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MAYOR



Bivett Brackett  
CHAIR

Dr. Carolyn Ransom-Scott  
VICE-CHAIR

Vanessa Aquino  
Tamsen Drew  
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  
3RD DAY OF OCTOBER 2023**

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 3rd day of October 2023.

**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](mailto: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:** 2660 308 8590      **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 1:05 p.m. by Chair Brackett. Roll call was taken.

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

All Commissioners were present. Secretary Cruz noted that the Commission had one vacant seat.

**2. Announcements**

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, October 17, 2023 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:** 2660 308 8590

Secretary Cruz read the updated 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 September 5, 2023
- b) Authorizing a Third Amendment to the Personal Services Contract with Forster & Kroeger Landscape Maintenance, Inc., a California corporation, to extend the contract term by up to three months and increase the total expenditure authority by \$34,036, for a total overall contract expenditure authority of up to \$605,140, to provide continued landscape maintenance services in Community Facilities District No. 1 (South Beach) with funding provided by special taxes levied under the Mello-Roos Community Facilities Act; former Rincon Point-South Beach Redevelopment Project Area (Action) (Resolution No. 29-2023)

**PUBLIC COMMENT** - None

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

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

- Commissioner Aquino - yes
- Commissioner Drew - yes
- Vice-Chair Scott - yes
- Chair Brackett – yes

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS THAT APPROVAL OF THE MINUTES FOR REGULAR MEETING OF SEPTEMBER 5, 2023, BE ADOPTED.

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION NO. 29-2023, AUTHORIZING A THIRD AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH FORSTER & KROEGER LANDSCAPE MAINTENANCE, INC., A CALIFORNIA CORPORATION, TO EXTEND THE CONTRACT TERM BY UP TO THREE MONTHS AND INCREASE THE TOTAL EXPENDITURE AUTHORITY BY \$34,036, FOR A TOTAL OVERALL CONTRACT EXPENDITURE AUTHORITY OF UP TO \$605,140, TO PROVIDE CONTINUED LANDSCAPE MAINTENANCE SERVICES IN COMMUNITY FACILITIES DISTRICT NO. 1 (SOUTH BEACH) WITH FUNDING PROVIDED BY SPECIAL TAXES LEVIED UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT; FORMER RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

**REGULAR AGENDA**

- c) Authorizing an amended and restated personal services contract with CMG Landscape Architecture, a California corporation, to increase the contract amount by \$4,910,056 for a total not-to-exceed amount of \$8,528,561 to close out completed scopes from the original contract and provide design, engineering, permitting and construction administration services for the Under Ramp Park project; and providing notice that this action is within the scope of the Transbay Terminal/Caltrain Downtown Extension/ Redevelopment Project Final Environmental Impact Statement/ Environmental Impact Report and the Final Environmental Impact Report Transit Center District Plan and Transit Tower, both Program EIRs, and is adequately described in these EIRs for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area; (Discussion and Action) (Resolution No. 30-2023)

Presenters: Thor Kaslofsky, Executive Director; Benjamin Brandin, Project Manager, Transbay

**PUBLIC COMMENT - None**

Vice-Chair Scott thanked Mr. Brandin for the presentation and stated that she was in support of this item.

Commissioner Aquino congratulated the team on getting to this point after 12 years of work. She was pleased with the project appearance and was pleased to hear that they had involved students from the city community college in this project.

Mr. Brandin gave credit to CMG and Y.A. Studio for the student involvement.

Commissioner Drew was also excited about moving to the next phase of these projects. She acknowledged that this was a very complex project due to the involvement of other city agencies, specifically Caltrans and the Transbay Joint Powers Authority (TJPA). Ms. Drew understood that the TJPA had approved the schematic design but had questions about the statement that the TJPA had future design approvals and asked for more information about the role of the TJPA in the project.

Mr. Brandin responded that the additional review and oversight by Caltrans and the TJPA were built into the contract increase. The fact that CMG and the design team would have to respond to

comments by Caltrans and the TJPA was added in terms of scope and money. The TJPA, because they were the primary landowner, took action to approve the schematic design alongside OCII. OCII took action first and then the TJPA followed. Mr. Brandin added that Caltrans had a role because they owned the dog park parcel of the project. Because the park was being built under both their infrastructure ramps, this was considered critical transportation infrastructure, which required certain protections and came with certain restrictions as far as what the design team would be able to attach or affix to those ramps. Mr. Brandin explained that as they moved into the design development phase and further on to construction, both agencies would get to review the documents to ensure that the design complied with their requirements. Caltrans required that the design and engineering teams perform a fatal flaw analysis to ensure that the soil that they would be cutting away from the uprights that support the ramps would in no way jeopardize the ramps in the event of an earthquake or other event. This would give them proper oversight by their engineering teams that the park design were in compliance with their requirements. Mr. Brandin added that both agencies had been supportive of the project.

Chair Brackett thanked the team and staff members for their work on this project. She mentioned that she had attended the graduation ceremony for the interns and was pleased to see the excitement on the faces of those graduates as well as community residents hearing about this project.

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

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

Commissioner Aquino - yes  
Commissioner Drew - yes  
Vice-Chair Scott - yes  
Chair Brackett – yes

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION NO. 30-2023, AUTHORIZING AN AMENDED AND RESTATED PERSONAL SERVICES CONTRACT WITH CMG LANDSCAPE ARCHITECTURE, A CALIFORNIA CORPORATION, TO INCREASE THE CONTRACT AMOUNT BY \$4,910,056 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$8,528,561 TO CLOSE OUT COMPLETED SCOPES FROM THE ORIGINAL CONTRACT AND PROVIDE DESIGN, ENGINEERING, PERMITTING AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE UNDER RAMP PARK PROJECT; AND PROVIDING NOTICE THAT THIS ACTION IS WITHIN THE SCOPE OF THE TRANSBAY TERMINAL/CALTRAIN DOWNTOWN EXTENSION/ REDEVELOPMENT PROJECT FINAL ENVIRONMENTAL IMPACT STATEMENT/ ENVIRONMENTAL IMPACT REPORT AND THE FINAL ENVIRONMENTAL IMPACT REPORT TRANSIT CENTER DISTRICT PLAN AND TRANSIT TOWER, BOTH PROGRAM EIRS, AND IS ADEQUATELY DESCRIBED IN THESE EIRS FOR PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

d) Workshop on the July 2022 - June 2023 Report on OCII Small Business Enterprise and Local Hiring Goals Practices (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Maria Pecot, Senior Contract Compliance Specialist; Ken Nim, Director, CityBuild, OEWD; George Bridges, Contract Compliance Supervisor

## **PUBLIC COMMENT**

Speakers: Oscar James, native resident of Bayview Hunters Point; Abdoulie Jallow, educator at the Japanese Community Youth Council (JCYC); Dawn Bradstreet, JCYC internship graduate; Yakuh Askew, Principal, Y.A. Studio

Mr. James commended the team for this project and was in favor of it. He was pleased to hear about the training programs included in it. He pointed out that the Young Community Developers organization, which was started during the 1970's when he was a Commissioner, was not included on the list and expressed concern about that. He explained that YCD was the first training program within the Model Cities program. He wanted YCD to get the recognition that they deserved. Mr. James also stated that he would like to see more people from District 10 and black workers in the electricians' union.

Mr. Jallow stated that he performed workforce development at the JCYC and was a past OCII participant in 2021. He wanted to give some insight into how it was to be an OCII participant. He stated that he interned at Plural Studio which gave him exposure to landscape architecture practice. Mr. Jallow indicated that currently he was a student at City college, studying architecture, graphic design and illustration and wanted others to know that what you learned at school was drastically different from work in the real world. He stated that working with OCII gave him the opportunity to see another side of the industry, like coming to City Hall asking for budget money and support. From OCII he gained support from the firm, which continued to this day, and from JCYC, where he had weekly career development to prepare for his career. He added that competitive pay was very important during the internship because it helped him be able to take the time to discover whether he wanted to get into the industry. Mr. Jallow noted that the design industry was very difficult to get into, especially for someone coming from a smaller school, but he felt that he was now just as qualified as those from bigger schools and universities for these jobs. He contended that sometimes all someone needed was a chance and that was what OCII provided their participants.

Ms. Bradstreet stated that she was a student a City College and had attended the CityBuild summer program. She met Maria Pecot who helped guide her through the training process. Ms. Bradstreet reported that at the JCYC she was able to attend a training workshop and from that she was able to obtain a safety security job, which she currently held. She explained that CityBuild had paid for her tools, union membership, and training. She stated that she felt like a true member of OCII, JCYC and CityBuild and was very grateful for all their help.

Mr. Askew stated that he was a San Francisco (SF) native and a small business owner and had participated in the intern training project since 2016. He stated that, as a result, he had been able to participate in projects like Under Ramp Park. He reported that Y.A. Studio had had several interns come through their studio which had been an incredible opportunity for them to try out industry career options before making a career choice. Mr. Askew stated that the OCII program offered opportunities to those who did not have many opportunities and commended all program

participants. He recommended reaching out to high schools to start early exposure to students who need those opportunities.

Vice-Chair Scott thanked the team and CityBuild for the presentation and was pleased to hear the student testimonies. Dr. Scott stated that they needed to deliver more access to those who did not know about this opportunity or those who thought they could not be involved in it.

Commissioner Drew thanked the team, Mr. Nim and Mr. Bridges and congratulated them for their accomplishments with this program. She inquired about whether they had any recommendations to ease administration in order to encourage participation either on the CityBuild or SBE side to reduce any friction for people to participate.

Mr. Nim responded that he wanted to address Mr. James' question first. He reported that CityBuild funded YCD, which was working on barrier removal, and working with the community on on-ramp violence prevention. He explained that one of their greatest challenges in getting more workers qualified for CityBuild and the construction industry were the barriers, such as limited resources and funding. He stated that the non-profits were working creatively to remove those barriers. Mr. Nim also mentioned that getting the word out was critical because most people were unaware of these programs. He reported that the pandemic had prevented their service providers from getting out into the community and congregate. Before the pandemic they were experiencing an economic boom and then the shutdown stopped all activity. But Mr. Nim was positive that now they would be able to get back into the community to get the information out. Lastly, Mr. Nim pointed out that the construction sector itself was challenged because it might not be the industry that students thought about going into or the industry their parents wanted them to get into. He stated that construction was a great career. After completing a 4 to 5-year training program, the trainee came out a journeyman with zero debt, was part of a union and making money with great job opportunities.

Commissioner Drew referred to the chart of construction workforce comparison from 2019 to current time and the 330,000 hours of difference between those time periods. She inquired about where those workers were now and whether they were still in the industry or had left.

Mr. Nim responded that they had seen a decline from pre-pandemic to now. He reported that there were workers waiting for their next opportunity and sometimes construction required that workers travel all over the Bay Area for jobs. However, he felt strongly that as construction jobs increased in SF, those workers would come back.

Commissioner Drew requested the opportunity to be able to see hours worked by trade, so they could see where the electricians, plumbers, carpenters, and other trade workers were and how they were progressing throughout their careers.

Mr. Nim responded that project specific data could be broken down by trade and under the certified payroll system, their trade was specified. He referred to staff to gather that information. He pointed out that they could not track if a worker changed their trade, so if someone started as a carpenter and then switched to electrician, they would not know that this had happened. However, they could track that through the CityBuild data system. Mr. Nim also noted that under the State Division of Apprenticeship Standards system, they could see if trainees had completed their apprenticeship or left it and what other trade they went on to.

Ms. Pecot responded that the LCPtracker (a service offering cloud-based SaaS solutions for certified payroll, construction site compliance, and workforce reporting) did have the ability to look at hours by trade for the different projects. She asserted that in terms of increasing participation for small businesses, barrier removal was always critical. Ms. Pecot related that she had recently participated in a workshop through the Renaissance Entrepreneurship Center, which included several City partners and it also included small businesses and contractors that OCII worked with, such as Nibbi Bros., Cahill and others. She gave a presentation at the workshop on the OCII programs. This was an opportunity for several small businesses to present their challenges and for Ms. Pecot to engage in honest conversations about why some small businesses might not be selected. She felt positive that they would get good results from that workshop and would be able to inform OCII even more about overcoming the barriers.

Commissioner Drew was pleased to hear about that working group and asked to receive more information through an update or an informational memo regarding what the barriers were and recommendations on how to address them. She thanked Ms. Pecot for her work on this issue.

Mr. Bridges responded that Stephanie Tang, Director of Contract Monitoring Department, and he had had many conversations and indicated that the Mayor's Office of Housing and Community Development (MOHCD) also had a small business program. Mr. Bridges felt that the community was beginning to embrace small business utilization and in the SE part of the City they were seeing more energy around first consideration of District 10 small business participation. He felt strongly that continuing relationships with other City departments was critical. Mr. Bridges reported that they had reviewed the workforce statistics and over the last three months, workforce had increased 27%. Their affordable housing projects tended to do better with local hire and they had four projects which would be fully up and running within the next fiscal year. He stated that hopefully this would cause workforce to increase as well.

Vice-Chair Scott congratulated Mr. Nim on his new baby.

Commissioner Aquino thanked Ms. Pecot for the detailed report and applauded staff for the work they were doing. She stated that she was very optimistic about the future.

Chair Brackett recalled that a couple of years ago there were excess funds not being used for training purposes. She recalled that there was always an excess of about \$40,000-\$60,000 and inquired about whether they still had those additional funds at the end of the fiscal year and whether they had added classes or services to their participants. Ms. Brackett inquired about how apprentices became journeymen and wanted more information especially for the SE part of the City regarding hires and longer-term retention vs. being flag holders and not receiving additional training to be able to move up.

Mr. Nim responded that for fiscal year budgetary purposes they used CityBuild funding to continue to expand programs. He described a program they offered with San Francisco Rec&Park, which focused on India Basin Park, which was in the heart of the SE of the City, and they utilized those funds to hold two training programs for Bayview residents. Mr. Nim indicated that the Philip Randolph Institute San Francisco (APRI) was the lead agency on this and that YCD did participate in that program for recruitment and barrier removal. The training focused on providing a stipend for

the trainees as part of their supportive services. Tools and union dues were paid for. Mr. Nim stated that for the academy this year, they had instituted a universal income model, so a trainee coming through the program would get a guaranteed income of \$500 for the first month, second month \$1,500 and last month \$1,000, on top of all the other supportive funding. He added that when they leave the academy, they would leave as an apprentice in a trade and would be working.

Mr. Nim responded that local hiring policy stipulated that contractors be held accountable to hire participants from the CityBuild programs. They held monthly meetings and reports were generated to the contractors to let them know how they compared to expectations. If not performing to expectations, the contractors are informed about what actions they needed to take and ultimately, they needed to hire referrals from the programs or local applicants. Mr. Nim noted that CityBuild had a retention program in which they funded non-profit agencies for CityBuild graduates who came back to the service provider and needed a job. If an individual had been out of work for a while, they rehired them for OCII and other City jobs. If they needed financial help, CityBuild retention services helped fund their dues, insurance, etc. This helped the individual remain in the industry and start working again. Mr. Nim also mentioned that they had a program in which contractors provided mentorships so apprentices were able to move up to journeyman status.

Chair Brackett was pleased to hear about the long-term services provided to trainees and thanked Mr. Nim for the update on that issue. Ms. Brackett referred to OCII's partnership with the San Francisco Unified School District (SFUSD) regarding building and trade and also about what parents wanted for their children in terms of careers. She reported that SFUSD had been working Building and Trades in the Sand Castle annual event for elementary school children. However, many City children, especially in the SE part of the City, did not participate in that event. Ms. Brackett inquired about how CityBuild could reach out to include those children in these events. She inquired about offering high school students trade classes or workshops in construction. Ms. Brackett indicated that OCII would be building for the next thirty years and they would certainly like to see local youth participating in that construction in the future.

Mr. Nim responded that school districts had different programs for each high school. He mentioned several high schools that included trade training and also mentioned that several high schools had wood workshops. Mr. Nim reported that CityBuild had a Bright Line Defense project in coordination with the JCYC and other non-profits which went into high schools to work with youth, identify students who had indicated an interest in a trade and to provide a pre-training program before they got into CityBuild. After that training, they were referred to CityBuild for the CityBuild training program. Mr. Nim added that in the spring of 2024 he would be working with UCSF to provide a career fair for the trades and Building and Trades to recruit and target high school graduates in order to get involved with students early after their graduation. These were strategies they learned from OCII to bring the industry information to City students.

Chair Brackett thanked the team and City partners for their work on these projects and their presentation.

- e) Informational Update on the legislative status of Senate Bill No. 593 authorizing OCII to finance the construction of replacement affordable housing units (Discussion)



Presenters: Thor Kaslofsky, Executive Director; Elizabeth Colomello, Housing Program Manager, OCII

## **PUBLIC COMMENT**

Speaker: Oscar James, native resident of Bayview Hunters Point

Mr. James stated that he was a Certificate of Preference (COP) holder. He explained that he was on the Joint Housing Committee during redevelopment and he recalled what happened during that time in his community. He described the circumstances at that time. He and others on the Committee went around to tell residents that their homes would be destroyed. Mr. James reported that redevelopment did not ask anybody how much they were making when they destroyed their housing. He requested that residents in SOMA receive certificates because they were displaced and never received certificates. Mr. James stated that he would like the new housing to go to COP holders as a preference. He was concerned that COP holders were being told that they were making too much (or too little) money for the new housing. He felt that OCII and the City were playing games with COP holders because those displaced really could not move back to the City because they either made too little or too much income.

Vice-Chair Scott was pleased with how far they had come to date. However, she pointed out that there were still too many COP holders who were being disqualified because they either made too much or too little income. Dr. Scott reported that one COP holder told her that they were over the income limit by \$100 and were disqualified for that. She wanted to address this issue because the current policies were not working.

Commissioner Drew inquired about whether all the housing had to be new or did it also allow for repair and preservation of old housing.

Ms. Colomello responded that the funding did provide for repair and preservation as well.

Commissioner Drew was pleased to hear that because that meant that there was an opportunity to meet the needs of COP holders more quickly, if they did not have to wait for new housing to be designed and built. Ms. Drew offered two suggestions for this legislation. The first was the replacement obligation to build new housing for the City and the second was to meet the needs of COP holders, which she felt was even more important. She inquired about the possibility of micro-scale programs in which they asked the COP holders about what housing they were looking for and then building units as desired by COP holders. Rather than tell COP Holders that they already had housing, Ms. Drew recommended they ask first what applicants were looking for and how the City could meet the family's immediate needs, then make that housing unit permanently affordable and deed-restricting it as affordable in perpetuity. This was a true opportunity to do the right thing for those who were displaced.

Commissioner Aquino echoed what Dr. Scott had mentioned about addressing policies for COP holders. She referred to the fact that COP holders had been waiting a long time for housing and inquired about how soon would they be able to remedy the problem.

Ms. Colomello clarified that COP holders had first priority in 100% units funded by OCII and MOHCD. She reported that there were existing units available to COP holders. However, this legislation would allow them to expand on the amount of units and allow for different types of housing in different locations. She added that they had existing project area parcels where they could increase the number of units. This would increase housing in the short-term.

Executive Director Kaslofsky highlighted that the money for replacement housing would come in over a period of time and specifically, over decades, because it relied on the City's portion of tax increment. He reported that there would only be a certain amount available per year. Mr. Kaslofsky clarified that if the governor were to sign today, OCII would start the bond issuance process in 2024, and it could take up to two years. He explained that currently they were looking at locations, such as increasing housing units on Mission Bay land and indicated that there were other locations as well as existing buildings that they could consider for this housing.

Executive Director Kaslofsky reported that MOHCD already had a Small Sites Program, which bought sub-25 units buildings which were not affordable deed-restricted, purchased them and then placed a deed restriction on them. He noted that OCII could possibly fund that program and/or conduct those types of purchases itself. Mr. Kaslofsky noted that when they modeled this project, they were looking at bond issuances going out over 30 years because of the amount that would be available per year, because this money would come out of a broader pool of property taxes.

Vice-Chair Scott also mentioned another complicated issue which she would like to see addressed. She explained that some COP holders went all the way through the process, had already selected their unit, been approved and then at the very end, they were told that they had an income problem. She suggested telling applicants at the beginning of the process that they did not have sufficient income or were over income. Dr. Scott reported that this result was crushing to hopeful homeowners and needed to be amended.

Executive Director Kaslofsky responded that later when they conducted their annual housing production report and the preference marketing report, they could bring to light what the process was about to better understand the qualification process over a period of time, and then be able to look for areas of improvements.

Chair Brackett stated that they talked a lot about the outcomes without talking about the inputs. She read a statement written by her, which outlined the fact that their policies had not produced the outcomes they wanted and do what they had promised to do, which was to right the wrong done to the displaced during redevelopment. Ms. Brackett wanted to see a revamping of the entire policy in a whole new way because the incremental changes had not worked. Racial disparities and inequity continued to persist in the City. She spoke about the Civil Rights movement and the lack of action and/or intervention that still existed in San Francisco to address racial discrimination in employment, housing, neighborhood choice through exclusionary zoning, health care, education, the criminal justice system and/or the fact that there had been no formal apology to those who were harmed by urban renewal or what was called at the time "negro removal" policies. She asked that OCII staff consider adding ULI's ten principals (listed below) of imbedding racial equity in real estate development as they were developing this policy.

She shared that there were five key points of reparation and listed them as:

- 1) Ensuring non-repetition of the harm;
- 2) Restitution and repatriation;
- 3) Equitable compensation for the homes and 888 businesses over 66 blocks that had been removed;
- 4) Satisfaction to the community harmed;
- 5) Rehabilitation.

She read comments from the COP Committee members which outlined what they were asking for in this issue:

- 1) That all the units under this legislation be used for COP holders only, because to date COP holders had only been able to access less than 1% of the housing delivered.
- 2) Transition of the COP program to the Office of Reparations and that it no longer be managed by MOHCD due to MOHCD staffing shortages, lack of due diligence, transparency and equitable outcome.
- 3) Maintain same income levels/AMI categories as at the time of displacement. Many COP holders had fallen under or over the AMI qualification levels within different projects.
- 4) Issue an economic impact report which displayed economic wealth loss due to eminent domain actions from 1945 to present. Also, that OCII partner with the Black Developers Forum to write a business plan for the financing and development of the 5,842 replacement units.
- 5) Create a fund for the COP program, such as a community land trust, to represent the affordable housing and economic development interests of COP holders, specifically around the 5,842 replacement units and 888 displaced businesses. Create an actual dedicated organization with the interest of COP holders without having to balance it with the issues of the wider population.
- 6) HUD funding to house displaced and homeless COP holders (still in progress).
- 7) COP downpayment assistance and rental assistance programs and funding. Over the years there had not been enough money to help COP holders with downpayment or rental assistance. MOHCD money ran out frequently and COP holders were not able to move into the units because they could not make a security deposit or a downpayment.
- 8) Relational credit reporting to buy or rent affordable housing to create a more flexible way of establishing creditworthiness.
- 9) Create a COP small sites and small business acquisition funding program and technical support. Create a COP business certificate program and small business support and project equity.
- 10) Input policy change to allow for the use of sworn affidavits to substantiate an individual's identity for COP approval. The threshold to certify the identity of a COP holder or descendant had created challenges and many times applicants were rejected for not displaying documents that they did not have, could not access or would never be able to access, such as birth certificates, medical records and/or school records. MOHCD currently required those

documents in order to be certified as a COP holder, even though MOHCD held information showing that the individual was indeed a descendant of or part of the household in question.

Chair Brackett stated that recently she had been in communication with non-profit housing developers as well as entities regarding affordable housing and discussed best practices that had been used. She pointed out that in regards to Small Business Enterprise (SBE) retention rates and local hire rates, there were higher percentages when community development projects were involved, specifically around affordable housing. She shared some challenges that non-profit housing providers had experienced and would like to see changed:

- 1) More unbundling of larger projects in order to increase participation rates for SBE firms which would match their capacity. An example of that was when larger projects were bundled, thereby creating a disadvantage for the SBE, which did not have the capacity to serve that larger project.
- 2) Ensuring that there were community-serving entities and non-profits selected as developers and/or to take lead roles on projects.
- 3) More assurance of lower AMI's in the 0-50% rate. Ms. Brackett reported that the average AMI for most black families in SF was \$30,000-\$40,000/year, which was much lower than the 50% AMI rate, which automatically put them out of range for affordable housing.
- 4) Clearer guidance for scoring OCII queues that supported community engagement and which would enable the inclusion of smaller developers and businesses and not just include the large developers.
- 5) Ensure racial equity framework at all levels in all projects.
- 6) More assistance for community-serving businesses and non-profits on their cost of tenant improvements. An example of that was difficulty in leasing out retail spaces to small businesses in new projects because the space was either too big or did not have the proper infrastructure.
- 7) Consider other types of financing models or other types of capital for OCII projects in a more favorable way instead of only looking at traditional ways of capital to fund these projects.

Chair Brackett stated that this was the time for more collaboration, shared resources, funding and improved outcome with the City.

Chair Brackett shared several recent press releases from the Mayor's Office regarding federal tax credits to be reinvested in SF local communities, non-profits and low-income neighborhoods. Since the initial action that created the SF Redevelopment Agency was a Department of Housing and Urban Development (HUD) federal action, Ms. Brackett suggested that they lobby their federal representative, Nancy Pelosi, the Governor and the Mayor's Office for HUD funding. HUD was supposed to pay 1/3 of the cost of redevelopment and to date, the state has taken responsibility for all redevelopment actions. Ms. Brackett felt strongly that it was time for the federal government to pay for this.

Chair Brackett related that the Mayor's Office also recently announced that they had been able to house 270 out of 500 families in Chinatown's Single-Room Occupancy (SRO) hotels into permanent family housing, even when they have been unable to house their COP holders after

decades of community lobbying. She inquired about how were they able to house over 50% of the people that they wanted to house, but not COP holders.

Chair Brackett mentioned that there used to be a developer COP that was given to the community, so the community was able to develop projects, which resulted in the SF co-op housing in areas such as Freedom West and Bayview Hill, where black residents had been able to sustain themselves by this. Ms. Brackett felt that co-op housing was another model of affordable housing that could be made available.

In summary, Chair Brackett reminded everyone that these almost 6,000 replacement units were supposed to be only for people who had been displaced.

Vice-Chair Scott thanked Chair Brackett for that information. She stated that she had heard many of those comments before over the years by the community. Dr. Scott indicated that overall OCII and City processes and policies have led to a real letdown in the results they had hoped for but not been realized. It was time for a change and something could be done to be successful. Dr. Scott declared that actions for solutions were what was needed.

Commissioner Aquino thanked Chair Brackett for addressing those issues and for hearing the community. She agreed with Dr. Scott that action was required now.

Executive Director Kaslofsky stated that this had been a great discussion. He reminded everyone that the purpose of Ms. Colomello's presentation was to provide an update on the impending legislation. Mr. Kaslofsky reported that they had received many comments and suggestions, some new and some old. He pointed out that any implementation of these ideas would require the approval of the Mayor's Office as well as approvals by the State and federal governments for some of them.

Chair Brackett thanked Executive Director Kaslofsky and Mr. Morales (Jim Morales, General Counsel and Deputy Director) for supporting the COP Committee and for allowing the community to weigh in and hopefully set some new policies. She pointed out that they were able to make some progress over the past years, such as the COP Descendancy Law. Ms. Brackett stated that she would like to see an RFP come before the Commission in November to outline the most robust process possible, including genealogy, to quickly find the 20,000 COP holders that they knew were out there and of which they had found only 1,000, which was a shocking result.

Chair Brackett suggested OCII look at ways to expand the COP program to include other project areas that did not get a COP because they did not ask for one, but were also displaced, specifically the SOMA Filipino, Latino and Black communities.

Commissioner Drew encouraged Executive Director Kaslofsky to think big and go big on this issue and not get bogged down by process. They had the capacity to hire some heads and access these funds in 2024 and inquired about what they could do now to be proactive. Ms. Drew stated that anything Mr. Kaslofsky could do to support that change would be much appreciated.

Mr. Morales clarified Chair Brackett's statement regarding the COP population. He corrected that an individual did not need a certificate to be eligible for the preference. State law for original displaced individuals as well as their descendants simply required that you be a displaced person or related to a displaced person. One did not need a certificate and that preference already existed.

Chair Brackett thanked Mr. Morales for that clarification. However, she pointed out that what he described was not how MOHCD was applying the law and that was what the community was complaining about. MOHCD was interpreting this in a way that an individual had to apply for the certificate and had to provide proof to get the certificate. As a result, 50% of the applicants were denied because they did not have the proper documents. This clarification needed to be built into the policy, accepted by MOHCD and enforced by MOHCD.

## **6. Public Comment on Non-Agenda Items**

Speaker: Oscar James, native resident of Bayview Hunters Point

Mr. James thanked Chair Brackett for her report and thanked Mr. Morales for the clarifying information regarding the COP program. He recalled the results of redevelopment in SOMA, South Park and Dog Patch. Mr. James recalled that when redevelopment came to Hunters Point, residents there demanded that they get a preference to return to their community and that was how they received their certificate. However, not all communities demanded that. The first Redevelopment Agency Commissioners were very different from the present-day Commissioners, who were trying to right the wrongs committed earlier.

## **7. Report of the Chair**

Chair Brackett stated that she had no report.

## **8. Report of the Executive Director**

Executive Director Kaslofsky announced that Vice-Chair Scott had been the recipient in September of a Presidential Lifetime Achievement Award for 40 years of service in community development and engagement and for her leadership in affordable housing advocacy and philanthropy. She was also recognized for her work in creating the Black Excellence bookmark series, which celebrated Black inventors and highlighted the work and contributions of black inventors to this nation socially and economically. Mr. Kaslofsky reported that these bookmarks had been circulated around the City in schools and communities. They wanted to honor her and acknowledge her achievements. (Applause and flowers)

Vice-Chair Scott responded that the bookmarks were not yet in public schools; however, the exhibit called Black Excellence, Black Invention and the bookmarks were in every SF public library. She was working with many other universities as well as the president and vice-president to honor the inventions of black inventors over the past 250 years.

**9. Commissioners Questions and Matters - None**

**10. Closed Session - None**

**11. Adjournment**

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

Chair Brackett adjourned the meeting at 3:47 p.m.

Respectfully submitted,



Jaimie Cruz  
Commission Secretary