



**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
18th DAY OF AUGUST 2020**

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 18th day of August 2020. The public was invited to watch the meeting live on SFGOVTV: <https://sfgovtv.org/ccii> (The video stream was live approximately 15 minutes before the scheduled meeting start time.)

PUBLIC COMMENT CALL-IN: 1-408-418-9388 **Access Code:** 146 766 2374

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 during the public comment section of the meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:01 p.m. by Chair Bustos. Roll call was taken.

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

All Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held on Tuesday, September 1, 2020 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.

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Secretary Cruz read instructions for the public to be able 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 21, 2020
- b) Authorizing an amendment extending the term of an existing Legal Services Contract with Shute, Mihaly & Weinberger, LLP, a California Limited Liability Partnership, by providing for termination upon expenditure of the total contract amount of \$1,500,000, to continue to provide specialized legal services related to implementation of land transfer agreements guiding the reconfiguration of real property ownership in the Hunters Point Shipyard Phase 1 and Candlestick Point and Hunters Point Shipyard Phase 2 Development Projects; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas (Action) (Resolution No. 22-2020)

PUBLIC COMMENT - None

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

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

Commissioner Brackett – yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT APPROVAL OF MINUTES FOR THE REGULAR MEETING OF JULY 21, 2020, BE ADOPTED.

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT APPROVAL OF RESOLUTION No. 22-2020, AUTHORIZING AN AMENDMENT EXTENDING THE TERM OF AN EXISTING LEGAL SERVICES CONTRACT WITH SHUTE, MIHALY & WEINBERGER, LLP, A CALIFORNIA LIMITED LIABILITY PARTNERSHIP, BY PROVIDING FOR TERMINATION UPON EXPENDITURE OF THE TOTAL CONTRACT AMOUNT OF \$1,500,000, TO CONTINUE TO PROVIDE SPECIALIZED LEGAL SERVICES RELATED TO IMPLEMENTATION OF LAND TRANSFER AGREEMENTS GUIDING THE RECONFIGURATION OF REAL PROPERTY OWNERSHIP IN THE HUNTERS POINT SHIPYARD PHASE 1 AND CANDLESTICK POINT AND HUNTERS POINT SHIPYARD PHASE 2 DEVELOPMENT PROJECTS; HUNTERS POINT SHIPYARD AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

REGULAR AGENDA

- c) Authorizing, pursuant to the Transbay Implementation Agreement and Option Agreement, the Executive Director to acquire Transbay Blocks 2, 3, and 4 (Assessor Parcel Block 3739, Lots 002, 004, 006, 007, 008), located between Howard, Main, Folsom, and Beale Streets, by 1) Exercising an option to Acquire Former State-Owned Parcels, 2) Executing an Agreement with the Transbay Joint Powers Authority to acquire Appurtenant Property, 3) Taking other necessary actions to complete the transaction and manage the newly-acquired property, and 4) adopting environmental findings pursuant to the California Environmental Quality Act; providing notice that these actions are within the scope of the Transbay Redevelopment Project approved under the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report, a Program EIR, and are adequately described in the Final EIS/EIR for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 23-2020)

Speakers: Nadia Sesay, Executive Director; Paige Peltzer, Development Specialist, Real Estate and Development Services

PUBLIC COMMENT – None

Commissioner Scott thanked Ms. Peltzer for the comprehensive and thorough report. Referring to the fact that tents would be given for the homeless on the property, Commissioner. Scott inquired about who would be responsible for upkeep and maintenance if there was any damage to or destruction of the area.

Ms. Peltzer responded that the Transbay Joint Powers Authority (TJPA) had entered into a license agreement with the City which allowed the City to use the site as a safe sleeping site for the homeless given the emergency declarations for COVID 19. However, the City never used the site for that purpose and did not intend to use it for that purpose. Ms. Peltzer reported that as of that morning the TJPA Board had voted to terminate that agreement so the site would not be used as a safe sleeping site. She added that upon transfer to OCII, OCII would take over the property management and would be asking for authority to enter into an interim property management contract.

Vice-Chair Rosales referred to the property management contractor and inquired about whether this was more about security services rather than actual management of space.

Ms. Peltzer responded that they were preparing for baseline management which means that the site would be secure and clean.

Commissioner Brackett inquired about whether they would be adhering to the OCII LBE, SBE and other requirements for this RFP when it was released.

Ms. Peltzer responded that they would be following the OCII Purchasing Policy.

Chair Bustos thanked the team for their hard work. He stated that this had been a long time coming and that it was very exciting to be able to provide more housing in the City.

Commissioner Scott motioned to move Item 5(c) and Commissioner Brackett 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 – yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 23-2020, AUTHORIZING, PURSUANT TO THE TRANSBAY IMPLEMENTATION AGREEMENT AND OPTION AGREEMENT, THE EXECUTIVE DIRECTOR TO ACQUIRE TRANSBAY BLOCKS 2, 3, AND 4 (ASSESSOR PARCEL BLOCK 3739, LOTS 002, 004, 006, 007, 008), LOCATED BETWEEN HOWARD, MAIN, FOLSOM, AND BEALE STREETS, BY 1) EXERCISING AN OPTION TO ACQUIRE FORMER STATE-OWNED PARCELS, 2) EXECUTING AN AGREEMENT WITH THE TRANSBAY JOINT POWERS AUTHORITY TO ACQUIRE APPURTENANT PROPERTY, 3) TAKING OTHER NECESSARY ACTIONS TO COMPLETE THE TRANSACTION AND MANAGE THE NEWLY-ACQUIRED PROPERTY, AND 4) ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; PROVIDING NOTICE THAT THESE ACTIONS ARE WITHIN THE SCOPE OF THE TRANSBAY REDEVELOPMENT PROJECT APPROVED UNDER THE TRANSBAY TERMINAL/CALTRAIN DOWNTOWN EXTENSION/REDEVELOPMENT PROJECT FINAL ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT, A PROGRAM EIR, AND ARE ADEQUATELY DESCRIBED IN THE FINAL EIS/EIR FOR PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- d) Workshop on the July 2019 - June 2020 Report on OCII Small Business Enterprise and Local Hiring Goals Practices (Discussion)

Speakers: Nadia Sesay, Executive Director; Raymond Lee, Contract Compliance Supervisor; Yvonne Kyrimis, Contract Compliance Specialist II; Joshua Arce, Director of Workforce and Development/Office of Economic and Workforce Development (OEWD); Ken Nim, Director of Citybuild/OEWD

PUBLIC COMMENT - None

Commissioner Scott thanked Mr. Lee and Ms. Kyrimis for all the information and especially for the good news of moving above the percentages of the last five years. Commissioner Scott referred to the news reports about hatred postings on the work sites and inquired about whether they were still monitoring that situation to make sure workers were safe and secure.

Mr. Lee responded that OCII was always open to receiving that kind of news and communicated it to the general contractors on the jobs through their ongoing communication with developers and contractors. Addressing that particular issue, Mr. Lee reported that the General Contractor (GC) had made specific commitments to provide sensitivity training on that job. He added that OCII was committed to providing a healthy work environment and expected their developers and GC's to do the same.

Vice-Chair Rosales thanked staff for the comprehensive report. She stated that it was gratifying to see how all their policies had been adhered to regarding OCII's strong message on small business participation in their contracting activities and commended everyone on that good work. Ms. Rosales inquired about whether there had been any complaints by contractors regarding payments or lack thereof; inquired about whether reference to participation of minority owned and women owned businesses meant that they were also small businesses. Ms. Rosales indicated that in prior reports they had received information regarding subcontractors but that was not included in this report and wondered about that. Since the OCII SBE program was a mirror of the City LBE program, Ms.

Rosales was interested in receiving information by zip code for contractors. She inquired about whether the category of contracting or the percentage of the LBE pool which was represented in OCII projects could also be provided. Ms. Rosales reported that the upcoming elections include Prop 16 which repeals Prop 209, and there had been a push by minority women-owned businesses for agencies to have the data necessary to report on equity participation by minority women-owned businesses and inquired about whether that information was available.

To the complaint question, Mr. Lee responded in the negative, at least not within the professional services area. He added that there were prior complaints about payments in the construction area between contractors and subcontractors and those issues have all been dealt with. To the participation question, Mr. Lee responded in the affirmative and added that two firms had graduated from the SBE program. Regarding the subcontractor report, Mr. Lee responded that he neglected to provide that detail but would provide it later. Mr. Lee responded that they could update the data on CMD certified firms and provide that later. To the last question, Mr. Lee agreed and referred to a capacity study which was forthcoming and would be provided later.

Commissioner Brackett thanked staff for the report. She inquired about the number of local hires who were on some of the larger projects and whether they had been able to be moved over to other projects. Ms. Brackett inquired about whether there was any feedback or other follow up evaluations on those who had come into the training program but didn't make it all the way through and perhaps were laid off for various reasons and whether there were any disparity studies for that as well. For some of those workers who may have been missed due to timing, Ms. Brackett inquired about whether there had been any increased investment in training programs for additional training or tests to allow them to move up to journeyman or higher positions.

Mr. Lee responded that he did not have the details but deferred to Mr. Arce for a response.

Mr. Arce used the Chase Center training as an illustration, where, before COVID-19, work was really advancing and no one was left behind and the construction market was booming. He explained that they had brainstormed ways to increase local hire representation for electricians where the percentages were lower than expected and there was a wave of electricians who were just coming off the CPMC Cathedral Hill project at the hospital. Mr. Arce reported that they missed the opportunity by a matter of days to be able to bring those local electricians over to the Chase Center before they went to another non-OCII job. So timing was everything to get the desired local workers.

Mr. Nim responded that many construction projects were looking for more laborers as well as making sure they complied with COVID-19 standards. He reported that CityBuild had continued to engage with the graduates and participants of the Chase Center and Five Point training programs and had provided them with referral services to other projects.

Mr. Lee deferred to Mr. Arce for the last question.

Mr. Arce responded that Chair Bustos and Commissioner Brackett were present when the model was piloted at the Chase Center to have specific training used in the OCII policy to advance the goals and bring more workers into the industry and into OCII projects. He explained that the Alice Griffith training had been inspirational because it used OCII policy working with a local contractor, EcoBay, to advance the goals and get local residents into training. Mr. Arce reported that of the 19 individuals trained, 17 graduated and 15 went to work in construction and the rest into other industries. Mr. Arce stated that for CityBuild, it was about looking for opportunities; for example, the desire to build more housing at the Shipyard where they had the labor as well as the community partners and OCII. There were many unemployed people right now and new training projects. For example, for laid off Moscone trade show workers, they had received an emergency training grant from the state to retrain

those workers for construction so they could work at OCII projects as well as other projects. Mr. Arce noted that there were now 70,000 unemployed workers in San Francisco as compared to 10,000 pre-COVID 19.

Vice-Chair Rosales referred to the statistics census data on slides 17 and 20. She referred to the outer Mission and other areas of the city in terms of the number of unemployed and inquired about the community based organizations that the City and OCII had under contract to assist in bringing residents into the workforce and/or training, mentoring, etc. Ms. Rosales inquired about the percentage of unemployed in the Mission Bernal area at the bottom of the list.

Mr. Lee responded that in terms of OCII influence, they had the professional training program and also First Source, which is implemented by OEWD and the City. He explained that for college students they looked at the targeted population and the socioeconomic background of the individual. He deferred to Mr. Arce for more detail on specific areas.

Mr. Arce referred to the slide assessing community needs—the 94132 zip code representing the highest rate of unemployment based on 2018 information, and the San Francisco State student population connection to OCII training programs. For the other five zip codes, he explained that each one had their own neighborhood job center--94124 had Young Community Developers (YCD) and other support agencies and private and foundational sponsors; 94134 had Faces SF; Chinatown had Self Support for the Elderly; 94102 had Central City Hospital House. Mr. Arce recalled that about a year ago they opened the seventh neighborhood job center run by Inner City Youth and quickly served 150 job-seekers after opening. He stated that CityBuild was fully funding and supporting these job centers. Regarding Mission Bernal, he responded that the second highest number of unemployed residents was in the 94110 zip code. He added that they did fund MEDA Mission Economic Development Agency, a job center to serve Mission and Bernal Heights residents as well as YCD. They were also supporting residents suffering from COVID-19 who could no longer work due to the pandemic.

Commissioner Brackett referred to the increased need in the Lakeview area for additional training due to the higher unemployment rate and inquired about what support had been given to that area over the last year.

Mr. Arce added that there was another neighborhood with 1,316 unemployed residents in the Lower Haight/Cole Valley area, which was served by District 5 job centers. To the Lakeview question, he responded that they had modestly increased funding to that area. He explained that Mayor Breed had strongly indicated that she expected budgets to be cut this year by 15%; however, they were very clear about not making any budget reductions to essential services that served the most vulnerable communities or to services that supported black communities and black job-seekers due to the current racial injustice environment in the country. Most of their budget cuts were in salary and staffing and the raising of federal workforce dollars. Mr. Arce expressed gratitude to OCII for their funding. He added that they had put an additional \$100,000 of funding to service OMI, Bayview Hunters Point and the Fillmore working through the job centers in those neighborhoods.

Chair Bustos thanked staff for their hard work on this report.

6. Public Comment on Non-Agenda Items

Speaker: David Springer, Indian Basin Neighborhood Association

Mr. Springer announced that they were doing trash pick-ups in the Indian Basin neighborhood and he wanted to make that announcement. He expressed concern about Block 1 or the Polmelia Development, where action plans to activate any business spaces within the project were being

blocked. Mr. Springer reported that when asked directly about this issue during meetings with Hunters Point CAC and the other with the IBNA, no satisfactory answers had been given and they were especially not discussing giving preference to black owned businesses either. Mr. Springer stated that he wanted to bring this to the attention of OCII. He added that there was about a 1-1.5 minute delay, which made it very difficult to phone in at the appropriate time for public comment.

7. Report of the Chair

Chair Bustos stated that he had no report.

8. Report of the Executive Director

- a) Report on compliance by the Master Developer on Phase 1 of the Hunters Point Shipyard, with the Community Benefits Programs for October 2018 through December of 2019; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas (Discussion)

Executive Director Sesay announced that the Lennar Phase One developer was providing the compliance status report for 2018-2019. This report focused on Phase 1 of the development project and the status of development activities. Ms. Sesay explained that, as demonstrated in the report, Lennar was extremely close to closing the job training program which occurred between 2005 and 2015 and had entered into contract and was committed to expending funds to eliminate the previous funding gap. She reported that Phase 2 developer FivePoint had no current obligations based on the current development activities.

Executive Director Sesay announced that the Board of Supervisors took action on the Golden State Warriors hotel development project and made an amendment to the redevelopment plan which was approved. She thanked the Mission Bay team and acknowledged that as part of that approval, the Board of Supervisors as well as the Mayor proposed that OCII do some assessment on how current residents are feeling regarding access to transit as well as any gaps in services.

PUBLIC COMMENT - None

9. Commissioners' Questions and Matters – None

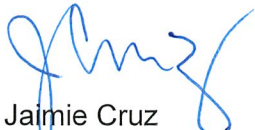
10. Closed Session – None

11. Adjournment

Commissioner Scott motioned to adjourn and Vice-Chair Rosales seconded that motion.

Chair Bustos adjourned the meeting at 2:33 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary