

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
21st DAY OF APRIL 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 21st day of April 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 089 3202 **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 Hakimi - present
Commissioner Lim - present
Commissioner Shaddix - present
Vice-Chair Miller - present
Chair Scott - present

All Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, May 5, 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.
- 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 089 3202

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 April 7, 2026

PUBLIC COMMENT - None

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

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF APRIL 7, 2026, BE ADOPTED.

REGULAR AGENDA

- b) Authorizing the Successor Agency to the Redevelopment Agency of the City and County of San Francisco to issue new money tax allocation bonds in one of more series or subseries in an aggregate principal amount not to exceed \$180,000,000, as permitted by Section 34177.7(a)(1)(C) of the California Health and Safety Code, to finance replacement affordable housing, approving a form of Indenture of Trust and a form of Bond Purchase Agreement, and approving other related actions; Replacement Housing Obligations (Discussion and Action) (Resolution No. 09-2026)

Presenters: Thor Kaslofsky, Executive Director; Nicholas Jones, Debt Manager

PUBLIC COMMENT - None

Vice-Chair Miller thanked Mr. Jones and staff for the presentation. He noted that at an earlier meeting Mr. Jones had indicated that the bond market was doing well and that the KNN memo indicated an All-In TIC (All-In True Interest Cost) at 6.4%. He inquired about the current status of the bond market.

Mr. Jones responded that they had refined their estimates in consultation with the underwriters and KNN, and had gone through a process with the rating agency as well to determine what the expected rating would be. After that, they still thought that the estimate announced was representative of the market. Mr. Jones reported that they had been monitoring the market and comparing the interest rates achieved on previous bond sales to these bonds and still felt confident in this projection.

Vice-Chair Miller clarified that Mr. Jones had mentioned 6.2% in the presentation.

Mr. Jones stated that in the presentation 6.3% was the True Interest Cost (TIC) shown in the Municipal Advisor's analysis and reported that after review the previous week, they were within 10 basis points (0.10%) of the estimate.

Vice-Chair Miller felt that this was encouraging.

Commissioner Shaddix noted that they had not heard anything about the Freedom West project until the last meeting on April 7 and was curious about how involved OCII would be in Freedom West with this bond if this item were approved. He inquired about what OCII's involvement would be going forward.

Executive Director Kaslofsky responded that some of that was still being determined. He explained that this was an affordable component of a much larger project of four square blocks, which the Freedom West site encompassed. Mr. Kaslofsky informed that there was a parallel negotiation going on with the City, through the Office of Economic Workforce Development (OEWD), which was negotiating a development agreement with Freedom West represented by the MacFarlane Partners Company. OCII was discussing in early stages the potential subsidy of an affordable housing component comprised of perhaps one or two buildings. He reported that two years ago, the Mayor's Office of Housing and Community Development (MOHCD) put out a Notice of Funding Availability (NOFA) for a senior housing development in the Western Addition, and Freedom West was the successful applicant in that competitive process. Mr. Kaslofsky added that an initial housing phase might be approved that week by the City's Loan Committee, an internal City team that reviews loans and evaluates financing for projects for City affordable housing funding. The City was already funding a portion of Freedom West through that process and NOFA. However, because there was some remaining affordable housing to still be developed, the City asked if OCII could assist with predevelopment money. OCII had no agreement as of yet with the City or Freedom West and it was not yet determined whether OCII would do something directly with Freedom West or through MOHCD. Mr. Kaslofsky surmised that they would have more clarity and certainty about this within 12 months. OCII wanted to be prepared to possibly fund Freedom West predevelopment costs and this was all they knew at this point in time. He clarified that if the project did not progress along the

agreed timeline for the development agreement, Q2 or Q3 of this year, or if it were to be significantly delayed, then OCII would not issue bonds for that part of the project. He stated that it was too early to make that determination right now; however, things were progressing with that team and OEWD as well as with MOHCD. He concluded that if an agreement was consummated, they would come back to OCII for future approval to disburse those funds to that group.

Commissioner Shaddix inquired about whether OCII would be involved in design plans or development or whether OCII would just be funding this and moving on.

Executive Director Kaslofsky responded that that was a good question and a potential distinction on this project. He reflected that OCII had conducted design review on the replacement housing project in Mission Bay (MB) because OCII was the land-use authority in that redevelopment area, same as it was in Hunters Point Shipyard (HPS), Transbay (TB) and Candlestick. He explained that OCII was not the land-use authority in the Western Addition, but clarified that the Planning Department was. So, as it currently stood, the City would be reviewing that through the Planning Department. He added that the Planning Department also had to sign off on the development. Mr. Kaslofsky summarized that OCII's primary role was the bond issuance, which was being reviewed during the current meeting, and the financing agreement, whether loan agreement or some kind of funding agreement, with MOHCD.

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

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

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. 09-2026, AUTHORIZING THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO TO ISSUE NEW MONEY TAX ALLOCATION BONDS IN ONE OF MORE SERIES OR SUBSERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$180,000,000, AS PERMITTED BY SECTION 34177.7(A)(1)(C) OF THE CALIFORNIA HEALTH AND SAFETY CODE, TO FINANCE REPLACEMENT AFFORDABLE HOUSING, APPROVING A FORM OF INDENTURE OF TRUST AND A FORM OF BOND PURCHASE AGREEMENT, AND APPROVING OTHER RELATED ACTIONS; REPLACEMENT HOUSING OBLIGATIONS, BE ADOPTED.

Agenda Item Nos. 5(c) and 5(d) related to the Community Facility Districts were presented together but acted on separately

- c) Approving the budgets and levies of special taxes for July 1, 2026 through June 30, 2027 for Community Facility Districts administered by the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (Discussion and Action) (Resolution No. 10-2026)

- d) Establishing the Annual Appropriations Limits for July 1, 2026 through June 30, 2027 for Community Facility Districts administered by the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (Discussion and Action) (Resolution No. 11-2026)

Presenters: Thor Kaslofsky, Executive Director; Mina Yu, Deputy Director of Finance and Administration

PUBLIC COMMENT - None

Vice-Chair Miller pointed out that the CFD's seemed to be doing a great job maintaining these areas in coordination with SF Rec&Park and SF Department of Public Works and that they were well under the appropriation limits, so he supported this item.

Commissioner Hakimi motioned to move Item 5(c) and Commissioner Shaddix seconded that motion.

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

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. 10-2026, APPROVING THE BUDGETS AND LEVIES OF SPECIAL TAXES FOR JULY 1, 2026 THROUGH JUNE 30, 2027 FOR COMMUNITY FACILITY DISTRICTS ADMINISTERED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, BE ADOPTED.

Commissioner Hakimi motioned to move Item 5(d) and Commissioner Shaddix 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. 11-2026, ESTABLISHING THE ANNUAL APPROPRIATIONS LIMITS FOR JULY 1, 2026 THROUGH JUNE 30, 2027 FOR COMMUNITY FACILITY DISTRICTS ADMINISTERED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, BE ADOPTED.

- e) Approving a Budget for the period July 1, 2026 through June 30, 2027, and authorizing the Executive Director to submit the Budget and Interim Budget to the Mayor's Office and the Board of Supervisors (Discussion and Action) (Resolution No. 12-2026)

Presenters: Thor Kaslofsky, Executive Director; Grace Longardino, Staff Accountant IV

PUBLIC COMMENT - None

Vice-Chair Miller thanked staff for the presentation. He recognized that this was a large budget, but also acknowledged that OCII had a giant mission to build affordable housing and quality infrastructure. He supported this budget.

Commissioner Shaddix thanked staff for the presentation and was in support of this item.

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

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

- 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. 12-2026, APPROVING A BUDGET FOR THE PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE BUDGET AND INTERIM BUDGET TO THE MAYOR'S OFFICE AND THE BOARD OF SUPERVISORS, BE ADOPTED.

6. Public Comment on Non-Agenda Items - None

7. Report of the Chair

Chair Scott announced that they had lost one of their City leaders with the death of Rev. Roland Gordon of the Ingleside Presbyterian Church, who had accomplished great work through economic workforce and education as well as by carrying the community for almost 50 years. Dr. Scott described Rev. Gordon as being well-known locally and nationally and stated that he was a great role model for youth and a holder of SF history. Rev. Gordon preached that all they needed was love. Dr. Scott requested a moment of silence in honor of Rev. Gordon.

Chair Scott announced that she had attended a health awareness meeting in the Bayview SE side, where the Rafiki Coalition for Health & Wellness was reviving the health coalition for the City with special attention to food programs. Dr. Scott was impressed by the fact that so many people, even City leaders, were expressing their inability to afford to live in SF. Dr. Scott spoke about the Certificate of Preference (COP) program there, which was well received by attendees. She mentioned that Pam Sims (OCII Senior Development Specialist, Housing Division) and Lynx representatives were also present at the meeting and that there were excellent panel discussions. Housing was also a big topic and Dr. Scott expressed gratitude for the progress that was being made in that regard. She also stated that OCII was known among the attendees and they were very grateful for OCII's help in obtaining housing.

8. Report of the Executive Director

Executive Director Kaslofsky announced that the federal government had awarded the Navy an additional \$5 million for building demolition at HPS. He recalled his recent visit to Washington DC with the SF Chamber of Commerce and with the Mayor's Office of Legislative Affairs, where he had spoken with Senators Padilla and Schiff as well as Speaker Emeritus Nancy Pelosi's office, seeking additional funding for HPS. Mr. Kaslofsky thanked Senator John Boozman, Chair of the Subcommittee on Military Construction Veteran Affairs for approving that funding. He reported that the HPS building demolition would include approximately 100 buildings and that demolition on six buildings would begin within the next two weeks on Parcel G, which was located in the middle of the HPS. He added that the lead and asbestos removal process had already begun. Mr. Kaslofsky thanked the Senators involved in the funding of the HPS project.

Executive Director Kaslofsky reminded everyone that the HPS artists community always held their Open Art Studios twice a year and he announced that the first would take place this upcoming weekend. He encouraged Commissioners to visit HPS this weekend to visit the artists fare and to take a look at the ongoing demolition.

9. Commissioners' Questions and Matters

Vice-Chair Miller stated that he had attended a SF ferry system presentation regarding the new electric ferries coming in and he understood that OCII had funded about \$400,000 through the Warriors requirement for public transit support. He mentioned that they were very grateful to receive that money. Mr. Miller thought it was very appropriate that on Earth Day OCII was working to fund some of the clean air ferries for the Bay Area transit.

Executive Director Kaslofsky thanked Vice-Chair Miller for attending that presentation and for remarking about it. He recalled that about two or three years ago, the SF Bay ferry system through the Warriors, had been trying to consummate an acquisition of the world's first hydrogen electric ferry. He clarified that the money provided was through OCII authorization but was not OCII funds. The funds were mitigation because the environmental impact report for the Warriors project required a clean energy transportation investment and so they sought to put that \$400,000 toward that project. OCII recognized that money as adequate mitigation and the money went to the ferry system, which deployed the hydrogen ferry. Mr. Kaslofsky recognized that the presentation attended by Vice-Chair Miller was actually their first or second annual report on expansion of the ferry service and on the electrification of the service so as to have clean ferry service on the Bay waters.

Commissioner Shaddix announced that he did his normal walk through Bayfront Park and noticed a water taxi stand. He inquired about whether they had any plans to have the same service for HPS or Candlestick.

Executive Director Kaslofsky responded that HPS did have plans for a water taxi stop within their transportation system. He stated that he hoped when completed that it would be a robust system to plug into.

Chair Scott requested that OCII be able to send condolences to the family of Rev. Roland Gordon for his service.

Executive Director Kaslofsky responded that he would be happy to work with Dr. Scott to provide a letter to the family from OCII.

Commissioner Hakimi announced that she had completed the MB walk-through and thanked Executive Director Kaslofsky and staff for coordinating that. Ms. Hakimi felt that the experience had truly helped her to understand the work being done by OCII and she looked forward to future walk-throughs.

10. Closed Session - None

11. Adjournment

Chair Scott asked for a motion to adjourn.

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

The meeting was adjourned at 1:51 p.m.

Respectfully submitted,


Jaimie Cruz
Commission Secretary