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 20th DAY OF OCTOBER 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 20th day of October 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**: 2661 321 4645 **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 - absent
Commissioner Shaddix - absent
Vice-Chair Miller - present
Chair Scott - present

Commissioners Lim and Shaddix were absent. All other Commissioners were present.

2. Announcements

a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, November 3, 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**: 2661 321 4645

Secretary Cruz read the public call-in instructions.

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 6, 2026

PUBLIC COMMENT - None

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF OCTOBER 6, 2026, BE ADOPTED.

REGULAR AGENDA

Agenda item nos. 5(b) through 5(d) related to Services Contracts for the Candlestick Point and Transbay affordable housing projects were presented together but acted on separately

b) Authorizing a Legal Services Contract with Jones Hall LLP, in an amount not to exceed $153,000, for disclosure counsel services in connection with the proposed issuance of Third Lien Tax Allocation Bonds to fund (1) affordable housing infrastructure in Candlestick Point and (2) affordable housing projects in Candlestick Point and Transbay (Discussion and Action) (Resolution No. 24-2026)

c) Authorizing a Personal Services Contract with KNN Public Finance, LLC, in an amount not to exceed $218,100, for financial advisory services in connection with the proposed issuance of Third Lien Tax Allocation Bonds to fund (1) affordable housing infrastructure in Candlestick Point and (2) affordable housing projects in Candlestick Point and Transbay (Discussion and Action) (Resolution No. 25-2026)

d) Authorizing a Personal Services Contract with Keyser Marston Associates, Inc., in an amount not to exceed $237,000, for fiscal consultant services in connection with the proposed issuance of Third Lien Tax Allocation Bonds to fund (1) affordable housing infrastructure in Candlestick Point and (2) affordable housing projects in Candlestick Point and Transbay (Discussion and Action) (Resolution No. 26-2026)

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

PUBLIC COMMENT - None

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 24-2026, AUTHORIZING A LEGAL SERVICES CONTRACT WITH JONES HALL LLP, IN AN AMOUNT NOT TO EXCEED $153,000, FOR DISCLOSURE COUNSEL SERVICES IN CONNECTION WITH THE PROPOSED ISSUANCE OF THIRD LIEN TAX ALLOCATION BONDS TO FUND (1) AFFORDABLE HOUSING INFRASTRUCTURE IN CANDLESTICK POINT AND (2) AFFORDABLE HOUSING PROJECTS IN CANDLESTICK POINT AND TRANSBAY, BE ADOPTED.

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 25-2026, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH KNN PUBLIC FINANCE, LLC, IN AN AMOUNT NOT TO EXCEED $218,100, FOR FINANCIAL ADVISORY SERVICES IN CONNECTION WITH THE PROPOSED ISSUANCE OF THIRD LIEN TAX ALLOCATION BONDS TO FUND (1) AFFORDABLE HOUSING INFRASTRUCTURE IN CANDLESTICK POINT AND (2) AFFORDABLE HOUSING PROJECTS IN CANDLESTICK POINT AND TRANSBAY, BE ADOPTED.

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 26-2026, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH KEYSER MARSTON ASSOCIATES, INC., IN AN AMOUNT NOT TO EXCEED $237,000, FOR FISCAL CONSULTANT SERVICES IN CONNECTION WITH THE PROPOSED ISSUANCE OF THIRD LIEN TAX ALLOCATION BONDS TO FUND (1) AFFORDABLE HOUSING INFRASTRUCTURE IN CANDLESTICK POINT AND (2) AFFORDABLE HOUSING PROJECTS IN CANDLESTICK POINT AND TRANSBAY, BE ADOPTED.

e) Authorizing a First Amendment to a Personal Services Contract with MJF & Associates Consulting, a sole proprietorship, increasing the amount of the contract by $100,000 for a total contract amount not to exceed $900,000 to provide site office management, outreach, and administrative support to the Hunters Point Shipyard Citizens Advisory Committee and Legacy Foundation; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Area (Discussion and Action) (Resolution No. 27-2026)

Presenters: Thor Kaslofsky, Executive Director; Inder Grewal, Development Specialist

PUBLIC COMMENT - None

Chair Scott stated that she was in support of this project. She was very pleased to find out that OCII was meeting the demand and was grateful for the increase in public attendance at the meetings and that now there would be a salary to go along with all the excellent hard work that was needed to move this project forward. She commended the Citizens Advisory Committee (CAC), Dr. Hunnicutt (Dr. Veronica Hunnicutt, Chair, Hunters Point Shipyard Citizens Advisory Committee (HPSCAC)) and Mr. Fobbs (Micah Fobbs, founder and principal of MJF & Associates Consulting Inc.).

Vice-Chair Miller stated that this had been a very challenging site for many years and he was very pleased with the work of the CAC and Mr. Fobbs in getting the information out to the public. He hoped the outreach would continue.

Executive Director Kaslofsky thanked FivePoint, the developer, who was reimbursing these costs, as well as the affordable housing developers for development in the Shipyard, who provided job training and job fairs, the Navy and Dr. Hunnicutt. He explained that three years prior Dr. Hunnicutt had spoken to the Navy representatives in Washington, DC and to Speaker Nancy Pelosi's Office to seek a $1 billion local hiring provision in the Navy's building demolition contract at the Shipyard. As a result, the Navy agreed to local contracting and local hiring at Bayview Hunters Point (BVHP), which represented a quarter of a $1 billion over 10 years from the Navy into BVHP. He added that the extra meetings discussed were a result of the trainings that the contractors selected by the Navy were conducting at the Shipyard.

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 27-2026, AUTHORIZING A FIRST AMENDMENT TO A PERSONAL SERVICES CONTRACT WITH MJF & ASSOCIATES CONSULTING, A SOLE PROPRIETORSHIP, INCREASING THE AMOUNT OF THE CONTRACT BY $100,000 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED $900,000 TO PROVIDE SITE OFFICE MANAGEMENT, OUTREACH, AND ADMINISTRATIVE SUPPORT TO THE HUNTERS POINT SHIPYARD CITIZENS ADVISORY COMMITTEE AND LEGACY FOUNDATION; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND BAYVIEW HUNTERS POINT REDEVELOPMENT AREA, BE ADOPTED.

f) Workshop on the July 2025 – June 2026 Report on OCII Small Business Enterprise and Local Hiring Goals and Practices (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Maria Pecot, Contract Compliance Supervisor; Julia Hernandez, Contract Compliance Specialist II; Diana Ponce de Leon, Acting Workforce Director, Office of Economic and Workforce Development (OEWD); Ken Nim, Director, CityBuild

PUBLIC COMMENT

Speaker: Ace Washington, community advocate

Mr. Washington recalled the Redevelopment Agency and its effect on the Western Addition and the Fillmore, which he claimed was left in disaster in 2012 and expressed concern that nothing had been done since. He voiced worry that there were no guardrails to discipline the contractors that were coming into the community. Mr. Washington stated that he was angry and appalled and stated that something had to be done about undermining the Western Addition.

Commissioner Hakimi referred to slides 4 and 5 of the presentation regarding SBE performance. She understood that, out of the total assigned for 2025/26, 52.5% was general SBE and 49.5% was SF-based.

Ms. Pecot agreed and stated that that was what was credited, including the joint ventures.

Commissioner Hakimi wanted confirmation that OCII did not have a Minority and Women-Owned Business program.

Ms. Pecot confirmed that statement and added that OCII used to have that program, but it had transitioned to the Small Business program when the state law changed.

Commissioner Hakimi inquired about how they kept track of this now.

Ms. Pecot responded that it was all self-reported and that OCII did not have an independent way to verify that information. She added that some agencies did still have the Minority and Women business designation. She stated that OCII kept track of what the developers and contractors reported in terms of minority and women.

Commissioner Hakimi appreciated that OCII was keeping track of that and hoped they would continue to track this. She remarked on the 80% Professional Services and inquired about whether that was correct.

Ms. Pecot responded in the affirmative and added that a large portion of that was a minority contractor site office.

Commissioner Hakimi remarked that the total was less than 20%. She pointed out that this was not SF-based and commented that they did not know how much of this amount was SF-based.

Ms. Pecot responded that they did not know because it was tracked separately. She added that they tracked different categories but not SF minorities. She indicated that they could parse those numbers out if Commissioner Hakimi wanted that information.

Commissioner Hakimi responded that she would very much like to have that information.

Executive Director Kaslofsky interjected that they could look at the data to see if they could easily cross-reference that in the database.

Vice-Chair Miller thanked Ms. Pecot and Ms. Hernandez for their presentation and programs. He also thanked OEWD and CityBuild and stated that these programs were very important. He noted that last year $6.5 million and 112,000 hours of wages went to SF residents, which was good news because it kept employment in the City. Mr. Miller commended the internship program. He appreciated all the work and looked forward to it continuing.

Chair Scott thanked the presenters and appreciated the programs. She noted how far they had come with the knowledge that they were able to do this important work. She inquired about the promotions and about how far out they reached; about whether they went to the high schools and churches throughout the City, and about whether they went to the outreach organizations that were in the communities so that community members were well-informed, especially youth, because very often they did not get the information after graduation. Dr. Scott inquired about how staff marketed these programs, who received them and when. Dr. Scott stated that often she saw church members at meetings, but so many others did not know anything about the programs, how to get into them or how to apply, etc.

Ms. Pecot responded that they sourced these programs through City College of SF and SF State University for the training program. She appreciated the feedback and acknowledged that it would be a good idea to make a concerted effort to include more project area residents.

Executive Director Kaslofsky interjected that they could prepare a summary of the outreach conducted through City College, SF State, the Japanese Youth Council and other outreach and communication activities regarding this effort. He mentioned that there was also the Mayor's Opportunities for All program which conducted broader City outreach. Mr. Kaslofsky reported that

they all worked together to funnel different applicants through different programs. He explained that the Opportunities for All program tried to place internships throughout the entire City and within City departments and programs as well. He stated that they would try to collect all that information and prepare a summary for Dr. Scott.

Chair Scott responded that she would like to find out about the outreach to churches and the community outreach with an ongoing output of information. She suggested posting it on the Billboard for Community News. Dr. Scott referred to page 6 regarding the OCII SBE: Outcomes and pointed out the drop in 2024-25. She noted that the numbers had been increasing during the pandemic and then all of a sudden just dropped and inquired about whether this was possibly due to market prices.

Ms. Pecot responded that this was an anomaly. She explained that one of the things they reported on in 2025 was that most of the contracts were in Professional Services, which were smaller contract sizes, as opposed to Construction. There was no buy-out for a large-scale construction project for 2024-25, which made it a timing issue--there was a great deal of active workforce, but because these projects were multi-cycle and multi-year in terms of how long they spanned, OCII only reported contracts as they were entered into by fiscal year. So there were many active projects but many were in their workforce phase as opposed to the construction buyout phase. Ms. Pecot added that this year they had seen many more buyouts with tenant improvement and large-scale affordable housing in Mission Bay 4 East Phases I and II.

Chair Scott referred to page 9 and OCII efforts to reach the 50% goal of hiring and ensuring that local contractors were more motivated and encouraged to meet that 50% local hiring goal. She stated that when she attended the CAC meetings, she heard from youth that were completing their training and other requirements, but then did not get hired. Dr. Scott asked Ms. Pecot if she attended the CAC meetings in order to help members understand the process and what the opportunities actually were. Dr. Scott invited Mr. Nim from CityBuild to respond.

Mr. Nim responded that the short answer to Chair Scott's question was that for graduates of their program, 88% got placed in construction. He remarked that some of the participants may not have graduated from their program but CityBuild was still there to help and support them. Mr. Nim stated that he had not gone to a CAC meeting recently but would appreciate the opportunity to address community residents to see how CityBuild could support them in their job placement. He added that for CityBuild it was not just about placement of CityBuild graduates, but placement of all SF residents, and especially Bayview and District 10 area residents.

Chair Scott stated that she appreciated that information and that she would give Mr. Nim the contact information for the CAC personally. Dr. Scott remarked that they would appreciate his attendance to come and address them more often so that the youth attending the community meetings could hear about the training and get excited about it.

Executive Director Kaslofsky inquired about what the best way would be to access the resources that CityBuild provided, so that if Commissioners were out in the neighborhood and ran into someone seeking assistance, they could respond to them.

Mr. Nim responded that they would have two flyers available soon--one for CityBuild recruitment for the next class which would start in February 2027. He announced that the graduation for this cycle would take place on November 10 and that the Commission was invited. The other flyer was for the General Meeting for Employment Network Services, which was held every Tuesday from 10:00 am

to 12 noon at the EDD office at 801 Church Street, and which was open to the public. Mr. Nim stated that there was currently a lot of work available in public works, the airport construction and work with the Public Utilities Commission (PUC) in the Bayview.

Executive Director Kaslofsky stated that it would be helpful to get the CityBuild website, which they could then link to the OCII website under Job Opportunities. In return they could place a link on the OCII website to the CityBuild Workforce and Contracting Opportunities page.

Mr. Nim congratulated and thanked Chair Scott and Executive Director Kaslofsky for their efforts in moving forward on the Candlestick Point project. Mr. Nim and CityBuild were very excited for the opportunities this project would afford to SF residents.

Chair Scott stated they would like to tighten any gaps and that all organizations involved should be notified and receive all the information they needed on an ongoing basis. She thanked Mr. Nim as well as Ms. Ponce de Leon.

6. Public Comment on Non-Agenda Items

Speaker: Ace Washington, community advocate

Mr. Washington expressed concern about the Fillmore and the Western Addition. He listed all the projects going on in his community--the Safeway issue, the Gene Suttle Plaza, Webster Towers, the Geary Street project and the freeway to be built, the Fillmore Auditorium, Fillmore Center, Freedom West, activation of the Fillmore, Martin Luther King Marcus Garvey (Square Cooperative Apartments), Thomas Paine (Square Apartments), the Muni station, Westside (Courts Apartments); Rosa Parks (School or Apartments); Willie B. Kennedy Apartments; Buchanan Mall; [unintelligible]; the African American Cultural Center; Midtown Park Apartments, the Dream-keepers, and the Mayor's Fillmore Community Action Plan. He was distressed that the Planning Commission was involved with these Western Addition projects.

7. Report of the Chair

Chair Scott announced that she had attended the Bayview Hunters Point (BVHP) CAC job fair. She spoke about one of the outside companies that attended, Performing Solutions, in order to share truck driving job opportunities with young adult community members, train for CDL licenses and provide job placement. Dr. Scott was pleased that the intent was to notify young adults as early as possible to bring them into training and jobs.

8. Report of the Executive Director

a) Proposed disposition of real property assets to the City and County of San Francisco for Governmental Purposes under Section 34181 (a) (1) of the California Health and Safety Code by transferring the former Redevelopment Agency's beneficial interests in covenants related to the Alice Street Community Gardens and the Contemporary Jewish Museum in the former Yerba Buena Center Redevelopment Project Area (Discussion)

   Presenters: Thor Kaslofsky, Executive Director; Marc Slutzkin, Deputy Director, Projects and Programs

PUBLIC COMMENT

Speaker: Ace Washington, community advocate

Mr. Washington spoke about the transfer of property in the Fillmore of the Heritage Center to the OEWD and he had some concerns about it. He believed that OCII had something to do with the Fillmore disaster and wanted to speak with Commissioners about it.

9. Commissioners' Questions and Matters

Chair Scott recognized and acknowledged many of the concerns voiced by Mr. Washington and was aware that many of those concerns listed needed to be addressed, even if OCII was not able to be involved in them.

10. Closed Session - None

11. Adjournment

Chair Scott asked for a motion to adjourn.

Vice-Chair Miller motioned to adjourn and Commissioner Hakimi seconded that motion.

The meeting was adjourned at 2:28 p.m.

Respectfully submitted,

Jaimie Cruz
Commission Secretary