

London N. Breed  
MAYOR



Bivett Brackett  
CHAIR

Dr. Carolyn Ransom-Scott  
VICE-CHAIR

Vanessa Aquino  
Tamsen Drew  
Kent Lim  
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  
16TH DAY OF APRIL 2024**

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 16th day of April 2024.

**REMOTE ACCESS:**

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

**PUBLIC COMMENT:**

Members of the public may provide public comment in-person at the noticed 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](mailto: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:** 2662 373 8178      **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 1:06 p.m. by Vice-Chair Scott. Roll call was taken.

Commissioner Aquino – present  
Commissioner Drew - present  
Commissioner Lim - present  
Vice-Chair Scott - present  
Chair Brackett - absent

Chair Brackett arrived late. All other Commissioners were present.

**2. Announcements**

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, May 7, 2024 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. We recommend 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: 2662 373 8178**

Secretary Nguyen 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 2, 2024

**PUBLIC COMMENT - None**

Commissioner Aquino motioned to move Item 5(a) and Commissioner Drew seconded that motion.

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

Commissioner Aquino - yes  
Commissioner Drew - yes  
Commissioner Lim - yes  
Vice-Chair Scott - yes  
Chair Brackett - absent

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF THE MINUTES FOR REGULAR MEETING OF APRIL 2, 2024, BE ADOPTED.

**REGULAR AGENDA**

- b) Approving a Second Amendment to the Amended Major Phase for Mission Bay South Blocks 8-10a, and Parks P18 and P19 for the design of Lot B of Bridgeview Way, a private mid-block Vara corridor, between Blocks 9 and 9a; providing notice that this approval is within the scope of the Mission Bay Redevelopment Project approved under the Mission Bay Final Subsequent Environmental Impact Report ("FSEIR"), a Program EIR, and are adequately described in the

FSEIR for the purposes of CEQA; and, adopting environmental review findings under CEQA; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 08-2024)

Presenters: Thor Kaslofsky, Executive Director; Nikki Henry, Development Specialist

#### **PUBLIC COMMENT - None**

Chair Brackett referred to Parks P18 and P19 regarding the design of Lot B or Bridgeview Way and inquired about whether it would also be a thoroughfare for cars and pedestrians as well, or whether it would just be for cars.

Mr. Henry responded that this would not be open to cars, but rather would be a pedestrian thruway with removable bollards for emergency vehicles.

Executive Director Kaslofsky explained that P18 and P19 were other components of the major phase as described by Mr. Henry and were not subject to this amendment and would remain as they were as parks.

Chair Brackett clarified that they had had prior discussions about whether that street would be available to all cars or just emergency vehicles. She inquired about how that would impact traffic flow around game times and especially given the fact that they would have more residents living in the area as well as the fact that there were already bottleneck issues in that area.

Mr. Henry responded that the transportation study did an analysis and also looked at existing Environmental Impact Reports (EIR's) for Mission Bay (MB) and the event center and considered Bridgeview Way as a thoroughfare for disbursement of that traffic. He added that during events there would be Parking Control Officers (PCO's) guiding traffic to the main streets of 3<sup>rd</sup> and 16<sup>th</sup> Streets.

Chair Brackett acknowledged the existence of San Francisco Municipal Transportation Agency (SFMTA) and Department of Public Works (DPW) to direct traffic to major arteries. She pointed out that this had also created major bottlenecks as well as safety issues especially after the games and inquired about how this would impact future streets that might be released or whether the plan was to have future streets closed off as well.

Mr. Henry responded that there were no proposed changes to existing streets. He explained that all of the existing streets were already built and this was the last remaining segment with no planned changes for that.

Chair Brackett clarified that this street spilled out directly across from the parking lot and inquired about whether there were any future plans to put a stop sign or streetlights where the intersection connected with the garage in view of possible increase in car traffic in that area. Ms. Brackett inquired about whether SFMTA had weighed in on this in consideration of their Vision Zero plan. She acknowledged that she was aware that SFMTA had a pedestrian plan to ensure that streets had 0 deaths or accidents and inquired about whether there was anything in the EIR about that as well.

Mr. Henry responded in the affirmative and stated that the future Mission Rock development parking garage, which would have at least 2300 spots and possibly as many as 3100 spaces, would be just across the street. This would not be a regular street but rather would be curb-less. Mr. Henry responded that there were early designs to put a crosswalk with a light at that site, but there had been no additional designs for that. He explained that the original designs were from 2017 and the current designs from 2022 did not show that. However, he pointed out that there was a stop sign on the other side of Mission Rock at the Mission Rock development. Mr. Henry stated that they had not consulted with SFMTA; however, the master developer had hired a traffic consultant to look at this and decided that this plan would enhance the Vision Zero plan by removing vehicle access there.

Commissioner Aquino stated that she rode her bike through that area often and was pleased to find out about the open spaces, which would be a great asset to the area. She stressed that making sure there was visibility for the drivers to be able to see a pedestrian or a rider was of utmost importance.

Chair Brackett suggested that they include an amendment that staff meet with SFMTA to ensure that this plan complied with the Vision Zero plan and their safety requirements for new streets. She also requested that there be a future mitigation plan for when the parking structure came online and inquired about what that would look like and who would be responsible for public safety monitoring in that area.

Executive Director Kaslofsky responded that they could meet with SFMTA on Vision Zero to ensure that this plan did not create an impact there.

Mr. Henry responded that they would be happy to confer with SFMTA before permitting and before the design review process and get back to Commissioners.

Chair Brackett motioned to move Item 5(b) with the suggested amendment and Commissioner Aquino seconded that motion.

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

Commissioner Aquino - yes

Commissioner Drew - yes

Commissioner Lim - yes

Vice-Chair Scott - yes

Chair Brackett - yes

**ADOPTION:** IT WAS VOTED BY FIVE COMMISSIONERS WITH THE AMENDMENT AS RECOMMENDED BY CHAIR BRACKETT THAT APPROVAL OF RESOLUTION NO. 08-2024, APPROVING A SECOND AMENDMENT TO THE AMENDED MAJOR PHASE FOR MISSION BAY SOUTH BLOCKS 8- 10A, AND PARKS P18 AND P19 FOR THE DESIGN OF LOT B OF BRIDGEVIEW WAY, A PRIVATE MID-BLOCK VARA CORRIDOR, BETWEEN BLOCKS 9 AND 9A; PROVIDING NOTICE THAT THIS APPROVAL IS WITHIN THE SCOPE OF THE MISSION BAY REDEVELOPMENT PROJECT APPROVED UNDER THE MISSION BAY FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT ("FSEIR"), A PROGRAM EIR, AND ARE ADEQUATELY DESCRIBED IN THE FSEIR FOR THE PURPOSES OF CEQA; AND, ADOPTING ENVIRONMENTAL REVIEW FINDINGS UNDER CEQA; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- c) Approving a Budget for the period July 1, 2024, through June 30, 2025, 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. 09-2024)

Presenters: Thor Kaslofsky, Executive Director; Mina Yu, Senior Budget and Project Finance Manager

**PUBLIC COMMENT - None**

Commissioner Drew thanked Executive Director Kaslofsky and staff for answering all of her questions from the previous meeting and for the follow-up and for preparing and offering a robust budget.

Chair Brackett referred to the fact that there were no projects in the pipeline this year that included public art and inquired about whether that would be included in next year's budget.

Executive Director Kaslofsky responded that there was an art project taking place in MB that was not included in the presentation and added that many of the affordable housing projects had artwork built into their budgets and that often the art was included in the designs. He gave as an example Transbay (TB) Block 3 park, which was approved, and which had an art element within it.

Chair Brackett thanked Commissioners Scott and Drew and Executive Director Kaslofsky and staff for working on this budget and for making it easier to follow along with the presentation as well as the development staff for their great work.

Vice-Chair Scott recalled that the artwork was mentioned during the workshop.

Chair Brackett motioned to move Item 5(c) and Commissioner Aquino seconded that motion.

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

Commissioner Aquino - yes

Commissioner Drew - yes

Commissioner Lim - yes

Vice-Chair Scott - yes

Chair Brackett - yes

**ADOPTION:** IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 09-2024, APPROVING A BUDGET FOR THE PERIOD JULY 1, 2024, THROUGH JUNE 30, 2025, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE BUDGET AND INTERIM BUDGET TO THE MAYOR'S OFFICE AND THE BOARD OF SUPERVISORS, BE ADOPTED.

- d) Approving the budgets and levies of special taxes for July 1, 2024 through June 30, 2025 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. 10-2024)

Presenters: Thor Kaslofsky, Executive Director; Mina Yu, Senior Budget and Project Finance Manager

**PUBLIC COMMENT - None**

Commissioner Drew motioned to move Item 5(d) and Commissioner Aquino seconded that motion.

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

Commissioner Aquino - yes

Commissioner Drew - yes

Commissioner Lim - yes

Vice-Chair Scott - yes

Chair Brackett - yes

**ADOPTION:** IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 10-2024, APPROVING THE BUDGETS AND LEVIES OF SPECIAL TAXES FOR JULY 1, 2024 THROUGH JUNE 30, 2025 FOR COMMUNITY FACILITY DISTRICTS ADMINISTERED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, BE ADOPTED.

**6. Public Comment on Non-Agenda Items – None**

**7. Report of the Chair**

Chair Brackett stated that she had no report.

**8. Report of the Executive Director**

Executive Director Kaslofsky wanted to acknowledge and underscore the hard work that went into creating the budget every year by the finance team. In particular, he acknowledged other members of the Finance team that contributed to this budget, such as Rosa Torres (Deputy Director, Finance) and Grace Longardino (Accountant III). Mr. Kaslofsky explained how integrated OCII was with the City and the state and explained that all of the OCII payments went through the City system.

Executive Director Kaslofsky reminded Commissioners that in November 2023, OCII had called for Request for Qualifications (RFQ) for developers for MB Block 4 East on Third Street and sought development teams for its 100% affordable housing project. He announced that the first RFQ was issued right after the passage of SB 593, the replacement housing legislation, and was for one of the parcels envisioned for in MB. Mr. Kaslofsky reported that they had received four submittals from that RFQ and the interview panel recommended the team comprised of Curtis Development, YA Studio and the John Stewart Company. The established team stood out for its responsiveness to preference holders and their descendants and for its very practical approach to scheduling and financing. He added that both the development and design leads were African-American owned firms. Mr. Kaslofsky reported that the next step would be to go before the MB Citizens Advisory Committee (CAC) to advise of the panel's recommendation and that Commissioners would see this project before them on May 21.

Executive Director Kaslofsky provided an update on housing fairs and expos and stated that OCII in partnership with the Mayor's Office of Housing and Community Development (MOHCD) would be participating in the SF Housing Expo on Saturday, May 18, 2024, at 1520 Oakdale Avenue in Bayview Hunters Point, sponsored by Homeownership SF. He reported that this would be targeted

to homebuyers and renters and that all the housing counseling agencies as well as a variety of developers would be there.

Executive Director Kaslofsky provided an additional update on employee engagement. He reported that they had their first housing retreat on March 22, 2024 and recently had their first quarterly all-hand senior staff meeting, where staff engaged with the executive management team for additional information on all subjects. Mr. Kaslofsky invited Monica Davis Stean (HR Administrative Services Manager) to speak more about this.

Ms. Stean updated Commissioners on the March 22 retreat and on upcoming fiscal year organizational development activities. She reported that at the retreat they asked staff about whether they felt connected to the Agency and the work. Ms. Stean reminded everyone that the Agency work provided affordable housing, public good and economic development to San Francisco (SF) communities, which required that staff operate at the highest level. One common theme shared among staff was a deep connection to the work, which was why they were able to produce such high-quality outcomes.

Ms. Stean pointed out that the work also required high level Agency leadership, so that staff felt valued and supported and to make investments in staff's professional as well as personal development. Ms. Stean stated that one of her philosophies was that they managed "the whole person" and not just the worker bee. She explained that in the upcoming fiscal year and beyond, they planned to build on the momentum created at the March 22 retreat by investing in training and development and work culture cohesion. She gave as an example the brown bag (lunches) for knowledge-sharing related to fiscal best practices for accounts payable to make sure they did everything possible to pass all audits. Ms. Stean added that a workshop on Respectful Workplace was planned to ensure that they operated as a good unit. Also, social bonding activities were planned to take advantage and involve some of the small businesses in their project areas.

They would also be participating in the racial equity plan as it related to retention and promotion. Ms. Stean indicated that historically OCII has had limited upward mobility due to long-tenured staff and that promotions typically happened upon retirement or other types of attrition. As a result, OCII reviewed this fact and committed to continual learning and training and to building different skill sets and was looking at methods for promotional opportunities. Ms. Stean reported that over the past two years, they have made significant progress in this area with 11 internal promotions and internal hires. She stated that the next step was to conduct a Career Advancement survey related to professional development opportunities for staff. The Agency is also committed to building a pipeline for future hires in collaboration with the Mayor's Office Opportunities for All program and would be hosting three interns this summer, two from the Department of Police Accountability and one from historically black college and universities. She announced that they were currently interviewing for the associate planner position and one of the candidates was a graduate of the OCII professional design training program. Ms. Stean was very pleased with that development.

Chair Brackett noted that previous internships had primarily focused on college ready students and inquired about whether they were considering high school students in a mentorship program in the future.

Ms. Stean responded that prior to the pandemic they had hosted some high school students through the Opportunities for All program and that those students had helped in the records department. She felt that this was something they could explore in the future.

Chair Brackett inquired about whether there was 100% attendance at the retreat.

Ms. Stean responded that only three out of 35 staff members did not attend.

Vice-Chair Scott was very pleased to hear about how the leadership cared not only about the professional development of staff but personal development also and made sure they had fun as well. She thanked Ms. Stean and directed her to keep up the great work.

## **9. Commissioners Questions and Matters**

Chair Brackett thanked everyone who reached out to express condolences over the loss of her daughter, Jasmene.

Vice-Chair Scott offered a reading to acknowledge the loss of Chair Brackett's 25-year-old daughter, Jasmene, and to provide condolences as well as the love and support of the Commission. Dr. Scott commended Chair Brackett's dedication and strength in continuing her work at OCII during this difficult time.

Speaker Oscar James (Bayview Hunters Point) expressed his love and condolences to Chair Brackett and committed to help in any way possible.

Speaker (unidentified) from the audience expressed his sympathies to Chair Brackett and her family.

## **10. Closed Session - None**

## **11. Adjournment**

Commissioner Drew motioned to adjourn and Commissioner Aquino seconded that motion.

The meeting was adjourned at 2:12 p.m. in honor of Jasmene Thompson and her daughter.

Respectfully submitted,



Lucinda Nguyen  
Acting Commission Secretary