Chair Scott - yes

Chair Brackett - absent

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 18-2024, AUTHORIZING A SECOND AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH LYNX INSIGHTS AND INVESTIGATIONS, INC., A CALIFORNIA CORPORATION, TO INCREASE THE CONTRACT AMOUNT BY \$249,940 FOR AN AGGREGATE AMOUNT OF \$554,510 AND TO EXTEND THE TERM FOR AN ADDITIONAL TWELVE MONTHS; REPORTING ON RESULTS ACHIEVED UNDER PHASE 2 OF THE EXISTING CONTRACT IN SEARCHING FOR AND CONTACTING PERSONS DISPLACED BY PROJECTS OF THE FORMER REDEVELOPMENT AGENCY, BE ADOPTED.

Agenda Item Nos. 5(d) through 5(f) related to employment contracts were presented together, but acted on separately

- d) Authorizing approval of the Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 for the term of July 1, 2024 through June 30, 2027 (Discussion and Action) (Resolution No. 19-2024)
- e) Authorizing approval of the Memorandum of Agreement with the Service Employees International Union (SEIU) Local 1021 for the term of July 1, 2024 through June 30, 2027 (Discussion and Action) (Resolution No. 20-2024)
- f) 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 No. 21-2024)

Presenters: Thor Kaslofsky, Executive Director; April Ward, HR Principal Personnel Analyst

PUBLIC COMMENT

Speakers: Oscar James, native resident, BVHP; Alok Vyas, Senior Planner and Urban Planning Designer, OCII, and President, SEIU Local 1021; Maria Pecot, Senior Contract Compliance Specialist, OCII, and Co-President, IFPTE Local 21

Mr. James stated that OCII had the best staff. He reported that he had worked for the agency for over 40 years and he knew firsthand how hard OCII staff worked and he felt they deserved everything they were asking for.

Mr. Vyas, on behalf of their union members, urged Commissioners to approve this resolution.

Ms. Pecot, on behalf of their union members, urged Commissioners to approve this resolution.

Vice-Chair Scott was pleased to hear this report and was grateful for the hope that it brought to everyone.

Commissioner Aquino motioned to move Item 5(d) and Commissioner Lim seconded that motion.

Secretary Cruz called for a voice vote on this item.

Commissioner Aquino - yes

Commissioner Drew - yes

Commissioner Lim - yes

Vice-Chair Scott - yes

Chair Brackett – absent

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT, RESOLUTION NO. 19-2024, AUTHORIZING APPROVAL OF THE MEMORANDUM OF AGREEMENT WITH THE INTERNATIONAL FEDERATION OF PROFESSIONAL AND TECHNICAL ENGINEERS (IFPTE) LOCAL 21 FOR THE TERM OF JULY 1, 2024 THROUGH JUNE 30, 2027, BE ADOPTED.

Commissioner Drew motioned to move Item 5(e) and Commissioner Aquino seconded that motion.

Secretary Cruz called for a voice vote on this item.

Commissioner Aquino - yes

Commissioner Drew - yes

Commissioner Lim - yes

Vice-Chair Scott - yes

Chair Brackett – absent

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 20-2024, AUTHORIZING APPROVAL OF THE MEMORANDUM OF AGREEMENT WITH THE SERVICE EMPLOYEES INTERNATIONAL UNION (SEIU) LOCAL 1021 FOR THE TERM OF JULY 1, 2024 THROUGH JUNE 30, 2027, BE ADOPTED.

Commissioner Aquino motioned to move Item 5(f) and Commissioner Drew seconded that motion.

Secretary Cruz called for a voice vote on this item.

Commissioner Aquino - yes
Commissioner Drew - yes
Commissioner Lim - yes
Vice-Chair Scott - yes
Chair Brackett - absent

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 21-2024, 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.

6. Public Comments on Non-Agenda Items - None

7. Report of the Chair

Vice-Chair Scott stated that she had attended meetings with groups involved in the progress of Candlestick Point and that they had strong positive feedback as well as feedback from construction workers, LBE's and micros, who were very grateful to OCII. She commended Executive Director Kaslofsky for being the leader who navigated and directed the team and thanked him for his work.

8. Report of the Executive Director

Executive Director Kaslofsky reported on the East Cut Community Benefits District (CBD) in Transbay and the interim activation of the Crossing, which had received two awards for their design. He explained that the Crossing was an interim activation of the former bus terminal at the corner of Howard and Main, comprised of two square blocks. Mr. Kaslofsky reported that the East Cut CBD received the Pinnacle award from the International Downtown Association for a Place Management Industry and their highest honor for "the most innovative and creative spaces in North America". It also received the 2024 California Urban Design award from the American Institute of Architects for their "innovative, adaptable and sustainable design".

Executive Director Kaslofsky announced that the OCII training program graduation was held this summer. He explained that this program was part of the SBE agreement where any design professionals working on OCII projects with contracts above \$100,000 were required to make training opportunities available through local architects, engineers and other design professionals. The architecture and engineering training program worked to connect firms, consultants and developers on OCII projects to obtain and support trainees during their employment with the firms. Another program was completed this summer. He thanked Vice-Chair Scott for attending the trainee graduation ceremony.

Speakers: Maria Pecot, Senior Contract Compliance Specialist; Dawn Bradstreet, program graduate

Ms. Pecot stated that this past week the Capstone graduation ceremony was held. She explained that the program was started in 2016 to help consultants on OCII projects meet their training requirements and to create a pipeline for the firms to be able to place students on their projects. Ms. Pecot reported that the program had grown over the years and now they had other partners, such as the Japanese Community Youth Council (JCYC), the Office of Economic Workforce Development (OEWD) and with Opportunities for All, which was created by Mayor London Breed for all the City and County of SF. She announced that they had also created learning programs with schools and universities in engineering and other fields and that assistance was also provided with resume writing and personal presentation. Ms. Pecot reported that they had placed students in 42 firms and created 86 opportunities. From this year's cycle, out of seven placements, two had resulted in permanent positions. She reported that the ceremony was well-attended with student speakers, some of whom spoke about their construction experience and others about design.

Ms. Bradstreet stated that she was an SF native, a second-year participant in the program, a graduate of CityBuild, a cement mason and a student at UCSF, working toward a degree in construction management. She described her experience in the training program as amazing and explained that, even though construction was down, she was able to get an internship and was asked to come back by Swinerton Construction Company. Ms. Bradstreet was very pleased to be mentored by Ms. Pecot and to be part of the OCII team. She stated that the support from the program was excellent. Class subjects included topics other than construction, such as time management, mental health awareness, and finance. Ms. Bradstreet stated that she had the opportunity to become familiar with other construction companies as well. She thanked Commissioners for being able to participate in this program. Having two children who were also in the construction trade, she felt like she was creating generational wealth and was very grateful.

Executive Director Kaslofsky announced the second meeting for the Candlestick update and updates on the BVHP and Hunters Point Shipyard projects would take place on September 3. He described a workshop offered in July to discuss the issues in the community and to answer their questions regarding height and soils. Since then they had had several community meetings to speak with residents at Candlestick Heights and Alice Griffith. Mr. Kaslofsky announced that they would be meeting with small businesses on September 4. They would continue with the outreach because there would be more public hearings to attend. He announced the schedule for Commissioners: September 3 to OCII to consider approval for the Candlestick update; on September 9 to the Oversight Board with amendments and then to the Department of Finance; on September 10 to the Board of Supervisors, which had to approve the amendment of the two redevelopment plan amendments; on September 12 to the Planning Commission. There would be Board meetings to consider approval in late October and then to the Mayor's desk.

Vice-Chair Scott stated that she was very pleased with the Capstone mentorship program, especially to experience the excitement and the enthusiasm of the graduates. She commended Ms. Bradstreet for being a mother and for being successful in the program. She stated that looking at her, her children would believe there was nothing they could not do. She also commended and thanked the OCII team for their work in the training program.

9. Commissioners Questions and Matters

Commissioner Aquino announced that two weeks prior she had attended the free backpacks for kids program at the BVHP area and that she had participated in the program this year with the SF Bicycle Coalition and had helped with helmet fitting and the winning of a bicycle. She was very pleased to have been able to attend.

Commissioner Drew recalled that with the first Candlestick presentation, there was a lot of information and she was aware that this time, additional community outreach would be taking place. She requested that, for the next meeting, the memo include a summary of the outreach as well as any changes to the proposal in response to that feedback in order to be very clear about what the community had heard and their responses to it.

Executive Director Kaslofsky responded that they would be able to provide that and added that there were a number of changes that would take place that would be different from the first presentation.

10. Closed Session - None

11. Adjournment

Commissioner Lim motioned to adjourn and Commissioner Aquino seconded that motion.

The meeting was adjourned at 2:49 p.m.

Respectfully submitted,


Jaimie Cruz
Commission Secretary