Daniel Lurie
MAYOR

Dr. Carolyn Ransom-Scott
CHAIR

Mark Miller
VICE-CHAIR

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 6TH DAY OF JANUARY 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 6th day of January 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 429 2860 **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 1:01 p.m. by Chair Scott.

Roll call was taken.

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

All Commissioners were present. The Commission has one vacant seat.

2. Announcements

a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, January 20, 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 429 2860

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 December 2, 2025

PUBLIC COMMENT

Speaker: Francisco Da Costa, Director, Environmental Justice Advocacy

Mr. Da Costa stated that he listened to the previous meeting, specifically the presentation about the Bayview (BV) and outreach. He stated that BV residents had never seen the person presenting before. Yet that person had been given the opportunity to dole out money regarding $800,000 BV residents without community involvement. Mr. Da Costa stated that this must stop. He asserted that the BV had helped the City but the City had not helped the BV. He reviewed the history of the BV and stated that the person presenting, who was not part of the community and was not respected by the community, should not be making decisions regarding BV.

Commissioner Shaddix 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 Lim - abstained
Commissioner Shaddix – yes
Vice-Chair Miller - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSTENTION THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF DECEMBER 2, 2025, BE ADOPTED.

REGULAR AGENDA

AFTER REGULAR AGENDA ITEM 5(b) WAS CONSIDERED, THE COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE RECESSED TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE RECONVENED TO CONSIDER THE REMAINING AGENDA

b) Authorizing the issuance of new money tax allocation bonds in an aggregate principal amount not to exceed $48,000,000 and refunding tax allocation bonds in an aggregate principal amount not to exceed $170,000,000, and approving and directing the execution of a Third Supplemental Indenture of Trust, a Bond Purchase Contract and Irrevocable Refunding Instructions, and approval of other related documents and actions; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 01-2026)

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

PUBLIC COMMENT

Speaker: Francisco Da Costa, Director, Environmental Justice Advocacy

Mr. Da Costa referred to a meeting that took place about nine months prior, which he and a group of supporters attended and which, Mr. Da Costa claimed, was not legal because of the way the agenda was addressed. The agenda addressed health, infrastructure, and the bond measure regarding children and seniors in the Bayview (BV) and his group spoke about this. He referred to the Department of Public Health which received a lot of money, but did not invest any money in the community. Mr. Da Costa reported that the BV had many infrastructure problems, such as liquefaction and landfill, which were only known to the residents of the area.

Vice-Chair Miller thanked Mr. Jones for his presentation. He noted that they would be saving approximately $15 million over the term of the bonds and inquired about when those estimates were made on savings.

Mr. Jones responded that the municipal advisor and members of the bond team had provided an estimate of the sources, uses and savings as of November 3, 2025.

Vice-Chair Miller stated that there would be no way to predict what the savings would be when the bonds actually sold but requested confirmation that interest rates would be in the 4.5% range.

Mr. Jones agreed and added that they had received a preliminary update from the team and as of two weeks ago, they had estimated that savings would be greater than stated during the presentation.

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

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION NO. 01-2026, AUTHORIZING THE ISSUANCE OF NEW MONEY TAX ALLOCATION BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $48,000,000 AND REFUNDING TAX ALLOCATION BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $170,000,000, AND APPROVING AND DIRECTING THE EXECUTION OF A THIRD SUPPLEMENTAL INDENTURE OF TRUST, A BOND PURCHASE CONTRACT AND IRREVOCABLE REFUNDING INSTRUCTIONS, AND APPROVAL OF OTHER RELATED DOCUMENTS AND ACTIONS; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

AT THIS TIME, THE COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE RECESSED TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE RECONVENED TO CONSIDER THE REMAINING AGENDA

Chair Scott asked for a motion to recess.

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

The meeting was recessed at 1:24 p.m.

The meeting was reconvened at 1:58 p.m.

6. Public Comment on Non-Agenda Items - None

7. Report of the Chair

Chair Scott wished everyone a Happy New Year. She stated that often what anyone knew was not all there was to know or to understand what was going on. Dr. Scott reported that she had lived in SF all her life in Districts 5, 10 and 11. She had witnessed many distressful things that had gone on in the City, but also many positive things as well. She acknowledged that not everything that the Commission had pursued had come to fruition. However, she contended that she had also witnessed many people afforded opportunities and jobs due to the training given by OCII. Dr. Scott stated that she had attended CityBuild graduations for OCII internships and had seen many youth given the opportunity to be part of CityBuild. She had also witnessed 25 graduates get jobs due to the training and other programs that OCII had offered. Dr. Scott noted that many people were unaware of the work Commissioners were doing out in the community. She reported that she had been working in the community along with other Commissioners with non-profits as well as for-profits and reported that one success story that had taken place in that same building was the establishment of the BV Collective's new café. Dr. Scott announced that during the Christmas holidays, she worked with Feeding 5000, which was an enormous project involving 200 volunteers. She reported that many SF leaders donated money to feed SF citizens and to help them with their health needs as well as to provide Christmas gifts to the children. Dr. Scott thanked Commissioners and staff for the Christmas party and the local caterers who served it.

Dr. Scott underscored that there were many things going on that were not obvious to everyone but which were still going on and that it was unfair to claim that no one was doing anything or that no one cared. She reported that all the Commissioners were out there working in the community and she wanted everyone to remember that much went on behind the scenes. Dr. Scott stressed that to just be fixed on the negative was not a good thing. Meetings still went on with hyper local contractors and OCII made clear that they were not overlooked.

8. Report of the Executive Director

Executive Director Kaslofsky remarked that in December 2025 he had provided a list of accomplishments by OCII during 2025. During this meeting he wanted to provide some key projects and milestones they could look forward to in the year to come in MB, Transbay (TB), Hunters Point Shipyard (HPS) and Candlestick (CS), their major approved project areas:

- In TB they were finalizing the construction and lease-up of 330 units of affordable housing with Mercy Housing and CCDC (Chinatown Community Development Center) at TB Block 2 at the corner of Folsom and Main.

- In MB they were continuing the design and financing process of approximately 400 units of affordable housing with Curtis Development and BV Multipurpose Center at MB Block 4E at the corner of 3rd and China Basin.

- Also in MB they would continue to sell 148 units of affordable homes with Curtis and Simmons Development at MB Block 9A at 400 China Basin at the corner of Terry Francois Blvd. and Mission Rock Street.

- In TB they would continue the design process for approximately 300 units of affordable housing with Mercy and Young Community Developers at TB Block 4 at the corner of Howard and Main.

- In the CS part of the CS/Bayview Hunters Point (BVHP) project area, they were processing infrastructure permits for the second phase of the CS project with FivePoint to restart construction hopefully by midyear.

Executive Director Kaslofsky announced upcoming workshops on:

- Certificate of Preference (COP) Marketing and Outreach report with the Mayor's Office of Housing and Community Development (MOHCD)
- OCII's housing production report on prior fiscal year's activities
- SBE contracting and workforce hiring which would address the prior year's hiring and contracting activities
- Recognized Obligations Payment Schedule for 2026-27 (starting in July 26 to June 27), which was the Department of Finance's (DOF) required report on upcoming expenditures
- Annual OCII Budget
- Annual Community Facilities Budget

That these budget expenditures were necessary for OCII to continue its good work to build vibrant and inclusive communities for all San Franciscans.

9. Commissioners' Questions and Matters

Commissioner Lim thanked Chair Scott for her report, which he appreciated.

Chair Scott had forgotten to announce that the BVHP CAC (Citizen Advisory Committee) had sponsored their only Job Fair, which was standing room only, filled with many SF residents and citizens. She was proud to state that this demonstrated that the negative statements made earlier in the meeting did not reflect all the work that had been going on and was still going on in the City. Dr. Scott invited everyone to attend the OCII meetings to find out what was actually going on in the City to help residents and communities. She thanked all the people who regularly attended OCII meetings and were ready to report on such.

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 2:15 p.m.

Respectfully submitted,

Jaimie Cruz
Commission Secretary