

Daniel Lurie
MAYOR



Dr. Carolyn Ransom-Scott
CHAIR

Vanessa Aquino
VICE-CHAIR

Kent Lim
Mark Miller
Earl Shaddix
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
21st DAY OF OCTOBER 2025**

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 21st day of October 2025.

REMOTE ACCESS:

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

PUBLIC COMMENT:

Members of the public may provide public comment in-person at the noted 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:** 2660 971 9164 **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 1:00 p.m. by Chair Scott.

Roll call was taken.

Commissioner Lim - present
Commissioner Miller - present
Commissioner Shaddix - present
Vice-Chair Aquino - present
Chair Scott - present

All Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, November 4, 2025 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. It is recommended that members of the public who are attending the meeting in person fill out a "Speaker Card" and submit the completed card to the Commission Secretary. All dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to provide any public comment. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

PUBLIC COMMENT CALL-IN: 1-415-655-0001 ACCESS CODE: 2660 971 9164

Secretary Cruz read the instructions for the public to call in.

3. Report on actions taken at previous Closed Session meeting - None

4. Matters of Unfinished Business - None

5. Matters of New Business:

CONSENT AGENDA

- a) Approval of Minutes: Regular Meeting of October 7, 2025

PUBLIC COMMENT - None

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

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

Commissioner Lim - yes
Commissioner Miller - yes
Commissioner Shaddix - yes
Vice-Chair Aquino - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF OCTOBER 7, 2025, BE ADOPTED.

REGULAR AGENDA

- b) Workshop on the July 2024 – June 2025 Report on OCII Small Business Enterprise and Local Hiring Goals and Practices (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Julia Hernandez, Contract Compliance Specialist II; George Bridges, Contract Compliance Supervisor; Kristian Elizes, OCII Program Intern; Alanna Lee, OCII Program Intern; Iowayna Peña, Director of City Workforce Development, Office of Economic and Workforce Development (OEWD); Ken Nim, Director of CityBuild, OEWD

PUBLIC COMMENT

Speakers: Oscar James, resident and native of Bayview Hunters Point (BVHP); Mick Penn, Director of Community Relations, Swinerton; Ailed Paningbatan-Swan, Associate for Special Projects, Japanese Community Youth Council (JCYC)

Mr. James stated that if it weren't for the skills training programs offered by the City, he wasn't sure where San Francisco (SF) would be. He commended CityBuild for their help with community youth as well as programs sponsored by A. Philip Randolph Institute and Young Community Developers (YCD). Mr. James stressed the need to make sure that black residents and those living in the 94124 zipcode were being contacted and recruited for work because those people needed work. He felt strongly that black workers must get into the unions because unions were vital to the survival of the City. Mr. James suggested that the people running the programs go to the schools to recruit students and get them trained. He warned that if black residents were not working on the job sites, that no work would get done.

Mr. Penn explained that Swinerton was one of the industry partners in the OCII internship program. He stated he was there to sing the praises of the JCYC, OEWD and their previous groups of interns. He noted that if Ms. Alanna Lee (OCII intern) had not gone back to school, she would be working at Swinerton. Mr. Penn highly commended the support the students received in the professional development series along with the opportunity to intern, where they got to experience the day-to-day workings of a company and he compared the program to an apprenticeship because it was on-the-job training with some school learning. Mr. Penn stated that he looked forward to having Ms. Lee return next summer and to meeting the new interns.

Ms. Paningbatan-Swan explained that she worked with the interns in their program. She stated that JCYC, OEWD and OCII had been long-term partners in supporting transitional age youth and looked forward to working with OCII in the future. She reported that they had workshop development programs every week, which were specially attuned to supporting the interns while they were placed at the companies. She reported that many of their interns returned to JCYC and described their engineering and architect work at the sites. Ms. Paningbatan-Swan thanked OCII for their support in making this program a success.

Commissioner Miller stated that he had attended the Capstone event and was very impressed with the youth coming out of these programs. He thanked the entire Compliance staff who worked with these programs as well as JCYC, OEWD and CityBuild and commended them for the successful results with the interns. Mr. Miller described this intern generation as the generation which would solve the challenges in the future and find solutions.

Commissioner Lim thanked all the people involved in the hiring side. However, he expressed concern with the contracting side and stated that he had a problem with the numbers. Mr. Lim stated that they needed to work harder.

Vice-Chair Aquino thanked Mr. Bridges and the Compliance team for their presentation. She was impressed with how much work went into these programs and was pleased with the results. Ms. Aquino pointed out that the word "cohort" was an important word to use in regard to the interns. She promised to make the next Capstone event and the November event. Ms. Aquino applauded everyone involved in encouraging youth.

Commissioner Shaddix thanked everyone and stated that hearing the reports, meeting the interns and seeing these buildings being built, he was very impressed with all the programs and work being done.

Chair Scott thanked staff for the report. She repeated a little ditty: “good, better, best; never let it rest; until your good gets better and your better becomes the best, and then never let that rest”. She encouraged the participants in the programs to connect with Mr. James and others to find other places where they might be missing youth and others who needed work. She was impressed with the work being done and encouraged everyone to keep it going.

Commissioner Lim wanted to respond to Mr. James’ comments and acknowledged that many black contractors in the Bayview (BV) were not getting their fair share of the contracts. Mr. Lim understood that there was a letter coming from a black contractor to the Mayor regarding black contractors getting more contracts.

Executive Director Kaslofsky thanked Commissioner Lim and Mr. James for pointing out the need for contracting and employment for the people in BVHP. He stated that recently he was copied on letters from black contractors in BVHP, but they were addressing City issues or projects. He indicated that OCII monitored those communications and if there was anything that OCII was responsible for, they would get involved.

Executive Director Kaslofsky invited the JCYC representative to speak more about their programs. Ms. Paningbatan-Swan clarified that JCYC was employer on record for the program, which was a workforce development program, in which they took care of the payroll and the interns. They offered over 8 different workshops for the interns. She explained that first they walked the interns through the process of getting certified to work at the sites, which meant they worked with them on filling out all the paperwork they needed to complete and then also taught them workforce development skills. Ms. Paningbatan-Swan described the weekly workshops, which had different themes every week. The interns were gathered in a cohort to discuss different issues, such as how to prepare for an in-person interview, how to fill out an application or how to revamp their resumes. They checked in with the interns every week.

Executive Director Kaslofsky also acknowledged other workforce development partners, such as YCD and other City programs. These services helped people transitioning from one career to another or those who did not have much experience. Mr. Kaslofsky explained that these programs addressed the barriers that kept people from getting jobs, such as how to dress or how to put together a resume and helped get them into the correct jobs.

Chair Scott stated that they needed to go the extra mile to keep City residents employed and moving forward. She thanked everyone for the holistic services that provided the wrap-around programs that helped so many people.

6. Public Comment on Non-Agenda Items

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

Mr. James commended Commissioners for their hard work and dedication to making all the communities of the City better. He stated that he did not mean to scare anyone with his previous comments. However, he stressed that young people needed to be working because that way they stayed out of trouble. Mr. James explained that when youth could not get money in their pockets legally, they turned to other ways to get it. He pointed out that many young people did not go to college after high school and they were the ones that needed training in skills to get them jobs.

7. Report of the Chair

Chair Scott stated that she had attended another ribbon-cutting event for housing in the City, which had brought her great joy. She was pleased that in spite of everything going on in the world, they were still building, standing and moving forward.

8. Report of the Executive Director

- a) Recommending the team led by Mercy Housing California to develop, own, and operate mixed-use affordable rental housing units on Transbay Block 4 West, and to develop and construct adjacent off-site public improvements and transfer them to the City and County of San Francisco; Transbay Redevelopment Project Area (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Jasmine Kuo, Development Specialist; Tiffany Bohee, President of Mercy Housing, CA; Dion-Jay “DJ” Brookter, CEO of Young Community Developers, Inc. (YCD); Sean Wils, Real Estate Division, Mercy Housing, CA

PUBLIC COMMENT

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

Mr. James recalled Ms. Dorris Vincent and how she recognized that kids who were aging out of foster care needed housing. He was proud to know the people who had come through the Redevelopment Agency and OCII, especially Ms. Bohee and Mr. Brookter. Mr. James noted that because of their commitment to the community, SF residents were getting the opportunities they needed to get ahead.

Vice-Chair Aquino thanked Ms. Kuo for the presentation and appreciated inclusion of the map in the memorandum. Ms. Aquino was pleased to see the transformation taking place in the City and was very proud of the housing being provided. She stated that as a transitional youth coming out of foster care herself, she understood how much help and support those people needed. Ms. Aquino referred to Mr. Brookter’s statement about “micro-local” and inquired about what that meant.

Mr. Wils responded that they had a joint venture architectural team through which they were hoping to bring in a third joint venture partner, perhaps a hyper-local or very small firm, which could join the team and get some architectural experience in designing a building of that scale.

Commissioner Shaddix congratulated Mercy Housing and YCD for constantly being in the communities and stated that they were great partners to bring in. He explained that he had had an opportunity to tour this OCII redevelopment zone (Transbay) because he liked to get the general vibe of the neighborhood. However, Mr. Shaddix felt that there was a lack of energy there for children. He acknowledged this site was located in the financial district, but felt strongly that all developments needed some attraction for the children who would be living there.

Executive Director Kaslofsky responded that in the first and second quarters of 2026, they would have a pre-development loan and exclusive negotiations agreement, but no designs at that point yet. He noted that they had been thinking about what this site would look like, but designs would come six months to a year after that. Mr. Kaslofsky pointed out that in between this site and the site a block away, referred to as Block 2 at Folsom and Beale Streets, and which was nearly complete, there were plans for a park along with other parks in the area. He explained that a significant amount of open space would be developed there and that they would be mindful that this was family housing and would pay attention to that in the design plans for this building.

Commissioner Shaddix inquired about what kinds of retail there would be. He inquired about what the ground floor would look like and about whether there would be pickleball courts or coffee shops.

Executive Director Kaslofsky thanked Commissioner Shaddix for those comments and stated that they would take the considerations for youth in the planning and development of this site.

Commissioner Miller echoed Commissioner Shaddix' statement regarding the importance of considering opportunities for youth play and occupation as well as a mindful retail corridor. He supported a soccer field and a skateboard shop.

Vice-Chair Aquino supported adding a bicycle path as well.

Commissioner Lim stated he would like to see a drugstore and a candy store.

Chair Scott underscored the importance of sports fields and other attractions for youth. She mentioned that SF had the highest stats of foster care and stressed the importance of helping youth while transitioning out of foster care. Dr. Scott mentioned that there were five homeless families who would be housed in the Sophie Maxwell building and she hoped that would continue to grow. She inquired about the property management for this project.

Executive Director Kaslofsky responded that Mercy Housing would be the property manager for this project.

Commissioner Shaddix acknowledged that soccer fields were great. However, he was thinking more along the lines of community theatre, sound studios, and recording studios which would attract different styles and preferences. He hoped they would consider these suggestions beforehand while creating those spaces.

9. Commissioners' Questions and Matters

Chair Scott announced that Oscar James would have an affordable housing project named after him at 351 Friedell in the Hunters Point Shipyard. The event would take place on November 7, 2025.

10. Closed Session - None

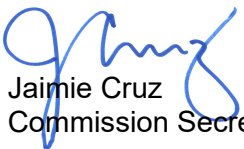
11. Adjournment

Chair Scott asked for a motion to adjourn.

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

The meeting was adjourned at 2:27 p.m.

Respectfully submitted,


Jaimie Cruz
Commission Secretary