



In Our Element

The San Francisco Housing Element is the City's plan to build 82,000 units of new housing — 46,000 of them affordable — by 2031, in order to comply with state housing mandates. This is the third article in a four-part series exploring multiple perspectives on the plan and its potential impacts on both the building trades and the City. This month, we hear from city officials and staff.

By Jessica Zimmer
Contributing Writer

Successfully facilitating the construction of 82,000-plus residential units in San Francisco by 2031 will be no easy feat for city officials. Meeting the demands of the SF Housing Element requires various departments to work cooperatively. It also requires members of the San Francisco Board of Supervisors to

City Agencies, Supervisors Explore a Variety of Ways to Meet Housing Element's Challenge

With Concerns About Housing Equity, Distribution, and More, They'll Have to Work Together Diligently

collaborate on common goals.

One of the City's primary objectives is to ensure that 46,000 of the stipulated 82,000 units are affordable housing. Elected officials and city agencies will also have to be responsive to resident and constituent concerns about equity and growth. They must do all this all while dealing with a host of obstacles, including high interest rates, less-than-optimal financing, and the inconvenient impacts of new construction on neighborhoods.

District 1 Supervisor Connie Chan represents the Inner, Central, and Outer Richmond neighborhoods, as well as Lincoln Park, Golden Gate Park, and the University of San Francisco.

"We currently have about 60,000 units of new housing in the pipeline already approved," Chan said, speaking of the City overall.

"The question is how we boost the speed of production without sacrificing quality. That's where union labor is particularly important."

Who Picks the Numbers, Who Has to Fulfill Them, and Who Pays for It?

A locality's Regional Housing Needs Allocation (RHNA) is the number of residential units necessary to meet its expected housing needs for the next eight years. A nine-county regional planning agency, the Association of Bay Area Governments (ABAG), sets the RHNAs for all of the Bay Area's localities. ABAG is governed by its General Assembly, which includes an elected official from each city and county that's a member of the association.

(continued on page 8)



Construction workers build the Sister Lillian Murphy Apartments at 691 China Basin in Mission Bay. The 152-unit affordable housing development was completed in January 2021.

PHOTO CREDIT: OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE



ARTIST: ROBERT ZSOMBORI

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ELSEWHERE...

**Across the Globe,
Workers Are Taking
to the Streets and
Striking for Fair Wages,
Responsive Government,
and Real Democracy**

If You're in Construction, Every Day Should Be Workers' Memorial Day



By Rudy Gonzalez, Secretary-Treasurer,
San Francisco Building &
Construction Trades Council

By the time you read this, Workers' Memorial Day, observed annually on April 28, will already be in the rear-view — but it shouldn't be.

Why not? Because as a day of remembrance for those who have died or suffered injuries while on the job, Workers' Memorial Day provides particularly nourishing food for thought for building and construction trades workers from the moment they step onto a jobsite to the moment they step off.

Workers' Memorial Day is important for all workers, but it's especially important for those who work in our sector, which is known for being one of the most dangerous lines of work in the United States. According to the U.S. Occupational Safety and Health Administration (OSHA), there were 1,102 construction worker deaths nationwide in 2020.

That means on average, three construction workers died every single day that year. Imagine losing three of your building trades brothers, sisters, and siblings each day of the work week. It wouldn't be long before there was no one left on the jobsite.

Unlike work in most other segments of the economy, mistakes in the construction industry can almost instantaneously lead to bodily harm, mutilation, and death. According to OSHA, the leading

causes of construction deaths were falls, being struck by objects, electrocutions, and caught-in-between incidents. Looking at that list, one sees preventable accidents that could have been avoided with proper safety measures in place.

Here's the good news: Our jobsites are safer. But the ugly truth for most builders is that the vast majority of U.S. construction jobsites are non-union and unsafe. Thanks to corner-cutting contractors and a lack of proactive safety-standards enforcement from government inspectors, these jobsites are especially exploitive, often egregiously so. On the rare occasion when a non-union contractor gets busted for a safety violation, the fine is simply absorbed into the cost of doing business and those in danger are sent back out to work.

Conversely, our union contractors spend a lot of money on safety training and programs that this council and your local's business reps negotiate. It's part of the union difference, and we're fortunate to work in relative safety as a result.

But this is no excuse to get complacent. While we're a lot better off working union construction, problem contractors are still out there, and accidents do happen. For us, safety should always be top-of-mind on any jobsite.

This is about more than just foster-

ing our own culture of safety, though. Equally important to protecting ourselves is that we work to organize the unorganized so that they, too, can have a voice on the job. Workers' Memorial Day reminds us of the never-ending need to speak out and stand up for labor. It's our job to remind people of the dignity of what we all do for a living, whether we're unionized or not.

After all, we're human beings. When any worker loses life or limb on the job, it affects not only the worker but also their loved ones — and often deeply. The ripple effects are very real.

In our own fight for safety on the job, one particular historical figure we can look to for guidance is Mary Harris Jones. Mother Jones, as she was known, was a union organizer who fought hard for workers' rights in the late 19th and early 20th centuries. She was famous (or infamous, to some) for her fiery speeches and her commitment to improving working conditions for all workers. One of her best-known quotes is "Pray for the dead, and fight like hell for the living."

Here's something else she said when reflecting on labor power: "The workers of the nation were tired of waiting for corporate industry to right their economic wrongs, to alleviate their social agony, to grant them their political rights. Despairing of fair treatment, they resolved to do something for themselves."

Too many have died doing the same work we do every day. Too many have died for our right to be union. Too many continue to die as bosses sit and profit.

It doesn't need to be this way. But changing it is up to us.

Let's redouble our efforts to look out for ourselves and one another on the jobsite, and let's enthusiastically advocate for our right to feel and be safe in our work. Not only do we owe it to ourselves and our coworkers. We owe it to those who have come before us. **OL**

This council is currently raising money for the Worker Relief Fund, which provides financial assistance for workers and the families of workers who are injured on the job and for the families of workers who are killed on the job. The fund is administered through SF Clout, a 501(c)(3) nonprofit connected to the San Francisco Labor Council.

If you'd like to donate to the fund in any amount, checks can be made payable to Worker Relief Fund and mailed to Worker Relief Fund, 1188 Franklin St. #203, San Francisco, CA 94109.

Scan to learn more about the Worker Relief Fund



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Potrero Power Station Now Plugged in to Financing



The SF Building Trades Council’s campaign to win an enhanced infrastructure finance district (EIFD) designation on the Potrero Power Plant priority PLA development was a success after a unanimous “yes” vote by the SF Board of Supervisors on Tuesday, March 21.

Organized Labor covered EIFDs in January. EIFDs are essentially a way of gaining early funding to make infrastructure improvements that would be needed to sustain the influx of new residents a proposed megaproject would bring. The money is obtained in advance by borrowing against the megaproject’s future property tax revenue

using bonds or other measures.

What this means for us is that we can look forward to lots of infrastructure and construction work in the pipeline for our members. The Power Plant project will ultimately bring to the 23-acre site along the City’s Central Waterfront 2,600 residential units, 1.6 million square feet of commercial space, seven acres of public open and waterfront space, 250,000 square feet of hotel space, and another 100,000 square feet for retail.

Mayor London Breed and District 10 Supervisor Shamann Walton sponsored the EIFD legislation. **OL**

PENCILING OUT

BY DAVID JAMES SMITH



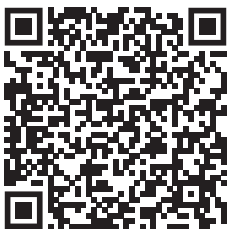
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Feeling occasional stress is normal. But feeling too much stress can be harmful to your physical and mental health.

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JERRY NEIL PAUL

An Advocate for the Building Trades
Asbestos-Related Mesothelioma, Lung Cancer and Asbestosis

The Paul Law Firm has been representing the California Building Trades for the past 35 years. We have always been a California-based law firm, specializing in asbestos-related diseases such as mesothelioma, lung cancer and asbestosis, and representing the individual members. We are proud to say that we have had many landmark settlements and verdicts for our union brothers and their families totaling over \$3 Billion. One of the highlights of my career was when I, along with our mesothelioma client, Billy Joe Speicher from U.A. Local 250 Steamfitters/Pipefitters, went before the U.S. Senate and testified in front of the Chairman of the Judiciary Committee, U.S. Senator Arlen Specter, regarding asbestos legislation.

Jerry is also a Founder of the Mesothelioma Research Foundation of America (www.mesorfa.org), along with his wife, Elizabeth Ann Paul, Executive Director, and Jim W. Kellogg, retired International Representative of the California Pipe Trades and past Vice President of the State Building and Construction Trades Council of California, who have all served as Board Members since 2001. Since this time, we undertook the successful funding and opening of a mesothelioma research lab at USC/Norris Comprehensive Medical Center in Los Angeles under the direction of Lab Director Dr. Parkash Gill. Over the past 15 years novel new treatment options Veglin, which went through FDA-approved clinical trials phase 1 and 2, and now EPH B4, in FDA-approved clinical trials phase 1, have helped expand the depth of research and expand the types of treatment options. This offers greater hope to those afflicted with asbestos-caused cancer, with options not previously available. None of this could have been done without the support of the Building and Construction Trades Council of California and also Southern California Pipe Trades District Council 16, the Heat & Frost Insulators 16, along with the support from the Western States Conference, and all their able leaders and supporting local unions.

As asbestos disease and mesothelioma tend to surface later in life, we recommend workers take a chest X-ray screening every three years where the results are examined by a certified B reader radiologist, a doctor who is additionally trained to know what is and is not an asbestos marker and asbestosis. Plus you will increase your chance of discovery at an early stage, should you have lung cancer, which would likely respond better to treatment options.

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Throw on your union colors and meet up with the SF Building Trades contingent on 19th and Dolores at 11 a.m. on Saturday, April 29, to march together with us in the Cesar Chavez Parade. A limited number of SF Building Trades T-shirts are available to the first 20 members who RSVP by emailing sandra@sfbctc.org. Si se puede — see you there!

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The APALA — the Asian Pacific American Labor Alliance — is back this year with its gala event. It'll be a celebration of labor and community and an opportunity to ring in Asian American and Pacific Islander Heritage Month with gusto. Supervisor Connie Chan and former APALA SF President Norman Tan will be the guests of honor. Consider yourself invited!

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Global Labor Flexes Muscle Against Bad Policy, Low Pay, Threats to Democracy, and More

From Hamburg to Haifa to Hollywood and Beyond, Labor Is Taking It to the Streets and Winning

By Robert Fulton
Contributing Writer

Both internationally and stateside, the labor movement has lately been showing its strength as its members participate in significant strikes, demonstrations, and various other direct actions taken up against a variety of unjust, anti-worker, undemocratic developments throughout the world.

In recent months, it is union workers who have orchestrated massive strikes that, in some cases, have ground their countries' economies nearly to a halt. They've taken to the streets of Paris, Los Angeles, Germany, and Israel to loudly and proudly lead the protest charge, refusing to accept increases in retirement age; persistent, ingrained low wages; and wayward right-wing politicians with undemocratic aims.

All the while, big strikes are ratcheting up for more traditional but no less worthy reasons (read: low pay) among organized labor in major sectors here in California.

Read on for a look at what's been motivating our brothers, sisters, and siblings to vigorously mobilize en masse as 2023 chugs along — and what they've managed to win thus far.

French Protests Against Pension Reform Grow More Ferocious

Hundreds of thousands of citizens of France have been demonstrating against that country's government's pension reform proposals, including one that would raise the retirement age from 62 to 64. Under the state's plans, the retirement age would be raised by three months a year until reaching 64 years in 2030.

The protests, which have been going on since January, are the largest in France since the large anti-regressive-taxation "yellow vests" protests of 2018.

French President Emmanuel Macron used constitutional shenanigans to implement the pension reform without a vote, claiming it is vital to balance the pension budget. Opposition has called the move "unfair" and "cruel."

On Friday, April 14, a French court determined Macron's proposal could advance.

John Logan is a San Francisco State University professor and the chair of that school's Labor and Employment Studies Department. He described the different labor and political climates in France and the United States.

"Macron is absolutely determined to try to push this through," Logan said.

German Transportation Workers Strike for Higher Wages

Tens of thousands of German transportation workers went on a one-day strike at the end of March to demand higher wages. The strike canceled nearly all train and plane travel.

The unions representing transportation workers in Germany are demanding a pay raise of 10% to 12%, but their employers are offering only a 5% bump. Workers have cited inflation and high energy costs following Russia's invasion of Ukraine as reasons for their demands.

"The cost-of-living crisis in Europe [...] is very real," Logan said. "The war in Ukraine has resulted in a skyrocketing energy crisis in Europe. It's very, very severe in some European countries."

The Verdi service workers' union represents more than 2.5 million public sector employees in Germany. EVG represents 230,000 workers at railway and bus companies.

General Strike Shuts Down Israel

The workers of Israel demonstrated their power in a massive way in late March and into early April, thwarting elected leaders' attempts at draconian judicial tinkering.

The country came to a standstill last month as millions of workers went on a nationwide strike to protest Prime Minister Benjamin Netanyahu's proposed judicial overhaul. Netanyahu's desired reforms would upend the country's check-and-balance system and give the Israeli parliament more power than the courts, allowing the rul-



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ing political party to overrule supreme court decisions.

The strike, called by the Histadrut labor federation, shut down public transportation, schools and businesses nationwide. Histadrut represents 700,000 workers in health, transit, banking and other fields.

The general strike was the biggest in Israel's history. As a result, Netanyahu announced he would delay the controversial judicial reforms.

Strike Forces L.A. Unified School District's Hand

Service Employees International Union (SEIU) Local 99 exercised a temporary three-day strike in March on its way to landing a new contract with the Los Angeles Unified School District (LAUSD).

In a show of solidarity, the local teachers' union, United Teachers of Los Angeles, refused to cross Local 99's picket line. This move effectively shut down the second-largest school district in the country for three days. The action lasted from Tuesday, March 21, through Thursday, March 23.

Local 99 represents approximately 30,000 service workers, including cafeteria workers, bus drivers, custodians, special education assistants, and others. The membership overwhelmingly approved the tentative agreement, with more than 99% voting in favor.

The deal includes a 30% salary

increase for all Local 99 members, \$2 more per hour for the lowest-paid employees, bonus payments, retroactive pay, and health benefits.

On Tuesday, April 18, the LAUSD board voted unanimously to approve the agreement, making this a significant win for L.A.'s school service workers.

According to the SEIU, the 30% wage hike will increase the average salary of its members from \$25,000 a year to \$33,000. The proposed deal also includes a \$1,000



bonus for all members with the district in the 2020-'21 school year.

"This contract recognizes the essential work of those who work hard to ensure students can learn in a clean, safe, and supportive environment," said Max Arias, executive director of Local 99, in a press release. "It is a major step forward, with significant improvements to wages, work hours, and benefits for dedicated education workers who have been left behind for far too long."

Writers Guild of America Ready and Willing to Strike

Film and TV production is on the verge of shutting down any minute if the Writers Guild of America (WGA) does not reach a new contract with the Alliance of Motion Picture and Television Producers by the expiration of its current agreement on May 1.

A strike authorization vote that began on Tuesday, April 11, and concluded on Monday, April 17, resulted in

an unprecedented 97.7% "yes" from the WGA membership.

The WGA represents approximately 12,000 film, TV, and digital media writers. The guild is seeking several changes in its new contract, including increased compensation for streaming content, better protections for writers' rights, and a greater say in how their work is used.

"We're fighting for writers' economic survival and the stability of our profession," said Danielle Sanchez-Witzel, a

WGA negotiating team member, in a video posted to the guild's website. "The companies have never taken our issues seriously without at least the threat of a fight."

"When you're sitting there in the room, you realize quickly that they don't respond to economic arguments or moral persuasion or even appeals to basic decency," said fellow WGA negotiating committee member Eric Heisserer in the same video. "The companies only respond to power."

The WGA last went on strike in 2007 in a work stoppage that lasted 100 days.

Longshoremen at Odds With Shippers

In April, the International Longshore and Warehouse Union (ILWU) staged a 24-hour shutdown of L.A. and Long Beach ports.

The ILWU and the Pacific Maritime Association (PMA) have been negotiating a new contract since the middle of last year. The old contract, which covered more than 22,000 workers at 29 ports, expired last July. The L.A. and Long Beach ports handle nearly 40% of the country's imports from Asia.

Both the ILWU and the PMA have been tight-lipped about ongoing negotiations.

"Longshore workers at the Ports of Los Angeles and Long Beach are still hard at work and remain committed to moving the nation's cargo," according to an ILWU statement released on Friday, April 7.

Stay tuned. **OL**



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Housing Element

Continued from page 1

The RHNA numbers are already a concern for San Francisco neighborhoods dealing with an outsized share of growth. These include District 10, which contains Potrero Hill, Bayview-Hunters Point, and Visitacion Valley.

“District 10 is currently building for all ranges of income,” said that district’s supervisor, Shamann Walton.

Construction includes more than 5,000 new or rebuilt units across four public housing sites, the Potrero Annex Terrace in Potrero Hill, Hunters View and Alice Griffith in Bayview-Hunters Point, and Sunnydale-Velasco in Visitacion Valley. Before rebuilds, many units in these sites had been in poor condition for years.

Another large-scale development coming to District 10 is the Potrero Power Station, a 30-year project that will contain over 2,600 units along the central waterfront. Thirty percent of the Power Station units will be affordable.

Walton called the City’s RHNA “arbitrary.” He said a central concern is that San Francisco is required to build far more housing than counties to its north and south; Marin County’s total RHNA is 14,210 units, and San Mateo County’s is 16,418 units.

“We want people to live and work in the City,” Walton said. “Yet, District 10 and other areas of the City that have seen enormous growth are a long way from having equity. There is a need for improved public transportation, more parks, more shopping centers, and all of the other infrastructure necessary to maintain a good quality of life.

“We could use more financial support from the state to meet the RHNA’s unfunded mandate,” he concluded.

Walton agreed with Chan that union labor would be a significant factor in constructing quality housing and building infrastructure.

How Might Development Vary Among Districts?

Meeting the numbers stipulated in the 2023-2031 RHNA will require keeping current projects on track, building more housing on the west side, looking for new sites for multi-family housing, and determining the cost and feasibility of converting commercial properties such as downtown offices to residential units.

One of those factors — west-side development — has been a problem in the City for years. District 4 Supervisor Joel Engardio represents residents from 19th Avenue west to the ocean, including the Sunset, Outer Sunset, Parkside, and Merced Manor neighborhoods. He said that an interest in new types of housing is present among his constituency.

“Couples who moved to the Sunset during Covid want affordable apartments and homes that will allow them to stay in San Francisco and raise their families,” Engardio said. “If individual homeowners want to convert their property into a duplex or fourplex, they should have that right, especially if doing so benefits their family.”

It does go beyond just single-family concerns. Post-pandemic shifts that have affected how residents work and live in the City provide an opportunity to reimagine San Francisco’s housing policies. Engardio said he’d like to allow for multi-family housing in neighborhoods that have traditionally been zoned exclusively for single-family residential. He’d also like to facilitate more housing construction along west side transit corridors.

District 5 Supervisor Dean Preston represents the Inner Sunset, Haight-Ashbury, Japantown, Western Addition, and portions of Hayes Valley. He said that San Francisco needs to make construction of affordable housing a top priority.

“Over the last eight years, we exceeded goals for market-rate housing,” Preston

said. “We didn’t even hit half of our goals for affordable housing.”

Preston is frustrated that Mayor London Breed has so far decided not to build that housing using existing funds. The primary city office that builds affordable housing is the Mayor’s Office of Housing and Community Development (MOHCD). Its stated mission is to coordinate the City’s housing policy and provide financing for the development, rehabilitation, and purchase of affordable housing. Preston said that financing exists and could come from the City’s \$293.9 million Fiscal Cliff Reserve, meant for managing budget shortfalls, and from revenue generated by 2020’s voter-approved Proposition I, which raised San Francisco’s real estate transfer tax to fund pandemic-related rent relief and affordable housing. That tax money goes into the City’s general fund.

Preston, who sponsored Prop I, said he’d like to see the City use these monies to get serious about housing stability by creating new affordable housing.

“Movement on affordable housing needs to be depoliticized,” said Preston. “That’s why voters approved Prop I, overwhelmingly so in [District 5]. My constituents want as much affordable housing in [District 5] as possible.”

In the meantime, Preston is getting creative to ensure that housing does get developed in his district ASAP.

He authored a resolution that would mandate the creation of affordable housing on a portion of California Department of Motor Vehicles-owned property on Fell Street that the state has set aside funds to redevelop. He also made a deal with Related Companies, the developer of a residential market-rate tower to be sited at 98 Franklin Street, that will increase residential capacity in the tower offset by a \$1 million allotment to build affordable housing at the corner of Octavia Boulevard and Hayes Street. The deal requires Related to purchase the former McDonald’s property at 600 Van Ness Avenue for affordable housing to be built by MOHCD.

Down in District 9, Supervisor Hillary Ronen represents residents of the Mission, the Portola, Bernal Heights, and St. Mary’s Park. Ana Herrera, a legislative aide for Ronen, agreed that the City needs to prioritize affordable housing and that the state should provide more funding.

Herrera said that Ronen and her office have worked closely with numerous neighborhood nonprofits engaged in housing development. These partnerships, Herrera said, have resulted in the development of hundreds of affordable residential units in District 9 in the last five years.

Herrera said that as the City looks to areas on the west side, it is critical that it continues to allocate resources to Priority Equity Geographies. These are areas with a high density of vulnerable populations as defined by the San Francisco Department of Public Health.

“[That] includes most of the Mission District, including the areas recently added by redistricting,” she said.

Supervisors Engardio and Preston and legislative aide Herrera all remarked on the positive value and desirability of having members of the building trades on these jobs.

District 7 Supervisor Myrna Melgar, who represents residents of West Portal, Forest Hill, Parkmerced, Inner Sunset, and St. Francis Woods, was out of the office and unavailable to comment by press deadline. The office of District 3 Supervisor Aaron Peskin, who represents residents of North Beach, Chinatown, Fisherman’s Wharf, Union Square/Financial District and Russian Hill, stated that Peskin was unavailable to comment for this article.

What’s Going on Inside City Government?

To achieve the goals stipulated by the SF Housing Element, numerous San Francisco

agencies must collectively work to realize the 37 policies and 250-plus actions to which the City has committed itself. This means affecting significant policy shifts that include elevating rental assistance to prevent evictions, enhancing eligibility for affordable housing, and expanding support for community-based organizations that deliver tenant- and eviction-protection services.

Ensuring these big changes get made is doable, but it won’t be easy. Daniel Sider, chief of staff of the San Francisco Planning Department, said that this spring, the City expects to amend zoning rules to remove barriers for affordable housing production and add capacity for 36,000 units.

“To foster more inclusive communities and undo the harmful effects of housing segregation and discrimination, the department will target existing zoning regulations that limit low- and middle-income housing from being built in family-friendly neighborhoods with access to parks, schools, and public transportation,” he said.

Sider also said the Planning Department will be working on securing additional funding and providing the necessary land banking and site dedication for affordable housing to be built by MOHCD. Twenty-five percent to 50% of that housing is slated for “well-resourced neighborhoods,” he said.

For her part, Mayor Breed advanced the City’s plan to meet the Housing Element’s goals by issuing the Housing for All executive directive in February, a month after the City officially adopted the Housing Element. The directive is meant to create accountability and oversight for implementation of the Housing Element. It also sets requirements for administrative departmental actions and initial legislative actions and timelines.

Sider said that the City is currently looking to collaborate with equity committees and cultural districts to address housing needs; coordinate across government, private, nonprofit, and philanthropic funding sources to fund affordable housing; and simplify permitting and approvals to reduce housing costs.

He added that union labor is indispensable to the City meeting its housing needs now and in the future.

A New Breed of Housing From MOHCD?

Lydia Ely is MOHCD’s director of housing. She said that MOHCD is focused on maintaining a steady pipeline of production by balancing funding between current construction projects and adding sites to the queue. Those new sites must meet geographic goals and be competitive for state funding.

“We continue to advocate for policies and programs that ensure streamlined approval of affordable housing and for expanded funding opportunities at the state and federal level,” she said.

Ely said that affordable housing is subject to the same market forces as market-rate development.

“We can’t control the economy, but we can remain focused on keeping an active pipeline,” she said.

One of the initiatives stipulated by Breed’s Housing for All directive is the convening of an affordable housing leadership council. This council helps the City determine how to meet its affordable housing goals while simultaneously working with city administrators to rethink the approach to affordable housing in general. The council is informed by an analysis of the City’s current funding landscape for affordable housing.

Ely said that city administration is considering a multiplicity of ways it might help accelerate the construction of affordable housing. Ideas include exploring commercial-to-residential conversion, amending inclusionary laws, and targeting public financing to fund critical infrastructure at

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residential megaprojects.

Another shift will be improvements to the City's site permit approval process. Legislation for the change is currently being drafted. It will be introduced after an April public forum and outreach to further inform the policy.

Ely said that MOHCD projects pay prevailing wages and are built "overwhelmingly" utilizing union labor.

"We recognize the value and importance of building housing that is affordable for people working in the construction trades," she said.

Who Else Is Involved?

The Office of Community Investment and Infrastructure (OCII) is the successor to the San Francisco Redevelopment Agency. It is responsible for development in Mission Bay, Transbay, and the Hunters Point Shipyard/Candlestick Point neighborhoods.

OCII is about to start construction of affordable family housing in Hunters Point Shipyard, blocks 52/54 at 151 and 351 Friedell Street, and block 56 at 11 Innes Court. Completion of both projects is expected by May 2025.

In January 2021, OCII completed development of 152 affordable housing units, including one manager's unit, at Sister Lillian Murphy Apartments at 691 China Basin in Mission Bay.

Thor Kaslofsky, executive director of OCII, said a change that would help the entity continue to develop affordable housing would be the continuation of the OCII's tax increment financing powers (TIF). TIF refers to the practice of financing development projects with revenue generated by the development.

Kaslofsky said that if passed, State Senator Scott Weiner's SB 593 would go a long way toward helping OCII achieve Housing Element goals. SB 593 would allow for a

limited continuance of OCII's TIF powers to fund up to 5,842 affordable housing units as replacement for units that were never replaced following the period of urban renewal between 1955 and 1975.

Additionally, Kaslofsky said that OCII is also working from the beginning of its design process to make its buildings more cost-efficient. It's trying out different financing structures to make its projects more competitive for tax credits.

He said the City appreciates unions and the history they have made in building housing, infrastructure, and commercial real estate.

"[Unions] have invested their sweat and heart into every square foot of our city," Kaslofsky said. "They've been a great partner to OCII in building our projects, and we look forward to continuing to collaborate."

What If City Officials Fail? Will They Be Punished by the State?

San Francisco has a lot to accomplish with this Housing Element. When considering the task, it's important to look back on how recent legislation has changed the role of the California Department of Housing and Community Development (HCD).

HCD administers policies and programs from Sacramento regarding the expansion and preservation of affordable housing statewide. The department's identification of total housing needs has changed to account for unmet existing need. Before, they accounted for projected need.

Today's RHNA's are meant to alleviate conditions for overcrowded and cost-burdened households (considered to be those spending over 30% of their income on housing) as well as to achieve a target vacancy rate for a healthy housing market (regarded as a minimum of 5%). That's why most RHNA's tripled in 2023-2031 housing elements throughout the Bay Area when



PHOTO CREDIT: JULIO CESAR MARTINEZ

The groundbreaking ceremony for Potrero Block B in Potrero Hill occurred in November 2022. The 157-unit affordable housing development by Bridge Housing is for low-income families.

compared to RHNA's in the last round of housing elements (2014-2022).

HCD has also set new limits to the extent on which localities can reuse sites included in prior housing elements. HCD also provides that an RHNA must affirmatively further fair housing. This is a way of requiring that localities actively prevent segregation and poverty concentration, as well as increase access to areas of opportunity.

Numerous incentives exist to encourage the City to comply with the SF Housing Element, such as state grant and loan programs for local transportation improvements. If a local government's actions don't comply with state law, HCD has the power to revoke housing element compliance.

State courts also have the authority to commandeer local governments' residential and nonresidential permitting authority in order to bring a jurisdiction's general plan and housing element into substantial compliance with state law. For example, if the City does not meet its goals, a court

could suspend the City's authority to issue building permits and grant zoning changes, variances, and subdivision map approvals.

The consequences for city agencies and politicians could mean a divestment of power. This would also result in a lack of elected representatives and local staff guiding San Francisco's growth, as well as potential departures from goals shaped by local communities.

District 10 Supervisor Walton said that determining whether new development results in equity can help the City avoid increased oversight by HCD.

"Some of the goals of the 2023-2031 San Francisco Housing Element could force out people who already live here," he said. "That's especially true for people of color."

"We need to make sure that not all duplexes on corner lots are built on the east side. Innovative and creative policies sound great, but they have the potential to cause negative impacts. Together, we need to make sure current solutions avoid further gentrification." **OL**

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BAC Local 3



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Lenny Paredes, Jordan Mondragon, David Calderon
Organizers: Dave Tafoya, Manny Enriquez, Wayne Jordan

Greetings, Brothers and Sisters:

Work is really starting to pick up in the Santa Clara and San Jose area. Many of these new projects are currently under construction, while some are about to start. These include both residential and commercial builds, including for some tech companies such as Google, whose Downtown West project is beginning in San Jose.

In the South Bay, BAC signatory contractors have been awarded the Blossom Hill Senior Apartments, Miro Towers, Agrihood Senior Living Apartments, Vitalia Apartments, and City Lane Phase II (The Flats). Unfortunately, we did lose some work to the non-union in downtown San Jose residential housing between 6th and 7th streets, including two buildings of multifamily residential.

The good news, however, is that part of this construction site included a park that was developed in honor of San Jose resident John Heinlen, a German immigrant, farmer, and businessman. In 1887, Heinlen set aside a part of his land to help Chinese immigrants seeking refuge. The land, better known as Heinlenville, was a six-block development with brick structures and utility services created specifically to facilitate the relocation of Chinese immigrants after San Jose's original Chinatown burned down.

Heinlen defied the racist, xenophobic social norms of his time by not just building a place for Chinese Americans to live, but building it on his own property.

Heinlenville would later become Japantown, a lively, thriving neighbor-

hood where Japanese Americans would come to build their homes, businesses, and community. Today, San Jose's Japantown is one of only three remaining U.S. Japantowns of any size.

A monument to John Heinlen was recently constructed right in the heart of Japantown. It consists of a concrete wall that incorporates some of the first bricks installed in the foundations of buildings built by the original Chinese American residents of Heinlenville.

This San Jose City Park project was completed with 100% union labor and is part of a new 0.75-acre neighborhood public space on North 6th and Jackson streets called Heinlenville Park. It will feature public art, shaded seating, activity areas, a children's playground, exercise equipment, and possibly a community center.

Sincerely,
Jordan Mondragon
Field Representative

Service Awards, April

- 25 years: Francisco Alvarez, Donald Brown, Jose Cortez, Juan Paniagua, Robert Prater Sr.
- 50 years: Jeffrey Case

Congratulations on your many years of service.

Find us on Facebook by searching "BAC Local 3 CA," on Twitter at twitter.com/baclocal3ca, and on Instagram @baclocal3.

LIVE BETTER WORK UNION

Chapter Meetings

May 2023							June 2023						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
All chapter meetings in May are canceled. The general membership meeting will occur on Sat., May 6, at 10 a.m. and will be held at the ILWU Warehouse, 99 Hegenberger Road, Oakland.											1	2	3
							4	5	6	7	8	9	10
							11	12	13	14	15	16	17
							18	19	20	21	22	23	24
							25	26	27	28	29	30	

First Tue. at 6 p.m., Monterey — 1945 Natividad Rd., Salinas (The Pizza Factory)
First Thu. at 6 p.m., Sacramento — 9840 Business Park Dr., Suite B
Second Tue. at 5 p.m., San Francisco – 379 Gellert Blvd., Daly City (Celia's)
Second Wed. at 5:30 p.m., San Jose — 1535 Meridian Ave., San Jose (Rookies Sports Lodge)
Second Thu. at 5 p.m., Oakland — 15301 Wicks Blvd., San Leandro (Marina Community Center)
Third Tue., even months only, at 6 p.m., Fresno — 324 E. Shaw Ave. (Ramada Inn)
Third Thu. at 6 p.m., Manteca — 1120 N. Main St. (Mountain Mike's)
Meetings are now being held in-person. We will contact you if anything changes.



Left: Ideal Laundry, built in 1929 by Japanese American businessman Ichimatsu Tsurukawa, is the last brick building still standing from the old community first known as Heinlenville that today comprises San Jose's Japantown.



Below: A commemorative wall was recently constructed as part of a new, 100%-union-built San Jose city park honoring John Heinlen, a forward-thinking German immigrant who in 1887 developed a portion of his land specifically for Chinese immigrants who were seeking refuge in San Jose. Heinlenville, as it was then known, would later become San Jose's Japantown.

ROOFERS & WATERPROOFERS Local 40



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Financial Secretary: SALVADOR RICO
President: ABRAHAM ESTRELLA

Greetings, Members:

We hope this column finds you well and that you're enjoying the beginning of spring. As we move forward into the busy season, we'd like to provide an update on the current state of our industry.

Unfortunately, work continues to be

a little slow due to the weather. However, it's important to remember that this roofing and waterproofing dry spell can and should generate future work soon. As we wait for the weather to improve, we encourage you to take the opportunity to sharpen your skills and attend

any training or certification programs that are available to you.
We're pleased to report that the amount of work on the books for this summer continues to look promising. We've seen a steady increase in the number of jobs being scheduled, and we anticipate that this trend will continue throughout the season. We encourage you to stay vigilant and be prepared for any upcoming projects that may come your way.
Despite the current challenges, we

remain optimistic about the future of our industry. As always, we are committed to providing our members with the resources and support they need to succeed. Please do not hesitate to reach out to us with any questions or concerns you may have.
We wish you all a safe and productive spring season.
In Solidarity,
Peter Lang
Business Manager



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Vice-President: Ron Lewis
Recording Secretary: John Langley
Treasurer: Steve Cloherty

Executive Board Members: Anthony Sandoval, Carlos Salazar, Michael O'Mahoney, Jennifer Kramer, Brendan Greene

MEETING NOTICES 55 FILLMORE STREET

Unit One Committee
Tue., May 2, 4:30 p.m.

Unit Five, Muni Railway Shop
Wed., May 3, 4:30 p.m.

Executive Board
Tue., May 9, 4 p.m.

General Membership
Wed., May 10, 4:30 p.m.

Unit Six, Sound & Communications
Thu., May 11, 4:30 p.m.

Retired Members (Senior Sixes)
Thu., May 18, 10:45 a.m.

Executive Board
Wed., May 24, 4 p.m.

We extend our sympathy to the family and friends of Gordan K. Tiglas, inside journeyman, who passed away on August 6, 2022; and to the family and friends of Philip Cramer, inside journeyman, who passed away on March 13, 2023; and to the family and friends of Thomas Bonghi, inside journeyman, who passed away on March 28, 2023; and to the family and friends of Rodney Prisk, inside journeyman, who passed away on March 29, 2023; and to the family and friends of John R. Woods, inside journeyman, who passed away on March 4, 2022.

Best Wishes to Our Recently Retired Members

Ernesto Guillen
Timothy J. Cory
Jeffrey H. Ranta

BUSINESS MANAGER'S REPORT

Local Union Elections

As amended, Title IV of the Labor-Management Reporting and Disclosure Act of 1959 (referred to hereafter as "the act") establishes election procedures that must be followed by all unions covered by the act regardless of whether their constitution and by-laws so provide. The act requires that all officers be elected and defines an

officer as "any constitutional officer, any person authorized to perform the functions of president, vice-president, secretary, treasurer, or other executive functions of a labor organization, and any member of its executive board or similar governing body."

In accordance with the act, the IBEW constitution, and the bylaws of IBEW Local 6, officers are to be elected every three years. Our local's election of officers will be held on Tuesday, June 13. Per Local 6 bylaws, a run-off election, if necessary, will be held on Thursday, July 6.

A letter containing the relevant information was mailed to all active members eligible to participate in the election. That letter included a request form for those who are unable to visit the polls on the 13th.

All eligible members are encouraged to participate in the process to elect our Local 6 officers.

Inside Wiremen Allocation

There will be a special called meeting on Monday, May 22, for the purpose of allocating the \$5.75 raise effective June 1, 2023. Questions have been forwarded to both the Health and Welfare Trust and the Pension Trust, and we will work to have the answers to those questions for our discussion.

All Local 6 members currently working under the inside wiremen agreement are eligible to participate in the discussion and vote on the allocation. All are encouraged to attend.

Warmer Weather Approaching

After surviving the wettest winter that our region has seen since the Civil War era, we can look forward to the warm weather that's approaching as spring inches toward summer.

In the following months, we ought to remind ourselves that with the beautiful weather comes some risk. If you're working outdoors, please take the time to use sunscreen, as prolonged exposure to UV rays can increase your risk for skin cancer.

Whether you're working outdoors or indoors, keep in mind that with the spring comes an increase in temperatures overall. Although nature's air conditioning will keep points west of Twin Peaks cool for the most part, the eastern half of our great City can actually get quite warm.

Please make sure you drink plenty of water in order to stay hydrated and prevent heat stroke. Construction sites are hazardous locations, and the dizziness, increased body temperature, and

other symptoms associated with heat stroke can increase the danger on our jobsites astronomically.

Look out for your fellow members, and if you notice the signs of heat stroke, make sure to take appropriate action. Always remember that it is by

looking out for one another's safety that we all get home in one piece.

Work Safely, Save for a Rainy Day, and Come to a Union Meeting!

John J. Doherty

Business Manager & Financial Secretary

Senior Sixes Have an Irish Good Time



Local 6's Senior Sixes — our retired brothers and sisters — lived it up at their annual St. Patrick's Day Luncheon last month.

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President: Jesus Villalobos
Vice President: Javier Flores
Executive Board: Theresa Foglio



Mayor London Breed formerly onboarded a number of Local 261 members as union shop stewards within San Francisco's Rec and Parks and Public Works departments at John McLaren Lodge on Thursday, March 23. We congratulate all these new hires and look forward to their positive, efficient, and enthusiastic contributions to the City.



On Friday, March 31, District 1 Supervisor Connie Chan stopped by the Richmond to express her appreciation for the hard work being done every day by the DPW street cleaning and graffiti abatement crews.



Congratulations to Local 261's newly minted state-certified journeymen, seen here receiving their certs at Local 261 HQ late last month.

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Business Manager/Financial Secretary

Greg Hardeman
Business Representative/
Recording Secretary

Ryan Lange
Business Representative

Bill Chisholm
Business Representative

Nick Moore
Organizer

MEETINGS

San Francisco General Meeting
Wed., May 17, at 5:30 p.m.
690 Potrero Ave.

Monterey/Watsonville
Mon., May 1, at 5:30 p.m.
Round Table Pizza
1975 Main St., Watsonville

San Luis Obispo
Tue., May 2, at 11:30 a.m.
Firestone Grill
1001 Higuera St.

Sacramento
Wed., May 3, at 5:30 p.m.
Sheet Metal Workers Apprentice &
Journeyman Training Building
3665 Bleckely St., Mather

Stockton
Fri., May 5, at 11:30 a.m.
Black Bear Diner
1703 Yosemite Ave., Manteca

Tahoe
Thu., May 25, at 11:30 a.m.
Mott Canyon Tavern & Grill
259 Kingsbury Grade Rd., Stateline, NV

Reno
Thu., May 25, at 5:30 p.m.
Northern Nevada Labor Temple
1819 Hymer Ave., Sparks, NV

Special Called Meeting Items for May

- Second round of nominations for 2023 annual election of officers
- IUEC Local 3 St. Louis 125th Anniversary platinum sponsorship
- Fund the Honorary Members Luncheon for \$80,000
- Fund the Local 8 Area Picnic for \$20,000

The Iniquity of the Father

"The Iniquity of the Father?" you're probably wondering. As you might have guessed, it's biblical. I do love old quotes, and the Old Testament is pretty old, so we'll go with one from that collection of short stories as the title for this month's column. Read on and you'll understand why.

I've been thinking a lot lately about training, especially since there are new probationary apprentices being hired off the ranked applicant list. While this isn't necessarily about them, I want to say a quick bit about treating each other with respect.

When I show up for work every day, I take a deep breath and try to bury all the personal crap I'm going through before I start. I know many of you do this, too. We've all got a lot going on in our lives.

While I try my very best to be good at my triumvirate of jobs as business manager, father, and husband, I'd be lying if I said I didn't feel like I was failing at all three more often than not.

There's a name for this psychological phenomenon: impostor syndrome.

You never feel like you belong. You sense that at some point, people are going to figure out you have no idea what you're doing. You constantly wonder if you're doing enough, if you're saying enough (or saying too much), if you're there enough for those who rely on you.

If you're not careful, life can spread you pretty thin. Next thing you know, you hit the slightest bump in the road and all four wheels go flying right off.

Why? Is it the endless desire to always achieve that's ingrained by our competition-fixated society, or is it a nagging constant doubt that we are somehow inadequate and incapable or just not as good as we imagine we could be?

I don't know. Sometimes I wonder if it's only me who feels this way. For all I know, maybe everyone else goes about their day unconcerned with their actions, abilities, and attitudes.

I get the feeling I'm not the only one, though. Not to dive too deeply into the woo-woo positive-affirmation realm or anything, but I know that I'm trying, and I know that while I'm not as good yet as I want to be, I can get there with a little help.

But there's one thing I do know: One surefire — and relatively quick and easy — way to become a better person is to treat people with respect.

Be better than those who trained you. Don't treat people like crap. Think about your actions and the effect they have on those around you. Be considerate. Understand that although one of your colleagues might appear flighty or inattentive, that doesn't make them bad at their job — that just makes them one of the many who has stuff going on in their lives.

Pay attention to each other. Actually listen to one another. Communicate. This simple way of helping those around you can go so far. Taking the time to be in tune with and empathetic with your co-workers will strengthen your professional

and personal relationship.

So, back to that Bible quote... In full, it goes something like this: "We shall not punish the son for the iniquity of the father. We will let the son chart his own path with love and care for our union and humanity."

The father I speak of here isn't necessarily biological, of course, nor does it have to be a man. This "father" could be an old mechanic who treated you terribly just because you were new on the job. Maybe he was the guy (or gal) who put you through some childish hazing ritual that forced you to get fed up and try to fight your crew before they'd laugh it off and then treat you like you're "in the club." Maybe it was someone who threw you under the bus to cover up their own ineptitude. Maybe it was a coworker who was just a really bad person.

No matter who this "father" was, the point is this: You don't have to be that father to the next generation. You can be the one who breaks the cycle of dumb cruelty and indifference. You can be the one who lifts up others and helps them to be truly great.

We will be better than the generation before us if we teach our brothers and sisters from the mistakes that we've made and things we've experienced. How do we do that? By acting positively to prevent these unpleasant mistakes and negative experiences from occurring again — instead of by repeating them.

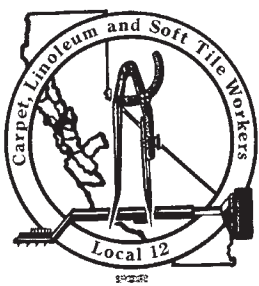
As a wise man named Willie Nelson once said, "I've had more chances to fly and more places to fall/ It ain't that I'm wiser/ It's just that I've spent more time with my back to the wall/ And I've picked up a couple more years on you, baby/ That's all."

Take that experience — all of it — and make yourselves better. Then, make one another better. Make all of us better.

Be safe. I'll see you on the jobsite.

In Solidarity,
Matt Russo
Business Manager

CARPET, LINOLEUM & SOFT TILE WORKERS LOCAL 12



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Business Representatives: Anthony Nuanes, Steve Belong, Edgar Flores
Organizers: Ruffin Romes, Martin Garcia

Meetings are held every third Thursday of the month
at 6:30 p.m. at 2020 Williams Street in San Leandro.

Tickets will be available for an upcoming San Jose Earthquakes game, as well as an Oakland A's game. This is an opportunity for you to grab the family and come meet up with other Local 12 members and check out a great game together. We do a handful of these outings a year, and they're always a blast.

Remember, tickets are limited and available on a first-come-first-served basis. Also, please keep in mind that these events are paid for by the membership benefit fund, which is why we're able to offer them free to you and your family. So, if you take tickets and you don't show up for the game, you'll be expected to pay back the fund for those tickets at face value.

One way to stay current on upcoming events, as well as everything else going on in your union presently, is to attend the Local 12 general membership monthly meeting. It's held at 6:30 p.m. on the third Thursday of every month at 2020 Williams Street in San Leandro.

With great sorrow, I must announce the passing of our brother Michael



Rest in peace, Michael Galvin.

Galvin. Mike was born on October 19, 1956, and died on April 12, 2023. He made his application with Local 1235 on September 6, 1979, and was a member of the local in good standing for 43 years. He was a second-generation floor covering installer who followed in the footsteps of his father, the late James Galvin.

Mike enjoyed his craft and the many lifelong friendships he developed over the years with his coworkers. He will be

deeply missed by his family and friends. Rest in peace, Brother Mike.

As always, I invite members with a special moment in their life such as a birth, graduation, marriage, retirement, or, sadly, a death to contact Steve belong, Edgar Flores, or myself to share a photo and a few words in a future article.

*Respectfully,
Anthony Nuanes
Business Representative*

Dear Brothers and Sisters,

We're now well into the second quarter of this year and finally clear of the storms that wreaked such havoc on us throughout the entirety of this past winter. I know we needed rain, but enough is enough.

I've heard from several members who suffered property damage from the storms, amounting to another added expense for blue-collar workers who are simply trying to get by. If you feel

that you're in need of assistance, please reach out to Steve, Edgar, or me. We can connect you with the San Mateo County Union Community Alliance, which maintains a hardship fund for the express purpose of helping out union members who find themselves struggling to pay their utilities, car repairs, health-care, and any other unforeseen expenses. Help could be just a phone call away.

With spring here, Local 12 has a couple of outings lined up for May.



Building trades locals showed up to party East Bay-style at the annual St. Patrick's Day Celebration in (our) Dublin last month.



PLASTERERS & CEMENT MASONS LOCAL 300



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OPCMIALocal300.org



Local 300 cement masons work in San Bruno for Berkeley Cement Inc.



GLAZIERS LOCAL 718



Main Office
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DC16IUPAT.org/unions/local-union-718

Business Representative: Nick King
President: Lenny Quintana

MEETINGS

General Membership
Tue., May 9, 6 p.m.

Executive Board
Tue., May 9, 5 p.m.

DDO/Holidays

Fri., May 26: Designated day off
Mon., May 29: Holiday (Memorial Day)

Brothers and Sisters,

We'll soon have Local 718-branded glass cutters available to members. A few months back we approved the glass cutters at our general meeting as a union promotional item. We'll make the cutters available at our monthly meeting if you'd like to pick one up for yourself. I'm also willing to drop one off to you at your job-

site or shop if you can't make the meeting.

The evening of Thursday, June 1, is SF Giants Union Night. This midweek game will pit the Giants against the San Diego Padres. We purchased 25 tickets based on previous years' attendance. If you're interested in going to the game, call the hall and have us put your name on the list.

The Cesar Chavez Day Parade VAC event will be held on Saturday, April 29 — see the flyer published alongside this column for details. If you attend, look for our Local 718 VAC Coordinators Danny Linares (415-465-0404) and Chris Burnett (510-919-3888). When you sign in upon arrival, you'll get a credit to attend the annual VAC banquet and receive a special T-shirt that we had custom-made for the parade. Also, we'll have lunch at the end of the parade, and you'll place your order when you sign in.

The SFUSD glass shop is hiring.

UPCOMING EVENT: SF Giants Union Night Thu., June 1, at 6:45 p.m. Oracle Park GIANTS vs. PADRES

They're in need of a new glazier supervisor and two additional new glaziers. SFUSD glaziers service 150 school and administrative buildings in the City. The jobs are posted on the school district's website at SFUSD.edu.

We've got a solid crew at the SFUSD glass shop now and are looking for glaziers who are competent in service work and are easy to get along with to join the team. Currently on staff are our acting glass shop supervisor, Armando Hernandez, who came from O'Reilly and Faina, as well as glaziers Gerson Portillo, who came from the San Francisco Housing Authority, and Jose Mendieta, who has been with SFUSD for 10-plus years.

Now's the time to get familiar with your Local 718 executive board. Next summer is when our new contract will come up. The e-board members will be discussing issues that members have expressed regarding the current contract

and preparing a 2024 proposal. If you're not in contact with our e-board, you are welcome to share issues, concerns, and proposals at our general meeting under "The Good of the Union," or you can contact me directly.

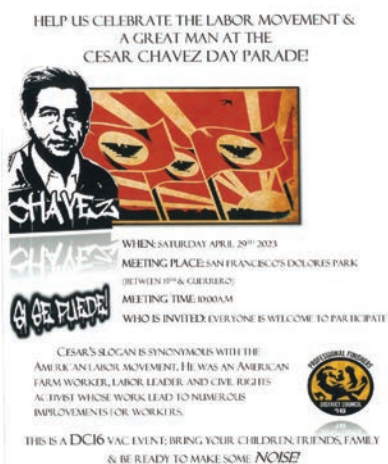
The VAC banquet just occurred, and a photo from the event accompanies this column. If you attend three VAC events in a year, you'll be invited to the banquet at the Ruby Hill Winery in Pleasanton. The three most popular VAC events are the St. Patrick's Day Parade, the Cesar Chavez Day Parade, and the annual Pacifica Beach Cleanup. Events are posted on the District Council 16 website at DC16IUPAT.org. More information is available at the general meeting, and you can always reach out to our Local 718 VAC coordinators.

Respectfully,
Nick King
Business Representative



The Local 718-branded glass cutters will be available to members very soon. Grab one at a general meeting, or contact Business Representative Nick King if you can't make the meeting. He'll deliver it to you.

UPCOMING EVENT: CESAR CHAVEZ DAY PARADE



Left: Meet the Local 718 glaziers team at the SFUSD glass shop. They're currently looking for a few good glaziers to join their ranks. Apply through the job postings at the school district's website, SFUSD.com.

Below: The annual District Council 16 VAC Banquet recently occurred. To get an invite to the next banquet, simply attend three DC 16 VAC events throughout the year. Attend a Local 718 general meeting or visit DC16IUPAT.org for more.



HEAT & FROST LOCAL 16



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BUSINESS MANAGER: CHRIS GREANEY
BUSINESS AGENTS: FORTINO CURIEL
MARK PLUBELL, ANTHONY VISCUSO
PRESIDENT: BILL HODGES
VICE-PRESIDENT: JONATHAN BLAINE
ORGANIZER: AURELIANO OCHOA

SPRINKLER FITTERS LOCAL 483



Main Office:
2525 Barrington Court, Hayward, CA 94545
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SprinklerFitters483.org

Business Manager/Financial Secretary: Jeff Dixon
Business Agents: Dan Torres, Dylan Boldt, and John Medina
Market Development Representative: Rik Drury

Meetings are held on
the fourth Wednesday of each month at 4:30 p.m.

Sign Display Local 510



Main Office
400 Talbert Street, Daly City, CA 94014
Phone: (650) 763-5405, x1112
Fax: (650) 871-8406
Local510.org

Business Agents: Annette Dosier, Morgan Worth
Field Representative: Peter Forni

Office Hours:
8:30 a.m. to 4 p.m. Monday through Friday

The Crystal Ball Says...

Members who receive this will likely be in the throes of RSA, or should have just come out of a heavy piece of work. Thank you to all who took a dispatch for the general contractor — even if for just a few days — before going to another company. Our collective effort makes us all look good, both in the eyes of our visiting associations and within the industry.

Upcoming work looks significant beginning in late August and throughout September.

Upcoming Elections

Official notification of both 2023

Local 510 and District Council 36 nominations and elections has been sent to members by DC 36. By the time you read this, you should have already received notification if you're a member.

With Great Sorrow

It is with great sorrow that we report the passing of Sister Catherine Stetler, Brother Altie Watson, and Brother Bruce Hope. The union offers its sincerest condolences to the friends and family of these members. They will be missed.

In Solidarity,
Local 510

Official Minutes of the San Francisco Building and Construction Trades Council

A Century of Excellence in Craftsmanship



BUSINESS AGENTS MEETING MINUTES

March 14, 10 a.m.

Zoom call

ROLL CALL OF OFFICERS

President Larry Mazzola, Vice-Presidents John Doherty and Ramon Hernandez, and Secretary-Treasurer Rudy Gonzalez present.

CORRESPONDENCE

- SFBCTC trustee appointment letter: Eddie Reyes (Ironworkers 377).

REQUEST FOR FUNDS: None

APPROVAL OF MINUTES

- 2/28/2023 minutes, M/S/C.

SECRETARY-TREASURER'S REPORT

- Bargaining meeting being held today for K-2 members at UCSF.
- SF supervisors Safai and Melgar proposed legislation to simplify project permit process. Council is working with them on solutions.
- Prologis project: Counter has been received and close to being secured.
- ST Gonzalez provided upcoming important dates/meetings for Potrero Power Station.
- March 15 budget and finance meeting: Resolution of intention to form city bonds for infrastructure cost for Potrero Power Station. ST asked reps to call in for public comment.
 - March 20 rules meeting: PFA ordinance.
 - March 21 board hearing.
 - March 28 board hearing.

PICKET SANCTIONS: None

OLD BUSINESS: None

NEW BUSINESS: None

REPORTS OF UNIONS

- ST Gonzalez (Teamsters 665) reported on automated vehicle legislation meeting hearing and

support of CA State Building Trades for AB 316.

- Greg Hardeman (IUEC 8) requested letter of support from council for meeting held April 12, 2023.
- Trustee Dan Torres (Sprinkler Fitters 483) reported on his nomination for SF Labor Council executive committee, as well as providing an update on meeting held with UCSF regarding strike sanction with Millennium Fire. GC has claimed harassment. Torres continues to be present on-site.

ADJOURNMENT

Adjourned at 10:21 a.m.

DELEGATES MEETING MINUTES

March 16, 5 p.m.

In-person

ROLL CALL OF OFFICERS

President Larry Mazzola, Vice-Presidents John Doherty and Ramon Hernandez, and Secretary-Treasurer Rudy Gonzalez present.

CORRESPONDENCE

- SFBCTC trustee appointment letter.
- Action requested: Oppose SB 423 (Scott Wiener), letters of support needed.
- Disaffiliation letters.
- April 11 special meeting: Fundraiser benefiting the families of Ben Casillas Jr. and Saul Sanchez.
- IUEC 8: Letter of support.
- EIFD legislation: Letter of support.

REQUEST FOR FUNDS

- Cesar Chavez Parade: ST Gonzalez asked which locals will be participating. Ironworkers, IBEW 6, Painters 913 will be joining. ST recommended up to \$500, M/S/C.

APPROVAL OF MINUTES

- 3/2/2023 minutes, M/S/C.

SECRETARY-TREASURER'S REPORT

- India Basin project: In discussions over private-sector side-work. ST thanked Trustee Charley Lavery (OE 3) and VP Hernandez (Laborers 261) for support.

- Budget and finance, unanimous vote. Supervisor Connie Chang.
- Silicon Valley Bank: Contractors running payroll, affordable housing working loans have all been impacted.
- EIFD legislation: Letter of support.
- JAC meeting held today, expect another round of letters of support. TJPA are filling out final three restaurants and agreed to memorialize tenant improvement work.
- Eddie Reyes (Ironworkers 377) inquired on SB 4. ST provided overview of religious property development.
- Larry Mazzola reported on a SB 423 (Wiener) upcoming hearing and asked members to call in. Sandra to send calendar invite.

June 30 and requested strike sanction against NCPSE citywide, M/S/C.

OLD BUSINESS: None

NEW BUSINESS

- IBT bill in-sync with national campaign, assembly bill.
- Sanders reported CBA is up on June 30. A member from Local 913 runs childcare facility in Alameda that accommodates construction hours.
- President Mazzola (UA 38) reported CBA also expires June 30. Upcoming meeting in April.

REPORTS OF UNIONS: None

ADJOURNMENT

Adjourned at 5:49 p.m.

Get to know Luther Burbank

Founded in 1983, Luther Burbank Savings is an FDIC insured commercial bank with a five-star rating from Bauer Financial.

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to explore banking with us.**



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Member
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Everyday ways to ease your worries

Everyone gets overwhelmed sometimes. But too much stress can be hard on your health — so it's important to find ways to offset those negative effects. These healthy habits can help you stay cool under pressure, even when you're pressed for time.

Sweat more, stress less

Symptoms of stress can create a vicious cycle between your mind and body. Exercise helps to break this cycle by relieving tension and releasing feel-good brain chemicals that fight the effects of stress.

Take a break to breathe

When stress strikes, try a few minutes of deep breathing. Breathe in for a count of 5, hold for 5, and exhale for 5. Repeat 10 times or until you start feeling more calm, grounded, and focused.

Unplug to recharge

Your phone needs time to recharge, and so does your brain. Disconnecting from digital noise for a little while each day can help you stress less, sleep better, and spend time doing more rewarding activities.

Visit kp.org/stressmanagement.

Serving unions for more than 70 years.

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