

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
7TH DAY OF MAY 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 7th day of May 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:** 2663 260 4527 **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 - absent
Commissioner Lim - present
Vice-Chair Scott - present
Chair Brackett - present

Commissioner Drew was absent. All other Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, May 21, 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:** 2663 260 4527

Secretary Nguyen 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 April 16, 2024

PUBLIC COMMENT - None

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

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

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

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

REGULAR AGENDA

- b) Workshop on Annual Certificate of Preference Marketing and Outreach Report Fiscal Year 2022-2023 from the Mayor's Office of Housing and Community Development (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Pam Sims, Senior Development Specialist; Maria Benjamin, Deputy Director, Mayor's Office of Housing and Community Development (MOHCD), Homeownership and BMR Programs; Elizabeth Colomello Housing Program Manager

PUBLIC COMMENT

Speaker: Oscar James, native resident Bayview Hunters Point (BVHP)

Mr. James stated that he was a Certificate of Preference (COP) holder and that his daughter, who was a certificate holder, and her son were applying for housing at China Basin. His daughter had gone through the OCII housing program. His grandson had used Mr. James' birth certificate to prove that he was a descendant of a COP holder. Mr. James stated that in his household they received four cards for himself, his son, his daughter and his grandson. He commended Ms. Sims and Ms. Benjamin for their work in this program.

Vice-Chair Scott referred to the statement regarding the reduced number of documents requested. She stated that Commissioners regularly got feedback from COP holders and especially from descendants who had been in foster care, who could not find their records. Dr. Scott explained that many times a sibling who was a COP holder was placed but the other sibling could not find the historical documents required, and because of that alone, they gave up. In many situations, Dr. Scott added, they had a birth certificate but were still being asked to bring in other supporting documentation, which would be extremely difficult for foster children to get hold of. She inquired about whether there was a fix for this problem and whether they could connect the family history through siblings.

Ms. Benjamin responded that they had come a long way in removing these kinds of barriers. However, she maintained that applicants still had to have some type of identifying document, but all that was required now was an ID and a birth certificate. She stated that they had updated this information to applicants.

Commissioner Aquino commended the team for their work in helping families get housing and getting back to the City.

Vice-Chair Scott referred to the person who was contacting the faith-based organizations. She inquired about whether there was a list and whether she could see it to make sure it was complete.

Ms. Sims responded that the person was Michael Simmons and that he had provided that list to MOHCD and they were going to integrate the list in upcoming marketing projects. She stated that she would provide the list to the Commission as well.

Chair Brackett commended the COP committee for their work on this project, especially Ms. Sims and Ms. Benjamin and appreciated all the work over the past three years. However, she wanted to focus on the impact and rates of success. According to this report, it had become evident that the type of housing being built in the City would not serve COP holders, given that 40% of applicants were not making enough money to even qualify and this was very disheartening. Ms. Brackett referred to the SRO program in Chinatown where MOHCD was able to house 500 families in one year and stated that they needed to find a program like that for COP holders as well. They needed

to do something to get this housing available today and not 10 years from now. Ms. Brackett noted the challenges with hiring of staff in the City and acknowledged that they needed more help with the COP program. She stated that they also needed people who had experience with this issue to help bring in more ideas for solutions with this program. COP holders had first rights and went to the front of the line but this report did not reflect that fact at all. Ms. Brackett reminded Commissioners about an early discussion regarding genealogy and wanted to get back to that idea as a solution because this would help connect a person with the displaced family. She stressed that there was much more work to be done.

Executive Director Kaslofsky inquired about how many people at MOHCD worked on the COP program. He was impressed with the report turnaround time of 60 days and the understanding that housing choice and location was a major issue.

Ms. Benjamin responded that they had 4½ staff members working on the program.

Chair Brackett echoed Executive Director Kaslofsky's remark that housing choice was very important. She stressed that some of the units were just too small for larger families or perhaps be in a part of the City that was not convenient for getting to schools or simply did not fit their income reality.

Vice-Chair Scott restated that housing that did not fit the family was a big issue. She pointed out that if children of both genders had to sleep in the same room, it probably would not work. Parking was also a problem for many families. So, it was not that the families were just turning down this housing, but rather that the housing opportunity did not work for their family.

Chair Brackett clarified that under state law, it was illegal to have foster children of both genders sleeping in the same room.

Chair Brackett referred to City budget cuts. She noted that there was money that the City had put aside for homelessness and inquired about where they could potentially pull funding from.

Ms. Benjamin responded that there was just not enough money to meet the demand. However, she stated that MOHCD worked closely with organizations who have subsidies to prioritize COP holders. Ms. Benjamin explained that the way they were able to house people in the BMR buildings was through a subsidy program; however, subsidies were limited to seniors and the disabled.

Chair Brackett inquired about how the subsidies for the SRO's worked.

Ms. Benjamin responded that the SRO subsidy program was not through MOHCD, but rather through the Department of Homelessness and Supportive Housing (HSH).

Ms. Colomello clarified that MOHCD and HSH did co-fund much of OCII's projects through the City's Local Operating Subsidy Program, such as the new City Senior Operating Subsidy Program that they took advantage of for Transbay (TB) Block 2. From an operating subsidy perspective, OCII projects were part of that pipeline and got some of that funding. Ms. Colomello explained that the latest pots of money voted on were funding for the backlog of MOHCD projects from a development perspective that had been stalled. OCII made sure that OCII projects that were serving those populations got those operating subsidies as well.

Chair Brackett mentioned that during discussions with Director Adams (Daniel Adams, Director, Mayor's Office of Housing and Community Development (MOHCD)), they had spoken about different pots of money and the terms surrounding them. She remarked about a recent notification that went out that residents would no longer be receiving a certain subsidy that they had had been receiving for ten years because the subsidy money from that particular City agency had run out and there had been no planning to continue those subsidies. Those people were out of luck and lost their homes.

Ms. Colomello remarked that when they obtained new operating subsidies, they tried to get the longest terms possible. They want to make sure that the funding lasted as long as possible. She stated that she would be happy to discuss this further with the Commission.

Executive Director Kaslofsky thanked the Commission for their support of this program and they looked forward to having Director Adams in person to participate in an OCII meeting.

c) Workshop on Annual Housing Production Report Fiscal Year 2022-2023 (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Elizabeth Colomello, Housing Program Manager; George Bridges, Contract Compliance Supervisor

PUBLIC COMMENT - None

Vice-Chair Scott thanked Ms. Colomello and her team for her report.

Commissioner Aquino stated that the report was very thorough and thanked the team for their work.

Commissioner Lim remarked that the local construction workforce participation was low because the City required 35%. He hoped that this would increase as well as the SBE in construction to 50%.

Vice-Chair Scott referred to the interior and exterior paint used of the buildings which was a matte type paint. However, this type of paint got dirty very quickly and diminished the look of the building. She suggested a high gloss paint which was a little more expensive; however, it lasted much longer and in the long run would save money and create a better appearance of the buildings.

Ms. Colomello responded that they focused on the longevity of finishes, especially the interior in the units. She explained that sometimes they did use the high gloss paint in the kitchens. However, many residents did not like the high gloss in other rooms. Ms. Colomello affirmed that they made sure that the finishes were the best for the units and were what residents wanted.

Executive Director Kaslofsky stated that they would look into the type of paint used for the interiors and would weigh that against the attractiveness of the finishes and the desires of the residents.

Chair Brackett stated that about a year ago she did some research on programs around the country that dealt with low-income displaced residents. She inquired to Mr. Bridges about how they could develop a program which would not just provide training for people to get into trades, but which would also have them be part of their long-term development for the next 30-40 years that OCII would be building this replacement housing and then also make sure that they could potentially buy into this housing. Ms. Brackett expressed concern that they were providing people with training to build housing, which was successful; however, then other people moved into that housing. She inquired about how OCII could partner with developers or construction firms to do this. She

discussed a group in Cambridge MA that were successful in getting about 100 workers to be able to buy the housing that they had built.

Mr. Bridges responded that the Agency did support their local businesses, making sure they did the outreach to continue encouraging local businesses to bid projects so that City residents would be able to work on our projects as well as citywide. He explained that it would be helpful if the developers would encourage General Contractors (GC's) and their subs to hire local apprentices or sponsor apprentices on projects. Mr. Bridges reported that on the Chase Center project, they were able to get 128 local sponsorships, giving workers their first jobs and then through CityBuild those workers were referred onto other projects. Mission Bay (MB) and the Shipyard had a project labor agreement, so all the workers had in our unions. Mr. Bridges reported that OCII encouraged workers to get connected with the local trades for those types of jobs so they could move up within the construction field. He reported that one challenge for CityBuild was the fact that individuals who made a certain amount of money wanted to purchase a house and, if they have children and could not afford a house in the City, they moved out of the City and he did not think there were statistics on those individuals. CityBuild and the Office of Economic Workforce Development worked closely with community-based organizations, creating job readiness programs, so, for example, women could be provided with daycare job opportunities, get their drivers licenses or get help with transportation costs. The City tried to help workers to be able to continue working. At some point, however, some workers realized that they did not want to continue in construction and then CityBuild could refer workers to other sectors to move into. Mr. Bridges added that they had many local contractors working on HPS 52/54, including workers who lived in the City. He indicated that they would continue to work with the CAC's and closely with Ms. Colomello to connect contractors with individuals looking for work and also the housing that was coming available.

Chair Brackett thanked Mr. Bridges for that comprehensive overview. She asked Executive Director Kaslofsky if it would be possible to talk to CityBuild about tracking how many workers came through OCII projects, then started looking for housing but had to leave the City to find affordable housing. She felt this would be a good starting point to capture some of the problems and move forward.

Executive Director Kaslofsky responded that he would work with Mr. Bridges and with Ken Nim (Director, CityBuild) to look at trades participation and the demographics and any informational trends they could glean from their data. He announced a new SBE annual workforce report which would be presented at an upcoming meeting and stated that they could start putting together this information for that meeting.

Mr. Bridges remarked that he had done a report on workforce recently and reported that they were about 26-27% local, which was an increase of about 5% over the last nine months.

Vice-Chair Scott stated that she had been corrected by Commissioner Lim regarding the paint comment and that what she had meant was the semi-gloss and not the high-gloss paint.

Commissioner Aquino wanted to clarify that she would be able to ask more questions later if she had any and thanked the team for the comprehensive report.

6. Public Comment on Non-Agenda Items

Speaker: Oscar James, native resident Bayview Hunters Point (BVHP)

Mr. James expressed concern about people he knew personally who were applying for housing at the Dr. George W. Davis Senior Residence and other places, who have Certificates of Preference (COP's), but were not able to get in because of the delays at the Housing Authority. Mr. James reported that seniors would apply for a unit, but the Dr. Davis Senior Center had to wait for the Housing Authority to approve the person moving in, even though they had vacancies. Mr. James described the experience of one acquaintance, a senior with a medical situation who needed a live-in, who had been waiting four months to get into one of these units. He asked that OCII take a look at this and inquired about why the Housing Authority had any say in this.

Chair Brackett responded that the Housing Authority had undergone some management changes within and that this might have affected their ability to do their job and also caused the delays.

Mr. James thanked the Commission and staff for doing such a great job.

7. Report of the Chair

Chair Brackett reported that she had recently attended Derby Day for an art installation by Shipyard artist Afatasi of a huge horse with red roses. The event was held at the Sunbelt Gallery on 3rd Street in honor of Derby Day. Ms. Brackett informed that the original jockeys were African Americans. The installation would be there until May 17 and she encouraged everyone to go there to view it. Ms. Brackett reported that installations by this artist were supported by the Dreamkeepers Initiative, the Human Rights Department and the SF Arts Commission.

8. Report of the Executive Director

Executive Director Kaslofsky reported that the California State Parks Foundation and Mayor London Breed were sponsoring a beautification day of Candlestick Point on Saturday, May 11, from 10am to 2pm. Activities included not only clean-up, but also painting, landscaping and other events. He encouraged volunteers to join in.

Executive Director Kaslofsky announced a Hardhat Tour with OCII on May 15 at 1pm at MB Block 9A, an OCII affordable housing project. He encouraged those interested to register at 400ChinaBasin.com for home ownership. Prices ranged from \$260,000 to \$500,000 for 150 BMR units facing the waterfront.

Executive Director Kaslofsky announced a groundbreaking event for Transbay (TB) Block 2 project on May 29 at 11am. Mr. Kaslofsky explained that Block 2 was in the TB project area, which collectively was two projects totaling 330 units of affordable housing with both senior and family components being developed by Mercy Housing and Chinatown Development Corporation.

Executive Director Kaslofsky responded to Mr. James' comment regarding the Dr. Davis Senior Housing Center. He explained that the Housing Authority was involved because they assisted with the financing so they had project-based Section 8 vouchers, which meant that the leasing went through their list. Mr. Kaslofsky explained that the Housing Authority had adopted a COP priority program, which acted much like that of OCII, but operated through their Section 8 program.

Chair Brackett inquired about whether Executive Director Kaslofsky would be able to follow up with the Housing Authority to find out what their process was for expediting these issues. She explained that they had a new contractor now and very often when there were new contractors the learning curve for their employees was extended and was a cause for the delay in getting seniors into the senior center.

Executive Director Kaslofsky responded that he would follow-up with the Housing Authority. He remarked that Cathy Davis was the a co-owner of the site and that they could reach out to her to provide an update on the leasing situation.

9. Commissioners Questions and Matters

Commissioner Aquino stated that she had participated in Small Business Week at Pier 70 in Dogpatch earlier in the week and felt the enthusiasm of small businesses at that meeting. She reported that Mayor London Breed, the new SF Police Chief William "Bill" Scott, and San Francisco City Attorney David Chiu had also attended and that she had met some amazing breakdancers who had been selected to participate in the Paris Olympics. Ms. Aquino also announced that she would be volunteering Saturday, May 11, at the Candlestick Point State Recreational Park to help clean up and beautify Candlestick Park and she was looking for other volunteers.

Vice-Chair Scott reported that she had attended Derby Day as well and very much enjoyed herself (except she had missed the email about wearing a fancy hat). She highly recommended the art studio and the installation by Afatasi which was created using reclaimed metal. Dr. Scott announced that she had attended the EPA graduation and commented that there was much joy at the event. This environmental training was ongoing twice a year.

Executive Director Kaslofsky added that he was very pleased to have attended the graduation with Vice-Chair Scott and was impressed with the fact that there were graduates of all ages who had studied for this particular certification. He acknowledged participation by Hunters Point Family and Young Community Developers, which had received the grant from the US Environmental Protection Agency in order to conduct this certification program to qualify trainees to be in the trade. Families were there to participate in this graduation event and he echoed Dr. Scott's comment that there was much happiness. This was the future OCII pipeline of workers for OCII projects.

Chair Brackett thanked Commissioners for attending these events and for participating with the community.

10. Closed Session - None

11. Adjournment

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

The meeting was adjourned at 3:03 p.m.

Respectfully submitted,



Lucinda Nguyen
Acting Commission Secretary