

Daniel Lurie
MAYOR



Dr. Carolyn Ransom-Scott
CHAIR

Mark Miller
VICE-CHAIR

Mahsa Hakimi
Kent Lim
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
17th DAY OF MARCH 2026**

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 17th day of March 2026.

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 140 4231 **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 1:02 p.m. by Chair Scott.

Roll call was taken.

Commissioner Hakimi – late arrival
Commissioner Lim - present
Commissioner Shaddix - present
Vice-Chair Miller - present
Chair Scott - present

Commissioner Hakimi was absent during roll call. All other Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, April 7, 2026 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.

- a) 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 140 4231

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 February 3, 2026

PUBLIC COMMENT - None

Commissioner Lim motioned to move Item 5(a) and Commissioner Shaddix seconded that motion.

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

Commissioner Hakimi - absent
Commissioner Lim - yes
Commissioner Shaddix - yes
Vice-Chair Miller - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF FEBRUARY 3, 2026, BE ADOPTED.

REGULAR AGENDA

- b) Workshop on Annual Housing Production Report Fiscal Year 2024-2025 (Discussion)

Presenters: Marc Slutzkin, Deputy Director for Projects and Programs; Elizabeth Colomello, Housing Program Manager

PUBLIC COMMENT

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

Mr. James commended Ms. Sims and said that she was irreplaceable. He recalled that he had worked with her for many years and wished her well on her retirement. Mr. James contended that OCII could do better at getting people in the community jobs and contracts. He acknowledged that OCII was great at constructing housing but needed to do a better job at getting the community into training and involved in the construction of the projects in San Francisco (SF).

Vice-Chair Miller thanked Ms. Colomello and staff for the progress they were making, given the poor economic situation. He thanked Ms. Sims for her lifetime of work.

Commissioner Shaddix referred to the subsidies and the lowest AMI. He inquired about whether the tenant had to apply for the subsidy and then renew it every year or whether the tenant was subsidized as long as they were in the unit.

Ms. Colomello responded that the subsidies were attached to the unit, not to the individual. She explained that they were approved every year in the City's budget but it was a priority to continue funding for existing subsidized units. She added that they anticipated a reduction in new subsidies due to the City's budget crisis. However, Section 8 project-based vouchers and the City's subsidies were associated with the units, not the tenants in order to allow for deeper affordability for the people within those units.

Commissioner Shaddix referred to the Certificate of Preference (COP) holders who did come back but who still did not make enough to meet the minimum threshold for the AMI. He stated that he would wait to ask that same question during the next item.

Ms. Colomello stated that the subsidies helped people in that situation and allowed them to pay 30% of their income while subsidy covered the remaining amount. It allowed them to have lower AMI's and still quality for those units.

Commissioner Shaddix noted that on a previous Zoom call with Ms. Sims, she convinced him to join OCII. He appreciated that call very much. Mr. Shaddix reported that he frequented the Mission Bay (MB) and Transbay (TB) areas as well as the parks and congratulated staff on this great work. He wished Ms. Sims well on her retirement.

Chair Scott thanked Ms. Colomello and her team for her report. She recalled joining OCII in 2018 when she started working with Ms. Sims. Dr. Scott commended Ms. Sims for being a very good listener and a fact-finder for OCII projects and for being open to suggestions. She was grateful for her work and the progress she and her team had made over the years. Dr. Scott stated that Ms. Sims would be missed and she hoped that her replacement would be as easy to work with as Ms. Sims had been.

- c) Workshop on Annual Certificate of Preference Marketing and Outreach Report Fiscal Year 2024-2025 from the Mayor's Office of Housing and Community Development (Discussion)

Presenters: Marc Slutzkin, Deputy Director for Projects and Programs; Pam Sims, Senior Development Specialist; Maria Benjamin, Deputy Director, Mayor's Office of Housing and Community Development (MOHCD)

PUBLIC COMMENT

Speaker: Oscar James, native resident, BVHP

Mr. James stated that he was a COP holder and commended staff for doing a tremendous job, especially the people who went out to find the displaced and their descendants. Mr. James recalled that in 1966 he was working for the VA on 4th Street and the Redevelopment Agency was tearing down many buildings in that area. He stated that there were many people displaced in that area who did not receive their certificates. Mr. James explained that COP certificates came into existence in 1967-68 and because of the demands by Mr. James and others at that time, the displaced from the Western Addition, the Fillmore and Hunters Point started receiving their certificates. He expressed concern for the residents in the Yerba Buena area where all the buildings were also torn down, including businesses and residences, and voiced concern that the displaced from those areas had never received their certificates. Mr. James stated that many people living in Yerba Buena moved to Antioch and now they wanted to move back home. He wanted to make sure that those people and their descendants received their certificates. Mr. James also expressed concern with the pricing of the housing.

Deputy Director Slutzkin stated that Ms. Sims was leaving SF a better place than it was 31 years ago.

Commissioner Hakimi referred to the statement in the presentation that MOHCD had 1,250 "active" COP holders. She inquired about what an "active" COP holder was.

Ms. Sims responded that "active" meant that the holder had given approval to MOHCD to send information on upcoming rental and ownership opportunities, project-based Section 8 opportunities, as well as the Housing Expo and housing counseling, among other things, so they were ready to participate.

Commissioner Hakimi referred to where it stated in the presentation that 12,500 were deceased and inquired about whether that number was accurate.

Ms. Sims clarified that the 12,500 number referred to the number of displaced from Western Addition, Western Addition A2 and Hunters Point and specified that 3,000 out of that number were deceased.

Commissioner Hakimi inquired about whether MOHCD actively tried to find their descendants when that happened.

Ms. Sims responded that this was the essence of the contract that they had with Lynx and NCLF and through that process they were able to actually confirm who the deceased were. She explained that this often happened because their descendant would answer the phone and talk to the investigators.

So this was how they were able to find out about the deceased and their descendants, the number of which continued to grow.

Commissioner Hakimi referred to the fact that when the COP holders and/or their descendants actually did come forward, it seemed they often dropped out of the program because of the cost of the housing. She asked for clarification on this.

Ms. Sims responded that the average COP holder was at 37% of AMI and even though they had many units at 60% AMI and below, the number of 30% AMI and below and Section 8 units were very limited. She explained that when people applied, they often thought they would qualify for the 30% AMI or the project-based Section 8 unit. However, very often by the time they applied, all that was left was the 50% or the 60% AMI units and the project-based vouchers (PBVs) were all gone.

Commissioner Hakimi inquired about what would happen to those applicants after that.

Ms. Sims responded that they would be put on a waitlist, work with a housing counselor and the team that worked with applicants regarding pricing and qualification.

Commissioner Hakimi thanked Ms. Sims for the training she had received from her as well as the discussion they had had regarding misinformation. Ms. Sims had explained that the certificates never expired but there was misinformation circulating within the community that the certificates did expire. Ms. Hakimi inquired about how they were working to overcome the misinformation that was out there in the community.

Ms. Sims explained that NCLF and Lynx were the key, distributing accurate information and correcting misinformation when informed about it. She reported that MOHCD would then address that item of misinformation in their monthly newsletter. Ms. Sims referred to the COP hotline where applicants called and asked questions and MOHCD staff would call back and clarify the situation.

Vice-Chair Miller thanked Ms. Sims and the team for the presentation. He inquired about what the options were for the Yerba Buena displaced.

Ms. Sims responded that in this current Phase 4 contract for Lynx and NCLF, they had hired a South of Market and Yerba Buena District investigator to help find the displaced from Yerba Buena. She reported that those records had been scanned, information gathered and now the investigators were starting to make calls to find those displaced from that project area. She added that two certificates had already been issued to date!

Vice-Chair Miller referred to the home-ownership affordable housing and stated that this was huge because making home ownership affordable in SF was very difficult. He stated that he appreciated their efforts in that endeavor.

Commissioner Shaddix referred to the COP applicants at 37% AMI and that 67% of the 547 rental units were processed above the 51% AMI. He mentioned that he was a BMR homeowner and that he had gone through the process by fax in those days. Knowing that these projects would come up and getting expectations up, Mr. Shaddix acknowledged how disheartening it was to learn that they

either didn't make enough or made too much money. He stated that this was a big jump and inquired about what OCII could do to get more subsidies so more people could qualify.

Ms. Benjamin responded that they were doing their best with maintaining a relationship with the Housing Authority (SFHA), so that when they had subsidy opportunities from the federal government, they were able to get applicants connected to those subsidies. As far as the City's current budget, the subsidies were at their maximum and they did not anticipate any new subsidies. Ms. Benjamin explained that this year the team had worked very closely with the SFHA and were able to get people in utilizing those project-based vouchers in ways they had not been able to previously.

Commissioner Shaddix stated that he had experienced the ups and downs of going through this process and he was lucky getting his unit. He stated that he felt for the applicants who were going through the process as well.

Chair Scott stated that they were always looking for new ways to provide housing to the SF community. She explained that for a long time the system level was set too low which resulted in the middle-income applicants not being able to qualify. Then it was adjusted but now the very low-income level applicants were left out. Dr. Scott stated that it was worth looking at this issue and pushing forward to find a solution. She indicated that churches and other religious institutions kept history books and records of their members and where they lived and perhaps OCII could approach religious institutions and bring them in to be a part of this whole process. Dr. Scott stated that she would like to hear from Lynx about this idea.

- d) Approving a Joint Community Facilities Agreement between the Successor Agency, acting in its capacity as Community Facilities District No. 8, and the City and County of San Francisco, acting through its Recreation and Parks Department and the Arts Commission, for the funding of maintenance of the Hunters Point Shipyard Phase One Open Space parcels and public art, subject to appropriation in the annual CFD budget; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 06-2026)

Presenters: Marc Slutzkin, Deputy Director for Projects and Programs; Inder Grewal, Development Specialist; Eric Anderson, Director of Operations, San Francisco Recreation and Parks Department (RPD); Jim Morales, General Counsel and Deputy Director

PUBLIC COMMENT

Speaker: Oscar James, native resident, BVHP

Mr. James stated that he was in support of this project. He commended RPD for the great work they were doing maintaining the parks in BVHP and stated that he witnessed it frequently. Mr. James remarked that Indian Basin Shoreline Park was a beautiful place that was well-maintained. He expressed concern that the artwork there should reflect the history of the Shipyard and the Shipyard workers.

Vice-Chair Miller thanked Mr. Anderson for being present at the meeting. He stated that SF had world-class parks and he was pleased to see them come to this area that had been somewhat

neglected in the past. Mr. Miller echoed Mr. James' remark about bringing the appropriate artwork to the project. He fully supported this project.

Commissioner Shaddix referred to Hilltop Park and inquired about whether Hilltop Park was ever built. He stated that he had been looking for it last year and could not find it.

Mr. Grewal responded that Hilltop referred to the entire sub-area, so when travelling down Innes Avenue, it comprised all the new homes at the end of Innes. He explained that Hill Point Park was at the very end of Innes Court and that it was the bigger park overlooking the Shipyard. Mr. Grewal reported that it had been built and was open to the public. However, there were a few items that Lennar was still responsible for completing related to infrastructure that was built beneath the park. Mr. Grewal concluded that once Lennar completed their part, the park would be deemed complete and would transfer over to RPD.

Commissioner Shaddix referred to the Shipyard artwork and inquired about when the sculptures would get turned over to the Arts Commission. He also inquired about the maintenance of the artwork at the Shipyard. He noted that there was no issue with the current condition of the artwork. With all the open space still available, Mr. Shaddix inquired about whether there was opportunity for more art, especially from the artists from the BVHP area and whether that was under consideration.

Deputy Director Slutzkin responded that the clock started when the Board of Supervisors approved the transfer and it became part of the arts collection. Then the Arts Commission would begin the refurbishment of the artwork. He explained that their plan and the budget coming to OCII next month would include money to refurbish all eight pieces. The opinion of the Arts Commission was that the pieces could use some refreshing and that would happen this year.

Commissioner Shaddix inquired about whether there would be money in that budget to commission more art.

Mr. Slutzkin responded in the negative. He explained that in CFD8 there would be money for the maintenance and operations of the parks, but not for renewal of art. The budget would cover maintenance and operation of the parks and the existing art, but not for not creating new art.

Commissioner Hakimi stated that she was the former Arts Commissioner and had the privilege of working within the partnership between RPD and the Arts Commission and she highly commended their work. She stated that she was in support of this collaboration. Ms. Hakimi referred to the timeline presented on meetings and community sessions and noted that she did not see the Arts Commission or any Commission voting on this. It was her understanding that this agreement was comprised of three members: OCII, the Arts Commission and RPD and inquired about whether the Arts Commission was still involved in this project.

Mr. Slutzkin responded that last May the Arts Commission met and had approved everything which was on the consent calendar. He added that OCII staff had calls with the Arts Commission and they were included on the weekly calls. He reported that most discussions involved the parks but the artwork was already taken care of.

Commissioner Hakimi stated that she was pleased this artwork would be part of their permanent collection and that it would be taken care of. She mentioned that when she was the Arts Commissioner, she got a tour of the area in question and stated that the artwork was breathtaking. She agreed that it did not reflect the history of the area and she looked forward to the inclusion of more pieces that would reflect the history. Ms. Hakimi cautioned that in SF currently many of the Commissions were being restructured and the Arts Commission was one of them and that this might happen at the end of this year. She inquired about whether that would impact any of the plans going forward and whether that had been considered.

Mr. Morales responded that if there were restructuring or reorganizing, there would have to be some entity that would represent the Arts Commission, if that was to change. That entity would resume the responsibilities of the Arts Commission and be the party that OCII would fund through the CFD.

Chair Scott fully supported this item and stated that they would like to believe there was something they could do to increase the artwork in this project. If there was any opportunity for local artists, she was happy to work toward that.

Mr. Slutzkin responded that the developer had met their commitments to provide the art that was required and OCII could not require any additional artwork from them.

Mr. Morales added that, as a matter of information and background, the artwork in this case was funded through a federal grant, which had long ago expired. He explained that the Redevelopment Agency never had the original artwork within its budget, but had received a grant from the Economic Development Administration at that time, which funded the pieces of art in question. He reported that this was a one-time action and therefore, there was no ongoing funding through the CFD. He was not sure about Phase 2.

Commissioner Shaddix inquired about whether there would still be a developer agreement to fund more artwork if the artwork was funded outside of the developer agreement.

Mr. Morales responded that they would have to look at the particular developer agreement for Phase 2, as this was Phase 1, assuming that the larger portion of the Shipyard might have some art requirements, but he was not sure. Regarding Phase 1, he affirmed that there were no additional obligations.

Mr. Grewal stated in the affirmative that for Phase 1 there were no additional obligations. However, in Phase 2 there was an obligation to include public art, so as Candlestick and HPS Phase 2 came online in the future, there would be more opportunities regarding the artwork.

Commissioner Shaddix suggested that later they might add this item onto a future agenda. He agreed with Chair Scott that they had many artists in the BVHP and they should be talking with them now.

Chair Scott stated that they were all on the same page as far as wanting to complete the project as much as possible, because now it seemed as if some parts were missing.

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

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

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

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 06-2026, APPROVING A JOINT COMMUNITY FACILITIES AGREEMENT BETWEEN THE SUCCESSOR AGENCY, ACTING IN ITS CAPACITY AS COMMUNITY FACILITIES DISTRICT NO. 8, AND THE CITY AND COUNTY OF SAN FRANCISCO, ACTING THROUGH ITS RECREATION AND PARKS DEPARTMENT AND THE ARTS COMMISSION, FOR THE FUNDING OF MAINTENANCE OF THE HUNTERS POINT SHIPYARD PHASE ONE OPEN SPACE PARCELS AND PUBLIC ART, SUBJECT TO APPROPRIATION IN THE ANNUAL CFD BUDGET; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

6. Public Comment on Non-Agenda Items - None

7. Report of the Chair

Chair Scott stated that she had no report.

8. Report of the Executive Director

Deputy Director Slutzkin provided an update regarding Candlestick Point. He explained that it had been a little over a year and OCII had been working with FivePoint (FivePoint Holdings, LLC) and with City departments to finalize the infrastructure design and subdivision mapping. However, before they could start construction, FivePoint had to go to the Board of Supervisors for approvals for that Phase 2 final map and OCII needed to get infrastructure permits from the City. Mr. Slutzkin speculated that during the next three months would be busy getting approvals, beginning with street-naming legislation, which would be introduced by Supervisor Walton on April 14. That proposal would extend 13 existing streets and would create 12 new streets, including three streets that would be named after BVHP community leaders Christine Neal, Elder Samuel Pryor Smith Sr., and Zirlene Dixon. He reported that later in April a Public Works directors hearing would review the infrastructure permits and then the Board of Supervisors would have their hearing in early May for the street-naming. In early June they would be acting on the final map. Mr. Slutzkin concluded that, if everything were to go as planned, they would start surcharging in the summer and start construction in the 4th quarter 2026. He was pleased that things were moving forward on that.

Chair Scott was pleased that they were moving forward on the street naming. They had been named and approved and she reported that there had been a presentation about it here at City Hall. Many of the recipients of the street naming were present during that meeting and were very honored. This brought to mind the elders still alive in SF and while there were many well-known sports and other celebrities from SF and the greater Bay Area, not many were known from Hunters Point. Dr. Scott

brought up many memories from the Civil Rights movement including those involved who now were being recognized and acknowledged with great respect and reverence.

9. Commissioners' Questions and Matters

Commissioner Shaddix stated that when appropriate, he would like to hear more about Phase 2 of the above project. He knew that the Phase 2 developer would have an agreement in there about a certain amount of dollars for art and Mr. Shaddix stated it would be helpful to have a presentation on exactly what that dollar amount might look like, how many pieces of art would they be considering and what would the outreach look like for local artists. He acknowledged that this would probably be a very big agenda item and he deferred that to those who set the agenda because he would like to hear about that.

Chair Scott agreed with Commissioner Shaddix and was interested in the ways and means of seeking the artists, starting within the community first.

10. Closed Session - None

11. Adjournment

Chair Scott asked for a motion to adjourn.

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

The meeting was adjourned at 3:01 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary